

## CITRUS COUNTY BUILDING DIVISION GUIDE FOR COMMERCIAL PLAN REQUIREMENTS

### **GENERAL NOTES:**

- Submit** a minimum of three (3) sets of plans and three (3) additional floor plans containing all required information and demonstrating compliance with the Florida Building Code (FBC), signed and sealed by an architect or engineer registered in Florida.
  
- Plans to state the Occupancy Classification, Type of Construction and Occupant Load (Gross/Net).
  
- Plans must be drawn ¼" scale (3/16" and 1/8" for oversized projects only) on 24" x 36" paper or larger if needed and to bear the name, address and telephone number of the architect and/or engineer.
  
- Submittal to 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.
  
- Soil boring logs will be required with submittal. Fill shall be compacted and tested in lifts not exceed 12" (FBC 1804.2).
  
- A threshold building inspection plan must be included where applicable.
  
- Plans must bear the following information:
  - Basic wind speed, expressed as 110/120 mph (Km/hr) (3 second gust)  
**(See link to map [http://www.bocc.citrus.fl.us/maps\\_cc/wind\\_design.pdf](http://www.bocc.citrus.fl.us/maps_cc/wind_design.pdf))**
  - 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)
  
- If the project is in the floodplain...
  - A flood elevation survey establishing the grade elevation at the building site is required at permitting.
  - A **PRELIMINARY** flood Elevation Certification or an architect/engineer flood proofing plan must be filled within 21 days of establishing the lowest habitable floor elevation. Any work done during this time is at the sole risk of the permit holder.

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- A **FINAL** Flood elevation Certificate based on finished construction, or an Architect/Engineer flood proofing certification, must be provided prior to receiving your final inspection.
- 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 adequate under pinning to provide 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/Slabs**

- All footing locations, width, depth, compressive strength, reinforcing, section and connection details.
- All vertical downpour locations, horizontal bond beam locations and reinforcing.
- Reinforcing details shall include rebar size, grade, minimum laps.
- Stem wall location, height, width, 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 specifying soil compaction, termite treatment, and vapor barrier.
- Indicate finished grade relative to footing and, in floodplain, show Base Flood Elevation and lowest habitable floor elevation.
- Crawl space, if applicable, showing ventilation, access size and location, height above existing grade.

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### II. Plumbing

- Minimum restroom facilities/required fixtures
- Water supply location
- Building drain location
- Water heater location and type
- Roof drainage, where applicable
- Backflow prevention
- Grease traps, where applicable
- Environmental requirements (dry well, French drain, etc.)
- Plumbing riser diagram
- Fire Sprinkler/standpipe/riser diagram

### II. Gas

- Type of gas (Natural or LP)
- Gas appliance types, locations
- Gas fireplace location; detail (if applicable)
- Combustion air
- Gas piping/riser diagram/shutoffs
- LP Tank/Supply locations
- Chimneys/Vents

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### **IV. Typical Wall Section, Including Window:**

- Show continuous load path from foundation through roof, including window/store front and insulation r values. Specify connections.
- Detail any special conditions; i.e. step in bearing height, entry, etc.
- 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 connections to wall, sheathing w/fastener schedule; roof coverings.
- Indicate wall sheathing w/fastener schedule; vapor barrier, exterior wall finish, veneer w/tie schedule and flashing, etc.
- Note continuous tie beam/top plate/drag strut around entire building, or alternate tie-in/bracing details.
- Interior wall finishing w/fastener schedule; insulation at wall, ceiling and sub floor, if applicable
- Show bracing, fire blocking
- Note: Design Pressure required on plan set for all Window and Door openings (if table from 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 layout and load summary sheet
- Detail truss bracing
- Note roof type (W/installation details if metal)
- Show roof diaphragm w/blocking detail, ceiling diaphragm w/fastener schedule

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- Valley framing detail
- Complete gable end details w/bracing, flat and cathedral ceilings
- All sheer wall locations, details
- Girder location, bearing detail, fastening
- Beam location, size, construction and connector details
- Interior bearing walls, connectors
- Lintel locations, details
- Entry porch/Lanai columns, details
- Frame to masonry connection details
- Header/opening details
- Floor layout, framing and connection details
- Knee wall, pony wall, 2 story wall, construction details
- Fire Wall/Fire-rated wall detail, including rating/Draft stop/Smoke partitions
- Protection of openings/Penetrations in rated walls
- Chimney/chase framing, connectors
- Dormer, skylight, bay window framing and connectors
- Stair and railing detail/Stair pressurization/Smoke evaluation systems/Area of rescue assistance
- Show fire-rated assemblies and separations

- Interior and exterior dimensions

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- Square footage calculations for total imperious, living area, unfinished
- Window locations, sizes, design pressure notation, hazardous locations, and egress window locations and sizes (all to meet windload req.)
- Bearing column size, locations
- Interior bearing wall locations
- Door sizes, locations/Required fire ratings/All exterior doors and installation to meet windload req. Note: At least one exit to be 3' -0 door. Identify required egress exits.
- Show attic access locations and sizes
- Show fireplace/wood stove location and detail, if applicable
- Show fire resistant construction, fire rated separations
- Show special systems detail (elevators, escalators, lifts, etc.)

#### **VI. 2<sup>nd</sup> Story/Elevated Plans**

- 2<sup>nd</sup> Floor framing detail w/connectors
- Floor to floor, floor to roof structure framing and connection details
- Engineering specs for pre-engineered floor framing systems
- Direction, size, span, specie, and spacing of floor joists/framing members
- Beam sizes, locations, and connectors
- Stair location and construction detail including head room, tread and riser dimensions and number, handrails and guardrails indicating height, spacing of balusters and connectors

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**VII. Electrical (May be drawn on floor plan)**

- Panel location/Disconnects/and service size
- Outlets, lights, switches, GFI outlets – location
- Smoke detector location, bath exhaust fan location
- Grounding electrode location
- Emergency systems/Low voltage systems
- All special occupancy requirements
- Load calculations

**VIII. Mechanical**

- Energy calculations/energy form (to accompany plans)
- Ventilation
- Equipment locations (Show on floor plan)
- Combustion air
- Attic air handler detail for installation
- Exhaust details (kitchen, restroom, laundry, etc.)
- Make-up air
- Roof mounted equipment
- Chimneys/Fireplaces/Vents
- Laboratories

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**IX. Elevations (front, rear and side views)**

- Roof pitch, type/material
- Roof ridge vents, size and locations
- Chimney location, height
- Entry construction details
- Eave height
- Guard rails, porches, and stairs
- Window and door location
- Exterior wall finish
- Grade reference and flood plain elevation references, if applicable
- LP Gas Tank locations; if applicable, and anchoring detail if floodplain

**X. Product Approval**

- Completed Citrus County Product Approval Sheet