

CITY OF PALMETTO
RESIDENTIAL CHECKLIST FOR ONE & TWO FAMILY DWELLINGS

NOTE: DRAWINGS REQUIRED TO BE DRAWN TO SCALE WITH SUFFICIENT CLARITY AND DETAIL ACCORDING TO THE 2010 FLORIDA BUILDING CODE RESIDENTIAL

JOB ADDRESS: _____ DATE: _____
 OWNER: _____ PERMIT #: _____
 CONTRACTOR: _____ PHONE #: _____
 (CIRCLE)

I. Survey:

- | | | | | |
|----|---|-----|----|-----|
| 1. | Is a specific purpose survey submitted? | Yes | No | N/A |
| 2. | Is correct Flood Zone shown? | Yes | No | N/A |
| 3. | Are existing grade elevations shown for structures located in an "A" or "V" zone? | Yes | No | N/A |

II. Site Plan:

- | | | | | |
|-----|--|-----|----|-----|
| 1. | Is Site Plan submitted with correct address shown? | Yes | No | N/A |
| 2. | Is North arrow shown? | Yes | No | N/A |
| 3. | Is lot width and length shown? | Yes | No | N/A |
| 4. | Is structure shown on site plan with all setback dimensions? | Yes | No | N/A |
| 5. | Does structure layout match the floor plan? | Yes | No | N/A |
| 6. | Are drainage/storm water run-off requirements noted? | Yes | No | N/A |
| 7. | Are all easements shown? | Yes | No | N/A |
| 8. | Is proposed driveway shown? | Yes | No | N/A |
| 9. | Is L. P. gas tank & size shown? | Yes | No | N/A |
| 10. | Is A/C condenser, pad & connectors shown ? | Yes | No | N/A |

III. Structure Code Compliance:

- | | | | | |
|----|--|-----|----|-----|
| 1. | Are plans sealed by architect or engineer? | Yes | No | N/A |
| | A. Are structural calculations submitted? | Yes | No | N/A |
| 2. | Is correct wind speed shown? | Yes | No | N/A |
| 3. | Is exposure category shown? | Yes | No | N/A |
| 4. | Is Importance Factor shown? | Yes | No | N/A |
| 5. | Are pressures for wind loading on components and cladding shown? | Yes | No | N/A |
| 6. | Does structure meet requirements for number of stories and allowable area? | Yes | No | N/A |
| 7. | Does structure meet Fire Resistance Ratings of structure elements? | Yes | No | N/A |

RESIDENTIAL CHECKLIST (continued)

III. A Structure Code Compliance

1.	Are plans designed per FBC 2010?	Yes	No	N/A
	A. Are all appropriate charts and tables shown?	Yes	No	N/A
	B. Are all appropriate requirements circled or highlighted?	Yes	No	N/A
2.	Are plans designed per "Guide to Concrete Masonry Residential Construction in High Wind Areas"?	Yes	No	N/A
	A. Are all appropriate charts and tables shown?	Yes	No	N/A
	B. Are all appropriate requirements circled or highlighted?	Yes	No	N/A
3.	Are plans designed per "WPPC Guide to Wood Construction in High Wind Areas"?	Yes	No	N/A
	A. Are all appropriate charts and tables shown?	Yes	No	N/A
	B. Are all appropriate requirements circled or highlighted?	Yes	No	N/A
4.	Are plans designed per "AF & PA Wood Frame Construction Manual for One- and Two-Family Dwellings, High wind Edition"?	Yes	No	N/A
	A. Are all appropriate charts and tables shown?	Yes	No	N/A
	B. Are all appropriate requirements circled or highlighted?	Yes	No	N/A

IV. Energy Code Information:

1.	Is the current energy code form completed properly and signed; Correct climate zone and correct jurisdiction?	Yes	No	N/A
2.	Does conditioned square feet area on plans match square feet shown on energy forms?	Yes	No	N/A
3.	Is the "R" value between common walls shown?	Yes	No	N/A
4.	Is the "R" value for added insulation on exterior walls shown?	Yes	No	N/A
5.	Is the "R" value for ceilings shown?	Yes	No	N/A
6.	Is the "R" value for raised floors shown?	Yes	No	N/A

V. Foundation Plan:

1.	Are all footings shown, including interior bearing walls, column pads and concentrated loads?	Yes	No	N/A
2.	Are all locations of vertical reinforcement and anchor bolts shown?	Yes	No	N/A
3.	Are all elevation changes in slab shown?	Yes	No	N/A
4.	Is minimum concrete PSI shown?	Yes	No	N/A
5.	Is slab reinforcement shown?	Yes	No	N/A
	A. Wire mesh size and gauge?	Yes	No	N/A

