



RESIDENTIAL BUILDING PLAN REVIEW CHECKLIST

PERMIT # _____

Community Development Department | 9220 Bonita Beach Road, Suite 111 | Bonita Springs, FL 34135 | Phone: (239) 444-6150 | Fax: (239) 444-6140

❖ **THREE (3) SETS OF PLANS REQUIRED. ONE (1) SET OF DIGITAL PLANS REQUIRED FOR ALL NEW STRUCTURES**

Plans Examiner: _____ Date: _____

Owner: _____ Permit #: _____

Contractor: _____ Phone #: _____

Design Professional Architect / Engineer: _____

Survey

1. ☐ Y ☐ N ☐ N/A Is a specific purpose survey submitted?
2. ☐ Y ☐ N ☐ N/A Is correct flood zone shown?
3. ☐ Y ☐ N ☐ N/A Are existing grade elevations shown for structures located in an "A" or "V" zone?
4. ☐ Y ☐ N ☐ N/A On lots in multiple flood zones, all flood zone lines indicated?
5. ☐ Y ☐ N ☐ N/A Is property in a flood way?
6. ☐ Y ☐ N ☐ N/A Is flood way line shown?

Site Plan

1. ☐ Y ☐ N ☐ N/A Is site plan submitted?
2. ☐ Y ☐ N ☐ N/A Is North arrow shown?
3. ☐ Y ☐ N ☐ N/A Is lot width and length shown?
4. ☐ Y ☐ N ☐ N/A Is structure shown on site plan with all setback dimensions?
5. ☐ Y ☐ N ☐ N/A Does structure layout match the floor plan?
6. ☐ Y ☐ N ☐ N/A Are drainage/storm water run-off requirements noted on the Drainage Plan?
7. ☐ Y ☐ N ☐ N/A Is the finished floor elevation shown consistent with the DO and/or FEMA?
8. ☐ Y ☐ N ☐ N/A Are all easements shown?
9. ☐ Y ☐ N ☐ N/A Is proposed driveway shown?
10. ☐ Y ☐ N ☐ N/A Is landscape and irrigation layout shown?
11. ☐ Y ☐ N ☐ N/A Is well and/or septic tank and drain field location shown?
12. ☐ Y ☐ N ☐ N/A Is L.P. gas tank and size shown?
13. ☐ Y ☐ N ☐ N/A Does AC or pool equipment encroach into setbacks or easement?

Structure Code Compliance

1. ☐ Y ☐ N ☐ N/A Are plans sealed by architect/engineer and/or contractor?
2. ☐ Y ☐ N ☐ N/A Are structural calculations submitted?
3. ☐ Y ☐ N ☐ N/A Is correct wind speed shown?
4. ☐ Y ☐ N ☐ N/A Is exposure category shown?
5. ☐ Y ☐ N ☐ N/A Is importance factor shown?
6. ☐ Y ☐ N ☐ N/A Are pressures for wind loading on components and cladding shown?
7. ☐ Y ☐ N ☐ N/A Does structure meet requirements of FBC Table 503 for number of stories and allowable area?
8. ☐ Y ☐ N ☐ N/A Does structure meet Fire Resistance Ratings of FBC Table 503 for structural elements?

Structure Code Compliance (continued)

9. ☐ Y ☐ N ☐ N/A Are plans designed per SSTD10-99?
- a. ☐ Y ☐ N ☐ N/A Are all appropriate charts and tables shown?
- b. ☐ Y ☐ N ☐ N/A Are all appropriate requirements circled or highlighted?
10. ☐ Y ☐ N ☐ N/A Are plans designed per "Guide to concrete Masonry Residential Construction in High Winds Areas"?
- a. ☐ Y ☐ N ☐ N/A Are all appropriate charts and tables shown?
- b. ☐ Y ☐ N ☐ N/A Are all appropriate requirements circled or highlighted?
11. ☐ Y ☐ N ☐ N/A Are plans designed per "WPPC Guide to Wood Construction in High Winds Areas"?
- a. ☐ Y ☐ N ☐ N/A Are all appropriate charts and tables shown?
- b. ☐ Y ☐ N ☐ N/A Are all appropriate requirements circled or highlighted?
12. ☐ Y ☐ N ☐ N/A Are plans designed per "AF & PA Wood Frame Construction Manual for One- and Two-Family Dwellings, High Wind Edition"?
- a. ☐ Y ☐ N ☐ N/A Are all appropriate charts and tables shown?
- b. ☐ Y ☐ N ☐ N/A Are all appropriate requirements circled or highlighted?

