

CITRUS COUNTY BUILDING DIVISION GUIDE FOR RESIDENTIAL PLAN REQUIREMENTS

GENERAL NOTES

- Submit (3) sets of plans containing all required information and demonstrating compliance with chapter 16 of the FLORIDA BUILDING CODE (FBC) current edition by one of the following methods:
 - Complete plan sets are signed and sealed by an Architect or Engineer registered in the State of Florida.
 - Plans bear a Florida architect or engineer's certification of load compliance with chapter 16, from roof through foundation (load path) including all connections; for a design speed of 110 mph 3-second gust.
 - Plans certified by a contractor authorized under 489.115 (4) (b) to certify compliance with the wind resistant provisions of the FLORIDA BUILDING CODE.
 - Plans designed and drawn under the provisions of an alternate methodology approved by the Florida Building Commission for One and Two Family Dwellings.

- Plans must be drawn ¼" scale (3/16" and 1/8" for oversized projects only) on 24" x 36" paper and to bear the name, address and telephone number of the contractor, designer, and also of the architect and/or engineer where applicable.

- Plans must bear the following information:
 - Basic wind speed, expressed as mph (Km/hr) (3 second gust)
 - Wind importance factor
 - Building Category
 - Building design (eq. Open, Enclosed, Partially Enclosed)
 - Wind Exposure Category
 - The applicable internal pressure coefficient
 - Components and cladding (called out on plan set – note if table from FBC is used provide square footage for all openings)

- Plans must include an accurate site plan drawn to scale, or a boundary survey, showing all required information (see site plan requirements). Site plan footprint must match construction documents, no flip-flopped plans (mirror image) will be accepted for permitting.

NOTES:

1. A soil test/report may be required in areas known to have questionable soil conditions or bearing capacity. Fill shall be compacted in lifts per FBC 1804.2.

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2. If the project is in a flood plane...
 - A flood elevation survey establishing the grade elevation at the building site is required at permitting.
 - In **A Flood Zones** all floors located below Base Flood Elevation (BFE) are required to allow free flow of water, openings calculated at 1 sq. in per 1 sq. ft. of floor area.
 - A **Preliminary** Flood Elevation Certificate must be filled within 21 days of establishing the lowest habitable floor elevation. Any work done during this time is at the sole risk if the permit holder.
 - A **Final** Flood Elevation Certificate based on finished construction and addressing each FEMA requirement must be provided prior to receiving your final inspection.

3. Plans for construction in the **Velocity Zone (V-Zone)** of the Floodplain must be signed and sealed as fully compliant with all floodplain construction techniques and requirements, including resistance to scour, wave wash, flotation, and protection from wind borne debris impact.

NOTE: The use of fill to gain elevation is not permitted in the V-Zone.

PLANS MUST CONTAIN THE FOLLOWING INFORMATION/DETAILS:

I. Foundation / Slab

- All footing locations, width, depth, compressive strength, reinforcing, section and connection details.
- All vertical downpour locations (dimensioned on foundation plan), horizontal bond beam locations and reinforcing.
- Reinforcing details shall include rebar size, grade, and minimum laps.
- Stem wall location, height, width, and footer, reinforcing and section detail.
- Slab details, including thickness, compressive strength of concrete; reinforcement, size, location and spacing (WWM, Rebar, Fibermesh) imbed / anchor description, size and spacing.
- Note specify soil compaction, termite treatment, and vapor barrier.
- Indicate finished grade relative to footing and, in floodplain, show Base Flood Elevation and elevation of lowest habitable floor elevation.

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- Crawl space, if applicable, showing ventilation, access size and location, height above existing grade.

II. Plumbing

- Fixture location (dimensioned), proper clearances where applicable
- Water Heater Location
- Plumbing Vent Locations (label on construction drawings)

III. Gas

- Type of Gas (Natural or LP)
- Gas appliance types, and locations
- Gas Fireplace location; detail (if applicable)
- Combustion air

IV. Typical Wall Section, Including Window:

- Show continuous load path from foundation through roof, specifying connection
- Detail any special conditions (i.e. step in bearing, entry detail, porch detail, etc.). Detail any alternate construction information.
- Indicate size, spacing and grade (where applicable), all materials
- Specify all imbeds, anchor bolts, washers, hold downs, etc.
- Indicate roof structure (truss or conventional) and specify connection to wall, truss to truss, sheathing w/fastener schedule and flashing, etc.
- Indicate wall sheathing w/fastener schedule, vapor barrier, exterior wall finish, veneer w/tie schedule and flashing.
- Note continuous tie beam / top plate / drag strut around entire building, or alternate tie-in details
- Interior wall finishing, insulation at wall, ceiling and sub-floor (if applicable)

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- Show bracing (locations and type), and fire blocking (if applicable)

- Note: Design Pressure required on plan set for all Window and Door openings (if table form FBC is used, provide square footage of all windows and door openings on plan set); Manufacture's installation instructions and engineering certification must be posted on sight for inspection.