B. Fibermesh reinforcements?	Yes	No	N/A
RESIDENTIAL CHECKLIST (continued)			

6. Is vaporbarrier, minimum 6 mil. shown?	Yes	No	N/A
7. Is minimum slab on grade thickness shown?	Yes	No	N/A
8. Is type of soil treatment for termites shown?	Yes	No	N/A
9. Is perimeter slab reinforcement shown?	Yes	No	N/A
10. Do plans show bottom of foundation minimum of 12" below finish grade?	Yes	No	N/A
11. Do plans show concrete footings have a specified compressive strength of not less than 2500 PSI at 28 days?	Yes	No	N/A
12. If pile foundation shown, is Sealed Soils Report submitted?	Yes	No	N/A
13. Does plan indicate "No Wood Grade Stakes Permitted"?	Yes	No	N/A
14. Is garage slab below BFE +12"?	Yes	No	N/A
15. Are Hydrostatic Relief Vents shown?	Yes	No	N/A

VI. Typical Wall Section:

1. Is finished grade shown?	Yes	No	N/A
2. Is minimum floor elevation shown?	Yes	No	N/A
A. Flood protection elevation?	Yes	No	N/A
B. Base flood elevation?	Yes	No	N/A
3. Is minimum footing depth beneath finished grade shown?	Yes	No	N/A
4. Are all footing sizes shown?	Yes	No	N/A
5. Are all horizontal reinforcements shown?	Yes	No	N/A
A. Number and size of reinforcement?	Yes	No	N/A
B. Minimum lap?	Yes	No	N/A
6. Is vertical reinforcement shown?	Yes	No	N/A
7. Are minimum 3" x 4" clean-out and inspection openings shown?	Yes	No	N/A
8. Masonry Construction.			
A. Is exterior wall finish shown?	Yes	No	N/A
B. Is interior furring shown?	Yes	No	N/A
C. Is exterior wall insulation shown?	Yes	No	N/A
D. Is interior wall finish shown?	Yes	No	N/A
9. Wood Frame Construction.			
A. Is stud size, spacing, grade and lumber species shown?	Yes	No	N/A
B. Is exterior sheathing (type and thickness) shown?	Yes	No	N/A
C. Are nailing requirements (size and spacing) shown?	Yes	No	N/A
D. Is exterior wall finish shown?	Yes	No	N/A
E. Is interior wall finish shown?	Yes	No	N/A
F. Is wall insulation shown?	Yes	No	N/A

G. Is minimum clearance between wood siding and finished grade shown? Yes No N/A
 RESIDENTIAL CHECKLIST (continued)

H. Are shear wall segments shown? Yes No N/A
 I. Type of hold-downs shown? Yes No N/A
 10. Are ceiling heights shown? Yes No N/A
 11. Are all hurricane anchorage and hold-downs specified and labeled? Yes No N/A
 12. Is ceiling type shown, drywall thickness? Yes No N/A
 13. Are insulation baffles shown? Yes No N/A

VI. Typical Wall Section: (continued)

14. Roof Framing
 A. Are engineered trusses shown? Yes No N/A
 B. Are conventional frame rafters used? Yes No N/A
 1. Rafter size shown? Yes No N/A
 2. Species of lumber shown? Yes No N/A
 3. Grade of lumber shown? Yes No N/A
 C. Type of roof sheeting shown? Yes No N/A
 1. Thickness of roof sheeting shown? Yes No N/A
 2. Grade of roof sheeting shown? Yes No N/A
 3. Nailing pattern of roof sheeting shown? Yes No N/A
 D. Weight of Dry-In felt shown? NOA for Dry In Provided Yes No N/A
 E. Type of roof cover shown? Yes No N/A
 1. Attachment asphalt/fiberglass shingles shown? NOA for Shingles provided? Yes No N/A
 2. Attachment of tile roof shown? NOA for Tile Roof Provided? Yes No N/A
 3. Other roof covering and attachments shown? Yes No N/A
 F. Length of roof overhead shown? Yes No N/A
 G. Type of soffit and fascia shown? Yes No N/A
 H. Attic ventilation shown? Yes No N/A
 I. Location, type and thickness of flashing shown? Yes No N/A
 J. Type and gauge of eave metal shown? Yes No N/A
 15. Is anchorage of veneer shown? Yes No N/A

VII. Floor Plan:

1. Does square footage on plan match square footage shown on Application? Yes No N/A
 If "No", measure all areas under roof from exterior wall to exterior wall
 and adjust square footage accordingly.
 Add/Subtract _____ To/From living or habitable area.