Energy Code Information

1. ☐ Y ☐ N ☐ N/A Is the current energy code form completed properly and signed; correct climate zone and correct jurisdiction?
2. ☐ Y ☐ N ☐ N/A Does conditioned square feet area on plans match square feet shown on energy forms?
3. ☐ Y ☐ N ☐ N/A Is the "R" value between common walls shown?
4. ☐ Y ☐ N ☐ N/A Is the "R" value for added insulation on exterior walls shown?
5. ☐ Y ☐ N ☐ N/A Is the "R" value for ceiling shown?
6. ☐ Y ☐ N ☐ N/A Is the "R" value for raised floors shown?
7. ☐ Y ☐ N ☐ N/A Are Energy Credits claimed?
- a. ☐ Y ☐ N ☐ N/A Attic radiant barrier credit
- b. ☐ Y ☐ N ☐ N/A White roof credit
- c. ☐ Y ☐ N ☐ N/A Programmable Thermostat credit

Foundation Plan

1. ☐ Y ☐ N ☐ N/A Are all footings shown, including interior bearing walls, column pads and concentrated loads?
2. ☐ Y ☐ N ☐ N/A Are all locations of vertical reinforcements and anchor bolts shown?
- a. Are all elevation changes in slab shown?
3. ☐ Y ☐ N ☐ N/A Is minimum concrete PSI shown?
4. ☐ Y ☐ N ☐ N/A Is slab reinforcement shown?
- a. ☐ Y ☐ N ☐ N/A Wire mesh size and gauge?
- b. ☐ Y ☐ N ☐ N/A Fibermesh reinforcement?
5. ☐ Y ☐ N ☐ N/A Is vapor barrier, minimum 6 mil. shown?
6. ☐ Y ☐ N ☐ N/A Is minimum slab on grade thickness shown?
7. ☐ Y ☐ N ☐ N/A Is type of soil treatment for termites shown?
8. ☐ Y ☐ N ☐ N/A Is perimeter slab reinforcement shown?
9. ☐ Y ☐ N ☐ N/A Do plans show bottom of foundation minimum of 12" below finish grade? 8" above – FF
10. ☐ Y ☐ N ☐ N/A Do plans show concrete footings have a specified compressive strength of not less than 2500 PSI at 28 days?
11. ☐ Y ☐ N ☐ N/A If pile foundation shown, is Sealed Soil Report submitted?

Foundation Plan (continued)

12. ☐ Y ☐ N ☐ N/A Does plan indicate "No Wood Grade Stakes Permitted"?

Typical Wall Section

1. ☐ Y ☐ N ☐ N/A Is finished grade shown?

2. ☐ Y ☐ N ☐ N/A Is minimum floor elevation shown?

a. ☐ Y ☐ N ☐ N/A Minimum 8" above adjacent grade?

b. ☐ Y ☐ N ☐ N/A Drainage Plan submitted?

c. ☐ Y ☐ N ☐ N/A Flood protection elevation?

d. ☐ Y ☐ N ☐ N/A Base flood elevation?

3. ☐ Y ☐ N ☐ N/A Is minimum footing depth beneath finished grade shown?

4. ☐ Y ☐ N ☐ N/A Are all footing sizes shown?

5. ☐ Y ☐ N ☐ N/A Are all horizontal reinforcements shown?

6. ☐ Y ☐ N ☐ N/A Is vertical reinforcement shown?

7. ☐ Y ☐ N ☐ N/A Are minimum 3" x 4" clean-out and inspection openings shown?

8. Masonry Construction

a. ☐ Y ☐ N ☐ N/A Is exterior wall finish shown?

b. ☐ Y ☐ N ☐ N/A Is interior furring shown?

c. ☐ Y ☐ N ☐ N/A Is exterior wall insulation shown?

d. ☐ Y ☐ N ☐ N/A Is interior wall finish shown?

