



City of DeLand

"The Athens of Florida"

- Building Division -

120 S. Florida Ave DeLand, FL 32720
Phone: 386-626-7007 / Fax: 386-626-7135

Florida Building Code- 1 and 2 Family

Paper Plan Submittal Requirements, if Electronic submit only one of each that is required.

The plan review process can be complex and lengthy procedure. However, a well researched, properly prepared set of plans submitted with sufficient details, sections and information necessary to determine compliance with the State of Florida Building codes will move quickly through the process and have fewer reasons for rejection. The approved detailed plans are required on the job site during the inspection process to help reduce delays and the number of re-inspections. To aid design professionals and contractors, the following list has been prepared indicating the minimum amount of information to be provided. **THIS IS A GUIDE ONLY.** Depending on the scope of work being permitted, some items may not apply, or more specific information may be required. Using this form should greatly reduce the chances of submitting deficient plans. **Plans found with insufficient information will be rejected, requiring revised plans to be resubmitted when all corrections are made.**

Each item is to be checked off as included or n/a for not applicable.

PLANS PACKAGE:

- 2 sets SEALED by Eng./Architect
- Plans Scaled and Readable
- Wind Speed, exposure type, and
- Designer's – Name, Address, Cert. #
- On all pages, all pages numbered/labeled
- 2 signed and sealed surveys, including crown of road, finished floor, driveway location and location and dbh of each tree on the parcel.

ELEVATIONS:

- Set-Back Requirements
- Approved site plan required
- Plans layout match site plan
- Plans site specific, all options selected
- Front, rear, and side views
- Windows and door locations
- Exterior wall surface
- Flood BFE ___ & FFE ___
- Unusual Grade / elevation
- Chimney location

FLOOR PLAN:

- Square footage
- Handicap bathroom access path 29"
- Tempered glass- Hazardous locations
- Egress windows –Locations labeled
- Label sizes ALL doors & windows
- Interior bearing wall locations

FOUNDATION:

- Footing locations, depth and width
- Rebar grade and size
- Vertical cell location
- Slab description
- Minimum 12" below grade
- All wood 6" above grade level
- Relieving Arch Steel Detail
- Brick ledge detail
- Termite shield details

- Column footing /pad location
- Interior footing, location and detail

MASONRY WALLS:

- Horizontal reinforcing steel detail
- Vertical steel detail
- Typical lintel and tie beam
- Typical wall & opening detail
- Bearing frame wall to block wall detail
- Engineers attachment detail for wood
- Bucks 1 ½" thick or greater
- Doors & windows – Provide all
- Approved installation details
- Special opening detail
- Change in height detail
- Non-continuous lintel/bond beam
- Retaining wall detail and limits

FRAME WALLS:

- Bearing wall construction
- Header- opening details
- Anchor bolts spacing and size
- Wall sheathing nailing schedule
- Connector chart- type and nail count
- Interior bearing wall details
- 2-story wall connection detail
- Firewall detail and rating

ROOF FRAMING:

- Correct Truss layout by truss company
- Layout by Eng./Architect of record
- Marked strapping locations SEALED
- Strap schedule –size w/nail count
- Truss bracing
- Roof Type: provide installation
- Details on site @ time of inspection
- Roof sheathing and nailing schedule
- Ceiling/Roofing diaphragm and blocking
- Valley framing detail
- Girder location and strapping

- Valley flashing
- Attic vent calcs
- Vent Submittal w/Net Area
- Skylight framing
- Interior bearing wall detail
- Gable end details and bracing requirements

ELECTRICAL:

- Load description /Svc Size /Load Calcs
- Smoke detector locations labeled
- Electric Layout
- Co Detector Locations Labeled

MECHANICAL:

- Equipment locations
- Signed Energy Code Calculations
- Supply layout duct & grill sizes
- Return duct layout and jumpers
- Approved structural details for air-handler installed in attic area

PLUMBING:

- Water Heater location
- Fixture location
- Septic location
- Riser Diagram- Sanitary

GAS SYSTEM REQUIREMENTS:

- BTU's each outlet and Total BTU's
- Pipe type and total length
- LP regulator Model / Type
- Riser Diagram

CONSTRUCTION DETAILS:

(Need determined by individual plan)

- Stair and railing details
- Bay window detail
- Chimney framing detail
- Dormer framing
- Entry construction detail
- Column strapping detail
- Post to beam / slab connectors
- Glass block detail
- Knee wall
- Bonus rooms detail