Add/Subtract _____ To/From non-living or non-habitable area.

2.	Are all room dimensions shown?		Yes	No	N/A
RESIDENTIAL CHECKLIST (continued)					
3.	Are all door and window sizes shown?		Yes	No	N/A
4.	Are all emergency egress openings shown?		Yes	No	N/A
5.	Is required tempered glass shown at all hazardous locations?		Yes	No	N/A
6.	Are all vertical reinforcements shown?		Yes	No	N/A
7.	Are all shear wall segments shown?		Yes	No	N/A
8.	Are all hold-downs and hurricane anchorages shown?		Yes	No	N/A
9.	Is required attic access shown?		Yes	No	N/A
10.	Are all plumbing fixtures shown?		Yes	No	N/A
	A. Is water heater size shown?		Yes	No	N/A
11.	Are all electrical fixtures shown?		Yes	No	N/A
	A. Is arc fault circuit interrupter shown for bedrooms?		Yes	No	N/A
12.	Are all mechanical fixtures shown?		Yes	No	N/A
	A. Is air handler and condenser location shown?		Yes	No	N/A
	B. Are exhaust fans shown?		Yes	No	N/A
13.	Are all smoke detectors shown?		Yes	No	N/A
14.	Does one (1) bathroom on the first habitable floor level have a 29" net clear door opening and handicap accessible route?		Yes	No	N/A
15.	Does bedroom open directly into garage?		Yes	No	N/A
16.	Does the number of bedrooms shown on plans match the number of bedrooms shown on the application?		Yes	No	N/A
17.	Is Designer's name and address shown on plans?		Yes	No	N/A
18.	Do egress doors and landings comply with 2010 updates FBCR?	Yes	No	N/A	
19.	Are habitable rooms shown with the minimum light and ventilation?	Yes	No	N/A	
20.	Are garage doors, windows and other openings shown as meeting wind load requirements for components and cladding?		Yes	No	N/A
21.	Does floor plan show fireplace?		Yes	No	N/A
	A. Does masonry fireplace have a detailed cross-sectional detail?		Yes	No	N/A
	B. Does pre-fabricated fireplace have copy of the manufacturer's specifications?		Yes	No	N/A
	C. Is hearth size and detail shown?		Yes	No	N/A
	D. Is mantel size, location and detail shown?		Yes	No	N/A
22.	Are stair details shown?		Yes	No	N/A
	A. Is minimum stair width shown?		Yes	No	N/A
	B. Are tread and riser sizes shown?		Yes	No	N/A
	C. Do spiral stairways comply with 2010 updates FBCR?		Yes	No	N/A

D. Are required landings shown?	Yes	No	N/A
E. Are handrail height, spacing and grasp ability details shown?	Yes	No	N/A

RESIDENTIAL CHECKLIST (continued)

F. Is required headroom clearance shown?	Yes	No	N/A
G. Are guardrail height, spacing and details shown?	Yes	No	N/A
23. If floor plan shows mixed construction, are mixed construction details shown? [require engineering.]	Yes	No	N/A
24. If required, are tenant separations shown?	Yes	No	N/A
A. Duplex	Yes	No	N/A
B. Townhouse	Yes	No	N/A
25. Are all columns and beams shown for porches and lanais?	Yes	No	N/A
A. Are column type, size and anchorage shown?	Yes	No	N/A
B. Are beam type, size, span and anchorage shown?	Yes	No	N/A
26. Are all lintel and beam details shown?	Yes	No	N/A
27. Are engineering details provided for butt glass?	Yes	No	N/A

VIII. Truss/Rafter plan.

1. Are engineered truss plans provided showing loads, uplifts and required connections?	Yes	No	N/A
2. Are all headers, beams girders and interior bearing walls shown?	Yes	No	N/A
3. Framed Roof.			
A. Is rafter plan shown, including size, spacing, species, grade of lumber, span and connections?	Yes	No	N/A
B. Is ceiling joist plan shown, including size, spacing, species, and grade of lumber, span and connections?	Yes	No	N/A
C. Are collar ties shown, including size, spacing, species, grade of lumber and connections?	Yes	No	N/A
D. Is ridge beam shown, including size, species and grade of lumber?	Yes	No	N/A
4. Is roof sheeting indicated, showing type, thickness and nailing pattern?	Yes	No	N/A