V. Roof and Floor Truss/Framing and Construction Details

- Truss/Rafter Layout and Uplift load summary
- Detailed truss/rafter bracing
- Note roof type
- Show roof diaphragm w/blocking detail, ceiling diaphragm w/fastener schedule
- Valley and/or Dormer framing detail
- Complete gable end details w/bracing, flat and cathedral ceilings
- All shear wall locations, size and details
- Change in Bond Beam Elevation details
- Girder locations, bearing detail, fasteners/hold down and fastening details
- Beam location, size, construction and connector details
- Interior bearing wall; details, section, and connectors
- Lintel locations, details and schedule
- Entry/Porch/Lanai columns; section, details and connectors
- Beam to column/Beam to wall connection details
- Header/opening sizes, connectors, and construction details
- Floor layout, framing and connection details
- Knee wall/pony wall/ 2 story wall construction and connection details

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- Draft stop and smoke partitions (if applicable)
- Fire Wall/Fire-rated wall detail, including rating, UL number and UL fire rated assemblies and separations, Protection of openings/penetrations (if applicable)
- Fireplace location, construction and footer details and type
- Chimney/ chase framing detail and connectors
- Dormer, Skylight, bay window framing details and connectors
- Frame to masonry connection detail and connectors
- Stair and railing details (specify all required information thread and riser sizes and numbers, clearances, etc.) and section details

VI. Floor Plan

- Interior and exterior dimensions
- Square footage calculations for total impervious, living area, and unfinished areas
- All areas on construction documents labeled as to use (i.e. Kitchen, Garage, etc.)
- Window and door locations, sizes, design pressure notation for all window and door openings, hazardous locations, egress window locations and sizes, window and door schedule (all to meet windload and product approval requirements)
- Bearing column size and location
- Beam sizes and locations
- Interior bearing wall locations
- Special wall sizes, or interior bearing column locations
- Door sizes, locations- note handicapped bathroom door location on plan (@ 29" clear opening). All exterior doors and installation to meet windload

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and product approval requirements. Note: at least one exit (excluding garage service door) to be 3'-0" door (clear 2'-8" at 90 degrees)

- Show attic access locations and sizes
- Show fireplace/wood stove locations and details (specify type masonry/pre-fab) (if applicable)
- Show fire resistant construction, fire rated separations (if applicable)

VII. 2nd Story/Elevated Plans

- 2nd Floor framing detail w/ connectors
- Floor to wall, floor to floor, floor to roof structure and framing connection details
- Engineering specifications for pre-engineered floor framing systems and details
- Floor framing layout, direction, size span, species and spacing of floor joists/framing members
- Beam sizes, locations, connectors and construction details
- Stair location and construction details; including head room, tread and riser dimensions and number, handrails and guardrails indicating height, spacing of balusters, connectors and clearances

VIII. Electrical (May be drawn on floor plan)

- Panel location and service size
- Outlets, lights, switches, GFI and Arc Fault Outlets – Locations and call outs, Exterior W.P. GFI locations, and all disconnect locations
- Water heater location and type (for tank less water heater provide load)
- Smoke detector location (note: all smoke detectors hard wired with battery backup)
- Grounding Electrode location and detail

IX. Mechanical

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- Energy calculations/energy form (to accompany plans)
- Equipment locations (show on floor plans)

- Bathroom exhaust fans (show on floor plan with CFM labeled) (if applicable)
- Air handler location (attic air handler detail for installation)
- Duct layout, vent sizes and line sizes (3 copies attached to construction plans)
- Return air ducts, passive vents or amount of undercut on bedroom doors to be shown and labeled on duct layouts

X. Elevations (Front, Rear and Side views)

- Roof pitch, type/materials
- Roof ridge vents, locations and size
- Chimney location, height and clearance
- Entry construction details
- Eave and Bearing heights
- Guardrails, porches and stairs
- Window, door, dormer and skylight locations
- Exterior wall finishes

- Finished Floor referenced relative to grade and flood plain elevation references, if applicable
- LP Gas Tank locations, if applicable (w/anchoring detail in flood plain)

XI. Product Approval

- Completed Citrus County Product Approval Sheet