9. Wood Frame Construction

a. ☐ Y ☐ N ☐ N/A Are stud sizes, spacing, grades, and lumber species shown?

b. ☐ Y ☐ N ☐ N/A Is exterior sheathing (type and thickness) shown?

c. ☐ Y ☐ N ☐ N/A Are nailing requirements (size and spacing) shown?

d. ☐ Y ☐ N ☐ N/A Is exterior wall finish shown?

e. ☐ Y ☐ N ☐ N/A Is interior wall finish shown?

f. ☐ Y ☐ N ☐ N/A Is wall insulation shown?

g. ☐ Y ☐ N ☐ N/A Is minimum clearance between wood siding and finished grade shown?

h. ☐ Y ☐ N ☐ N/A Are shear wall segments shown?

i. ☐ Y ☐ N ☐ N/A Type of hold-downs specified?

10. ☐ Y ☐ N ☐ N/A Are ceiling heights shown?

11. ☐ Y ☐ N ☐ N/A Are all hurricane anchorage and hold-downs specified and labeled?

12. ☐ Y ☐ N ☐ N/A Thickness of ceiling drywall?

13. ☐ Y ☐ N ☐ N/A Are insulation baffles shown?

14. Roof Framing

a. ☐ Y ☐ N ☐ N/A Are engineered trusses shown?

i. ☐ Y ☐ N ☐ N/A Show uplifts greater than 1000 lbs.

ii. ☐ Y ☐ N ☐ N/A Show gravity loads greater than 5000 lbs.

b. ☐ Y ☐ N ☐ N/A Are conventional frame rafters used?

i. ☐ Y ☐ N ☐ N/A Rafters size shown?

ii. ☐ Y ☐ N ☐ N/A Species of lumber shown?

iii. ☐ Y ☐ N ☐ N/A Grade of lumber shown?

c. ☐ Y ☐ N ☐ N/A Type of roof sheathing shown?

i. ☐ Y ☐ N ☐ N/A Thickness of roof sheathing shown?

ii. ☐ Y ☐ N ☐ N/A Grade of roof sheathing shown?

iii. ☐ Y ☐ N ☐ N/A Nailing pattern of roof sheathing shown?

d. ☐ Y ☐ N ☐ N/A Weight of dry-in felt shown?

Typical Wall Section (continued)

- e. ☐ Y ☐ N ☐ N/A Type of roof cover shown?
 - i. ☐ Y ☐ N ☐ N/A Attachment asphalt/fiberglass shingles shown?
 - ii. ☐ Y ☐ N ☐ N/A Attachment of tile roof shown?
 - iii. ☐ Y ☐ N ☐ N/A Other roof covering and attachments shown?
 - f. ☐ Y ☐ N ☐ N/A Length of roof overhang shown?
 - g. ☐ Y ☐ N ☐ N/A Attic ventilation shown?
 - h. ☐ Y ☐ N ☐ N/A Type of soffit and fascia shown?
 - i. ☐ Y ☐ N ☐ N/A Type and gauge of eave metal shown?
 - j. ☐ Y ☐ N ☐ N/A Location, type and thickness of flashing shown?
 - k. ☐ Y ☐ N ☐ N/A Type and gauge of eave metal shown?
15. ☐ Y ☐ N ☐ N/A Is anchorage of veneer shown?