IX. Floor Framing.

1. Is engineered floor truss plan provided, showing loads, uplifts and connections?	Yes	No	N/A
2. Is joist plan provided, showing size, spacing, span, species, grade of lumber and connections?	Yes	No	N/A
3. Is floor sheeting indicated, showing type, thickness and nailing pattern?	Yes	No	N/A

X. Elevations.

- | | | | | |
|----|---|-----|----|-----|
| 1. | Does plan show four (4) elevations? | Yes | No | N/A |
| 2. | Are attic ventilation requirements shown? | Yes | No | N/A |

RESIDENTIAL CHECKLIST (continued)

- | | | | | |
|----|---|-----|----|-----|
| 3. | Are roof pitch and overhang shown? | Yes | No | N/A |
| 4. | Is chimney height and location shown? | Yes | No | N/A |
| 5. | Is cricket shown? | Yes | No | N/A |
| 6. | Are all lanai/porch details shown? | Yes | No | N/A |
| 7. | Does plan show solid blocking required for ridge vents? | Yes | No | N/A |
| 8. | Are condensate lines and roof downspouts shown to discharge minimum 1 foot away from structure for protection against decay and termites? | Yes | No | N/A |
| 9. | Are gutter, downspouts and splash blocks shown? | Yes | No | N/A |

XI. Structural Details.

- | | | | | |
|-----|--|-----|----|-----|
| 1. | Is basic wind speed shown? | Yes | No | N/A |
| 2. | Are gable end bracing details shown? | Yes | No | N/A |
| 3. | Are roof sheeting nailing zones shown? | Yes | No | N/A |
| 4. | Are protection of opening details shown? | Yes | No | N/A |
| 5. | Is importance factor shown? | Yes | No | N/A |
| 6. | Is structure designed to withstand interior pressures? | Yes | No | N/A |
| 7. | Is exposure category shown? | Yes | No | N/A |
| 8. | Are wind pressures for components and cladding shown? | Yes | No | N/A |
| 9. | Are exterior windows and glass doors shown as approved by Independent testing laboratory and do they bear a label by AAMA or WDMA or other approved label? | Yes | No | N/A |
| 10. | Are windows, exterior doors, and garage doors installation and buck details shown? | Yes | No | N/A |
| 11. | Are mullion installation details and design criteria shown? | Yes | No | N/A |
| 12. | Are garage door positive and negative wind pressures shown as meeting requirements of 1.5 X pressure? | Yes | No | N/A |
| 13. | Are garage door manufacturer's installation and NOA provided? | Yes | No | N/A |
| 14. | NOA or Florida Product Approval for Windows & Exterior Doors provided? | Yes | No | N/A |

*NOTE THIS IS NOT AN INCLUSIVE LIST. IT ONLY SERVES AS A GUIDE AND MORE INFORMATION MAY BE REQUIRED. [FBCR 2010 Updates]



CITY OF PALMETTO
Building and Permitting Services Division

RESIDENTIAL (ONE- & TWO-FAMILY) PLAN REVIEW CHECK LIST
(NEW CONSTRUCTION, ADDITIONS, & REMODELING)

ADDRESS: _____ Permit Number _____

A = Approved C = Correction N/A = Not Applicable

<i>SURVEY, SITE PLAN (Signed & Sealed):</i>	<i>A</i>	<i>C</i>	<i>N/A</i>	<i>NOTES / CODE REFERENCE</i>
Two (2) copies				
Foundation and proposed finish floor elevations				
Lot elevations, proposed drainage plan				
R.O.W., Drainage and Utility easements shown				
Proposed structure/addition				
Zoning _____ Setbacks :				
F R RS LS				
Location of septic tank and field				
Driveway & sidewalks shown (new construction)				
BUILDING				
Soil bearing report for minimum 2000PSF				
Wind speed, Importance Factor and Exposure requirements				
Internal Pressure Coefficient				
Sheathing nailing pattern				
Opening protection				
Component and cladding, NOA and or FL Product Approval				
Fire-resistant construction (if required)				
Wall section from foundation through roof with finishes				
Roof framing or roof truss layout, profile sheets, EOR Letter				
Floor framing plan or trusses				
Connector tables				
Dimensioned floor plan and room use				
Sleeping room second egress				
Smoke & CO2 detectors				
Attic access				
Bathroom venting / window				
Energy Efficiency Code: Manual J _____, Manual D _____, ACCA _____, Prescriptive _____ Florida Energy Efficiency Code _____				
Accessible bathroom (door)				
Two-Family separation wall				
COMMENTS:				

Reviewed by: _____ Date: _____