



CITY OF LAKE CITY

GROWTH MANAGEMENT

COMMERCIAL MINIMUM PLAN CHECKLIST

MINIMUM PLAN REQUIREMENTS AND CHECKLIST FOR THE 2023 FLORIDA BUILDING CODE, PLUMBING CODE, MECHANICAL CODE, FUEL AND GAS CODE, ACCESSIBILITY CODE, ENERGY CODE, EXISTING BUILDING CODE AND 2020 NATIONAL ELECTRICAL CODE.

2023 FBC & 2020 NEC CODES EFFECTIVE 1 JAN 2024

ALL REQUIREMENTS ARE SUBJECT TO CHANGE

ALL BUILDING PLANS MUST INDICATE COMPLIANCE WITH THE CURRENT FLORIDA BUILDING CODES. ALL PLANS OR DRAWING SHALL PROVIDED CALCULATIONS AND DETAILS THAT HAVE THE SEAL AND SIGNATURE OF A CERTIFIED ARCHITECT OR ENGINEER REGISTERED IN THE STATE OF FLORIDA, OR ALTERNATE METHODOLOGIES, APPROVED BY THE STATE OF FLORIDA BUILDING COMMISSION.

FOR DESIGN PURPOSES THE FOLLOWING BASIC WIND SPEEDS ARE PER FLORIDA BUILDING CODE FIGURE 1609.3 (1) THROUGH (4) ULTIMATE DESIGN WIND SPEEDS FOR RISK CATEGORY AND BUILDINGS AND OTHER STRUCTURES

GENERAL REQUIREMENTS:		Items to Include Each Box shall be Marked as Applicable		
1	All drawings must be clear, concise and drawn to scale, details that are not used shall be marked void.	YES	NO	N/A
2	If the design professional is an architect or engineer legally registered under the laws of this state regulating the practice of architecture as provided for in Chapter 481, Florida Statutes, Part I, or engineering as provided for in Chapter 471, Florida Statutes, then he or she shall affix his or her official seal to said drawings, specifications and accompanying data, as required by Florida Statute.	YES	NO	N/A
3	The design professional signature shall be affixed to the plans	YES	NO	N/A
4	Two (2) sets of paper plans & one (1) electronic set with the architecture or engineer signature and the embossed official seal placed on the plans	YES	NO	N/A

Two (2) complete sets of paper plans & one (1) electronic set containing the following information:

Building Site Plan Requirements		Items to Include- Each Box shall be Marked as Applicable		
4	Parking per LDR 4.2.5, including provision Florida Building Code Accessibility Code	Yes	No	N/A
5	Fire access, showing all drive way which will be accessible for emergency vehicles	Yes	No	N/A
6	Driving/turning radius of parking lots	Yes	No	N/A
7	Vehicle loading include truck dock loading or rail site loading	Yes	No	N/A
8	Nearest or number of onsite Fire hydrant/water supply/post indicator valve (PIV)	Yes	No	N/A
9	Set back of all existing or proposed structures from each structure and property boundaries, Show all separation including assumed property lines	Yes	No	N/A
10	Location of above or under ground ,water lines and sewer lines	Yes	No	N/A

11	All structures exterior views include finished floor elevation							Yes	No	N/A
12	Total height of structure(s) form established grade							Yes	No	N/A
Occupancy group use circle all uses:	Group A	Group B	Group E	Group F	Group H	Group I	Group M	Group R	Group S	Group U D
13	Special occupancy requirements.							Yes	No	N/A
14	Incidental use areas (total square footage for each room of use area)							Yes	No	N/A
15	Mixed occupancies							Yes	No	N/A
16	REQUIRED SEPARATION OF OCCUPANCIES IN HOURS FBC TABLE 707.3.10							Yes	No	N/A
Minimum type of permitted construction by code for occupancy use circle the construction type FBC 602										
17	Type I (FBC:602.2)	Type II (FBC:602.2)	Type III (FBC:602.3)	Type IV (FBC:602.4)	Type V (FBC:602.5)	A B				