Floor Plan

1. ☐ Y ☐ N ☐ N/A Does square footage on plan match square footage shown on application?
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. ☐ Y ☐ N ☐ N/A Are all room dimensions shown?
3. ☐ Y ☐ N ☐ N/A Are all doors and windows sizes shown?
 - a. ☐ Y ☐ N ☐ N/A Required egress door must have 32" clear opening
 - b. ☐ Y ☐ N ☐ N/A Cannot egress through garage
4. ☐ Y ☐ N ☐ N/A Are all emergency egress openings shown?
5. ☐ Y ☐ N ☐ N/A Is required tempered glass shown at all hazardous locations?
6. ☐ Y ☐ N ☐ N/A Are all vertical reinforcements shown?
7. ☐ Y ☐ N ☐ N/A Are all shear wall segments shown?
8. ☐ Y ☐ N ☐ N/A Are all hold-down and hurricane anchorages shown?
9. ☐ Y ☐ N ☐ N/A Is required attic access shown?
10. ☐ Y ☐ N ☐ N/A Are all plumbing fixtures shown?
 - a. ☐ Y ☐ N ☐ N/A Is water heater size shown?
 - b. ☐ Y ☐ N ☐ N/A Are all electrical fixtures shown?
11. ☐ Y ☐ N ☐ N/A Is arc fault circuit interrupter shown for bedrooms?
12. ☐ Y ☐ N ☐ N/A Are all mechanical fixtures shown?
 - a. ☐ Y ☐ N ☐ N/A Is air handler and condenser location shown?
 - b. ☐ Y ☐ N ☐ N/A Are exhaust fans shown?
13. ☐ Y ☐ N ☐ N/A Are all smoke detectors shown?
 - a. ☐ Y ☐ N ☐ N/A Are all smoke detectors Carbon Monoxide Detectors?
14. ☐ Y ☐ N ☐ N/A Does one (1) bathroom on the first habitable floor level have a 29" net clear door opening and handicap accessible route?
15. ☐ Y ☐ N ☐ N/A Does bedroom open directly into garage?
16. ☐ Y ☐ N ☐ N/A Does the number of bedrooms shown on plans match the number of bedrooms shown on the application?
17. ☐ Y ☐ N ☐ N/A Is designer's name and address shown on plans?
18. ☐ Y ☐ N ☐ N/A Do egress doors and landings comply with FBC?
19. ☐ Y ☐ N ☐ N/A Are habitable rooms shown with the minimum light and ventilation requirements?
20. ☐ Y ☐ N ☐ N/A Are garage doors, windows and other openings shown as meeting wind load requirements for components and cladding?
 - a. ☐ Y ☐ N ☐ N/A Show required positive and negative pressures for all openings

Floor Plan (continued)

21. ☐ Y ☐ N ☐ N/A Does floor plan show fireplace?
- a. ☐ Y ☐ N ☐ N/A Does masonry fireplace have a detailed cross-sectional detail?
- b. ☐ Y ☐ N ☐ N/A Does pre-fabricated fireplace have copy of the manufacturer's specifications?
- c. ☐ Y ☐ N ☐ N/A Are hearth sizes, locations, and details shown?
- d. ☐ Y ☐ N ☐ N/A Are mantel sizes, locations, and details shown?
22. ☐ Y ☐ N ☐ N/A Are stair details shown?
- a. ☐ Y ☐ N ☐ N/A Is minimum stair width shown?
- b. ☐ Y ☐ N ☐ N/A Are tread and riser sizes shown?
- c. ☐ Y ☐ N ☐ N/A Do spiral stairways comply with FBC Residential?
- d. ☐ Y ☐ N ☐ N/A Are required landings shown?
- e. ☐ Y ☐ N ☐ N/A Are handrail height, spacing and grasp ability details shown?
- f. ☐ Y ☐ N ☐ N/A Is required headroom clearance shown?
- g. ☐ Y ☐ N ☐ N/A Are guardrail height, spacing and details shown?
23. ☐ Y ☐ N ☐ N/A If floor plan shows mixed construction, are mixed construction details shown? (May require engineering)
24. ☐ Y ☐ N ☐ N/A If required, are tenant separations shown?
- a. ☐ Y ☐ N ☐ N/A Duplex
- b. ☐ Y ☐ N ☐ N/A Townhouse
25. ☐ Y ☐ N ☐ N/A Are all columns and beams shown for porches and lanais?
- a. ☐ Y ☐ N ☐ N/A Are column types, sizes, spans and anchorages shown?
- b. ☐ Y ☐ N ☐ N/A Are beam types, sizes, spans and anchorages shown?
26. ☐ Y ☐ N ☐ N/A Are all lintel and beam details shown?
27. ☐ Y ☐ N ☐ N/A Are engineering details provided for butt glass?