Fire-resistant construction requirements shall be shown, include the following components										
18	Fire-resistant separations							Yes	No	N/A
19	Fire-resistant protection for type of construction							Yes	No	N/A
20	Protection of openings and penetrations of rated walls							Yes	No	N/A
21	Protection of corridors and penetrations of rated walls							Yes	No	N/A
22	Fire blocking and draftstopping and calculated fire resistance							Yes	No	N/A
Fire suppression systems shall be shown include:										
23	Early warning smoke evacuation systems Schematic fire sprinklers Standpipes							Yes	No	N/A
24	Standpipes							Yes	No	N/A
25	Pre-engineered systems							Yes	No	N/A
26	Riser diagram							Yes	No	N/A
Life safety systems shall be shown include the following requirements:										
27	Occupant load and egress capacities							Yes	No	N/A
28	Early warning							Yes	No	N/A
29	Smoke control							Yes	No	N/A
30	Stair pressurization							Yes	No	N/A
31	Systems schematic							Yes	No	N/A
Occupancy load/egress requirements shall be shown include:										
32	Occupancy load							Yes	No	N/A
33	Gross occupancy load							Yes	No	N/A
34	Net occupancy load							Yes	No	N/A
35	Means of egress							Yes	No	N/A
36	Exit access							Yes	No	N/A
37	Exit discharge							Yes	No	N/A
38	Stairs construction/geometry and protection							Yes	No	N/A
39	Doors							Yes	No	N/A
40	Emergency lighting and exit signs							Yes	No	N/A
41	Specific occupancy requirements							Yes	No	N/A

42	Construction requirements	Yes	No	N/A
43	Horizontal exits/exit passageways	Yes	No	N/A
				Items to Include Each Box shall be Marked as Applicable
Structural requirements shall be shown include:				
44	Soil conditions/analysis	Yes	No	N/A
45	Termite protection	Yes	No	N/A
46	Design loads	Yes	No	N/A
47	Wind requirements	Yes	No	N/A
48	Building envelope	Yes	No	N/A
49	Structural calculations (if required)	Yes	No	N/A
50	Foundation For structures with foundation which establish new electrical utility companies service connection a Concrete Encased Electrode will be required within the foundation to serve as an grounding electrode system. Per the National Electrical Code article 250.52.3	Yes	No	N/A
51	Wall systems	Yes	No	N/A
52	Floor systems	Yes	No	N/A
53	Roof systems	Yes	No	N/A
54	Threshold inspection plan	Yes	No	N/A
55	Stair systems	Yes	No	N/A
Materials shall be shown include the following				
56	Wood	Yes	No	N/A
57	Steel	Yes	No	N/A
58	Aluminum	Yes	No	N/A
59	Concrete	Yes	No	N/A
60	Plastic	Yes	No	N/A
61	Glass	Yes	No	N/A
62	Masonry	Yes	No	N/A
63	Gypsum board and plaster	Yes	No	N/A
64	Insulating (mechanical)	Yes	No	N/A
65	Roofing	Yes	No	N/A
66	Insulation	Yes	No	N/A
Accessibility requirements shall be shown include the following				
67	Site requirements	Yes	No	N/A
68	Accessible route	Yes	No	N/A
69	Vertical accessibility	Yes	No	N/A
70	Toilet and bathing facilities	Yes	No	N/A
71	Drinking fountains	Yes	No	N/A
72	Equipment	Yes	No	N/A
73	Special occupancy requirements	Yes	No	N/A
74	Fair housing requirements	Yes	No	N/A

Interior requirements shall include the following				
75	Interior finishes (flame spread/smoke development)	Yes	No	N/A
76	Light and ventilation	Yes	No	N/A
77	Sanitation	Yes	No	N/A
Special systems				
78	Elevators	Yes	No	N/A
79	Escalators	Yes	No	N/A
80	Lifts	Yes	No	N/A
Water Depth of 24" or greater in-ground or above-Ground Swimming pools				
81	Barrier requirements	Yes	No	N/A
82	Spas and Wading pools	Yes	No	N/A
83	Access required per Florida Building Code 454.1.2.5	Yes	No	N/A