Truss/Rafter Plan

1. ☐ Y ☐ N ☐ N/A Are engineered truss plans provided showing loads, uplifts and required connections?
- a. ☐ Y ☐ N ☐ N/A Show uplifts greater than 1000 lbs
- b. ☐ Y ☐ N ☐ N/A Show gravity loads greater than 5000 lbs
2. ☐ Y ☐ N ☐ N/A Are all header, beams, girders and interior bearing walls shown?
3. Framed Roof
- a. ☐ Y ☐ N ☐ N/A Is rafter plan shown including sizes, spacing, and species?
- b. ☐ Y ☐ N ☐ N/A Is ceiling joist plan shown including sizes, spacing, and species grade of lumber, spans, and connections?
- c. ☐ Y ☐ N ☐ N/A Are collar ties shown including size, spacing, species, grade of lumber and connections?
- d. ☐ Y ☐ N ☐ N/A Is ridge beam shown including sizes, species, and grade of lumber?
4. ☐ Y ☐ N ☐ N/A Is roof sheathing indicated showing type, thickness and nailing pattern?

Floor Framing

1. ☐ Y ☐ N ☐ N/A Is engineered floor truss plan provided showing loads, uplifts and connections?
2. ☐ Y ☐ N ☐ N/A Is joist plan provided showing size, spacing, span, species, grade of lumber and connections?
3. ☐ Y ☐ N ☐ N/A Is floor sheathing indicated showing type, thickness and nailing pattern?

Elevations:

1. ☐ Y ☐ N ☐ N/A Does plan show four (4) elevations?
2. ☐ Y ☐ N ☐ N/A Are attic ventilation requirements shown?

Elevations (continued)

3. ☐ Y ☐ N ☐ N/A Are roof pitch and overhangs shown?
4. ☐ Y ☐ N ☐ N/A Is chimney height and location shown?
5. ☐ Y ☐ N ☐ N/A Is cricket shown?
6. ☐ Y ☐ N ☐ N/A Are all lanai/porch details shown?
7. ☐ Y ☐ N ☐ N/A Does plan show solid blocking required for ridge vents?
8. ☐ Y ☐ N ☐ N/A Are condensate lines and roof down spouts shown to discharge minimum one (1) foot away from structure for protection against decay and termites?
9. ☐ Y ☐ N ☐ N/A Are gutters, down spouts and splash blocks shown?
10. ☐ Y ☐ N ☐ N/A Roof overhang cannot extend closer than five (5) foot to property line and no overhang allowed with a zero (0) foot lot line.

Structural/Details

1. ☐ Y ☐ N ☐ N/A Is basic wind speed shown?
2. ☐ Y ☐ N ☐ N/A Are gable end bracing details shown?
3. ☐ Y ☐ N ☐ N/A Are roof sheathing nailing zones shown?
4. ☐ Y ☐ N ☐ N/A Are protection of opening details shown?
5. ☐ Y ☐ N ☐ N/A Is importance factor shown?
6. ☐ Y ☐ N ☐ N/A Is structure designed to withstand interior pressures?
7. ☐ Y ☐ N ☐ N/A Is exposure category shown?
8. ☐ Y ☐ N ☐ N/A Are wind pressure for components and cladding shown?
9. ☐ Y ☐ N ☐ N/A 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?
10. ☐ Y ☐ N ☐ N/A Are window and door installation and buck details shown?
11. ☐ Y ☐ N ☐ N/A Are mullion installation details and design criteria shown?
12. ☐ Y ☐ N ☐ N/A Are garage door positive and negative wind pressures shown as meeting requirements of 1.5x pressure?
13. ☐ Y ☐ N ☐ N/A Are garage door manufacturer's installation details provided?
14. ☐ Y ☐ N ☐ N/A All windows, doors, sliding glass doors, garage doors and skylight details must be on plan page. Show manufacturer, product approval, design pressures and installation details.
15. ☐ Y ☐ N ☐ N/A Is engineering provided for Butt Glass Installation?
 - a. ☐ Y ☐ N ☐ N/A Is engineering current?
 - b. ☐ Y ☐ N ☐ N/A Is sealed copy on file?