Items to Include-Each Box shall be Circled as Applicable				
Electrical				
84	Wiring	Yes	No	N/A
85	Services For structures with foundation which establish new electrical utility companies service connection a Concrete Encased Electrode will be required within the foundation to serve as an grounding electrode system. Per the National Electrical Code article 250.52.3	Yes	No	N/A
86	Feeders and branch circuits	Yes	No	N/A
87	Overcurrent protection	Yes	No	N/A
88	Grounding	Yes	No	N/A
89	Wiring methods and materials	Yes	No	N/A
90	GFCIs	Yes	No	N/A
91	Equipment	Yes	No	N/A
92	Special occupancies	Yes	No	N/A
93	Emergency systems	Yes	No	N/A
94	Communication systems	Yes	No	N/A
95	Low voltage	Yes	No	N/A
96	Load calculations	Yes	No	N/A
Plumbing				
97	Minimum plumbing facilities	Yes	No	N/A
98	Fixture requirements	Yes	No	N/A
99	Water supply piping	Yes	No	N/A
100	Sanitary drainage	Yes	No	N/A
101	Water heaters	Yes	No	N/A
102	Vents	Yes	No	N/A
103	Roof drainage	Yes	No	N/A
104	Back flow prevention	Yes	No	N/A

105	Irrigation	Yes	No	N/A
106	Location of water supply line	Yes	No	N/A
107	Grease traps	Yes	No	N/A
108	Environmental requirements	Yes	No	N/A
109	Plumbing riser	Yes	No	N/A
Mechanical				
110	Energy calculations	Yes	No	N/A
111	Exhaust systems	Yes	No	N/A
112	Clothes dryer exhaust	Yes	No	N/A
113	Kitchen equipment exhaust	Yes	No	N/A
114	Specialty exhaust systems	Yes	No	N/A
Equipment location				
115	Make-up air	Yes	No	N/A
116	Roof-mounted equipment	Yes	No	N/A
117	Duct systems	Yes	No	N/A
118	Ventilation	Yes	No	N/A
119	Laboratory	Yes	No	N/A
120	Combustion air	Yes	No	N/A
121	Chimneys, fireplaces and vents	Yes	No	N/A
122	Appliances	Yes	No	N/A
123	Boilers	Yes	No	N/A
124	Refrigeration	Yes	No	N/A
125	Bathroom ventilation	Yes	No	N/A
				Items to Include- Each Box shall be Marked as Applicable
Gas				
126	Gas piping	Yes	No	N/A
127	Venting	Yes	No	N/A
128	Combustion air	Yes	No	N/A
129	Chimneys and vents	Yes	No	N/A
130	Appliances	Yes	No	N/A
131	Type of gas	Yes	No	N/A
132	Fireplaces	Yes	No	N/A
133	LP tank location	Yes	No	N/A
134	Riser diagram/shutoffs	Yes	No	N/A
Notice of Commencement				
135	A recorded (in the Columbia County Clerk Office) notice of commencement is required to be on file with the building department . <i>Before Any Inspections Will Be Done</i>	Yes	No	N/A
Disclosure Statement for Owner Builders				
		Yes	No	N/A

Private Potable Water					
136	Horse power of pump motor		Yes	No	N/A
137	Capacity of pressure tank		Yes	No	N/A
138	Cycle stop valve if used		Yes	No	N/A
					Items to Include- Each Box shall be Marked as Applicable

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH BUILDING PLANS

139	Building Permit Application	A Building Permit Application is to be completed by following the checklist all supporting documents must be submitted. .	Yes	No	N/A
140	Parcel Number	The parcel number (Tax ID number) from the Property Appraiser is required. A copy of property deed is also required.	Yes	No	N/A
141	Environmental Health Permit or Sewer Tap Approval	A copy of an approved City of Lake City tap letter is required before a building permit can be issued. (386) 752-2031 ext. 786 Toilet facilities shall be provided for construction workers	Yes	No	N/A
142	Driveway Connection	If the property does not have an existing access to a public road, then an application for a driveway permit must be made per the LDR for the size and length of every driveway before instillation and completes a final inspection before permanent power is granted. Driveway installation for commercial, industrial and other uses shall conform to the approved site plan or to the specifications of a registered engineer per the LDR. Use or joint use of driveways will comply with the LDR or Florida Department of Transportation specifications. If the project is to be located on an F.D.O.T. or Columbia County maintained road, then an F.D.O.T. or Columbia County access permit is required.	Yes	No	N/A
143	Suwannee River Water Management District Approval	All commercial projects must have an SRWMD permit issued or an exemption letter, before a building permit will be issued.	Yes	No	N/A
144	Flood Management	All property for the project that is located within a FEMA Flood Zone shall comply with The Florida Building Code, The City Code of Ordinances and the Land Development Regulations	Yes	No	N/A
145	Flood Management	A CERTIFIED FINISHED FLOOR ELEVATIONS WILL BE REQUIRED ON ANY PROJECT WHERE THE BASE FLOOD ELEVATION (100 YEAR FLOOD) HAS BEEN ESTABLISHED OR IT HAS BEEN DETERMINED BY THE PLAT	Yes	No	N/A
146	911 Address	An application for a 911 address must be applied for and received through the Lake City Planning (386)719-5820	Yes	No	N/A

ONCE ZONING HAS BEEN APPROVED FOR THIS PROJECT.

Private Potable Water

City of Lake City Utilities Department (386-752-2031 ext. 786) Letter of Availability

Sewage Disposal

City Sewage- A Letter of Availability from either department. (386-752-2031 ext. 786)

Pursuant to Chapter one (administration) section 101.2 of the Florida Building Code: Section 105.3.2 **Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Pursuant to Chapter one (administration) section 101.2 of the Florida Building Code: Section 105.4.1 **Permit intent.** A permit issued shall be constructed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

Section 105.4.1.1: If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Section 105.4.1.2: If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

Section 105.4.1.3: Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

Section 105.4.1.4: The fee for renewal re-issuance and extension of a permit shall be set forth by the administrative authority.

Ordinance 2014-065. - Construction debris

ALL CONSTRUCTION DEBRIS CONTAINERS SHALL BE SUPPLIED BY WASTE-PRO.

EXCEPTION: CONTRACTOR THAT OWNS THEIR OWN DEBRIS CONTAINER AND THEIR OWN VEHICLE FOR TRANSPORTING THE CONTAINER TO THE POINT OF DEPOSAL.

THE CONTAINER AND THE TRANSPORTING VEHICLE SHALL BE CLEARLY IDENTIFIED WITH THE CONTRACTOR MARKINGS.

The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite; 1) copy of the product approval, 2) performance characteristics which the product was tested and certified to comply with, 3) copy of the applicable manufacturers installation requirements.
 Further, I understand these products may have to be removed if approval cannot be demonstrated during inspection.

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. EXTERIOR DOORS			
A. SWINGING			
B. SLIDING			
C. SECTIONAL/ROLL UP			
D. OTHER			
2. WINDOWS			
A. SINGLE/DOUBLE HUNG			
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. FIXED			
E. MULLION			
F. SKYLIGHTS			
G. OTHER			
3. PANEL WALL			
A. SIDING			
B. SOFFITS			
C. STOREFRONTS			
D. GLASS BLOCK			
E. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES			
B. NON-STRUCTURAL METAL			
C. ROOFING TILES			
D. SINGLE PLY ROOF			
E. OTHER			
5. STRUCTURAL COMPONENTS			
A. WOOD CONNECTORS			
B. WOOD ANCHORS			
C. TRUSS PLATES			
D. INSULATION FORMS			
E. LINTELS			
F. OTHERS			
6. NEW EXTERIOR ENVELOPE PRODUCTS			

NOTES: _____

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. Statewide approved products are listed online @ www.floridabuilding.org