

**TOWN OF INDIAN RIVER SHORES**  
**BUILDING DEPARTMENT**  
**PERMIT & PLAN REVIEW SUBMITTAL**

SEALED DRAWINGS REQUIRED:(2 SETS, RESI) (3 SETS, COMM)  
**(MAX SIZE 24" X 36")** (All information to be on plans, no attachments)  
Florida Building Code 2007  
NEC 2005

- 1. Completed building and land clearing application (with tree survey).
- 2. Certified Survey
- 3. Recorded Warranty Deed and Notice of Commencement.
- 4. Signed owner contract.
- 5. Site plan with conceptual drainage.
- 6. Sealed Soil Density Reports, (new construction/addition)
- 7. Energy code, completed information and **signed**.
  - a. HVAC sizing calculations/manual J (1 copy)
  - b. Form 600. (2 copies), (1 long & 1 short)
- 8. Code Compliance Certification for 2007 FBC and 2007 Energy Glitch Amendments
- 9. Engineers' letter for certification compliance 130 MPH (FBC 106) / impact with engineer sealed calculations.
- 10. Certification compliance Flood Hazard, (if app.)
- 11. Foundation plan and details.
- 12. Floor plan and details.
- 13. Floor framing plan and details.
- 14. Roof framing plan, connector/fastener schedules, truss layout and **sealed engineering**.
- 15. Roofing materials, attachments & certifications.
- 16. Typical wall sections and details.
- 17. Building sections and details.
- 18. Elevations of structure.
- 19. Mechanical, Plumbing, Electrical plans and diagrams.
- 20. Windows/Doors/Garage door/Shutters - 130 MPH / impact certification.
- 21. Oceanfront property: DNR permit approval and Turtle Lighting Plan.
- 22. Property Owners Association Approval

**\*\*\* Fire Review is required based on Total Cost of New Construction, Additions, Alterations and Repairs of Multi-Family and Commercial Projects.**

## **PLAN SPECIFICATIONS**

\*\* This information is intended to be a guideline and does not necessarily indicate all details required to determine code compliance. \*\*

**Plans submitted must certify compliance with section 106 of the FLORIDA BUILDING CODE 2007 edition.**

CODE COMPLIANCE: PLANS SHALL BE SIGNED AND SEALED BY AN ENGINEER OR ARCHITECT registered in the state of Florida, who shall state that the design submitted has been analyzed and/or designed by the Engineer or Architect to meet section 106 of the FBC.

### **SITE PLAN:**

- \* Certified boundary survey.
- \* Show all streets and rights of way.
- \* North direction indication.
- \* Front, rear and side setbacks of proposed dwelling.
- \* Show proposed finished floor elevation.
- \* Location and elevation of benchmark.
- \* Show conceptual drainage plan.
- \* Tree Survey.
- \* Driveway description.
- \* Lot Coverage and Landscape Percentages

### **FOUNDATION PLAN:**

- \* Indicate foundation type and dimensions.
- \* Width, depth and location of all bearing footers.
- \* Size and number of reinforcement bars, designate corner bends.
- \* CBS construction shall show size and location of vertical steel.
- \* Show location of shear wall segments and reinforcing requirements.
- \* Slab depth and specifications, vapor barrier and termite treatment.
- \* Footings on fill require a density report by a qualified engineer.

### **ELEVATIONS:**

- \* Show all four views of the structure including building heights.

### **FLOOR PLAN:**

- \* Exterior and interior dimensions showing all room sizes.
- \* Show all window, door and misc openings with sizes, locations.
- \* Show bearing and non-bearing walls and partitions.
- \* Show window and door header specifications and sizes.
- \* Specify engineered header type on plans and truss layout.

## **FLOOR PLAN CONTINUED:**

- \* Show attic access location(s) (minimum size 24" x 36").
- \* Plumbing fixtures and all fixed items - cabinets, counters, etc.
- \* Plumbing isometric diagram.
- \* Location of proposed electric meter, main disconnect, and distribution panels.
- \* Location of all electrical outlets, switches and fixtures.
- \* Provide electrical riser diagram, panel schedule and load calculations.
- \* Show all smoke detector and emergency egress locations
- \* Show sizes and locations of all A/C-heat equipment, ducts and registers.
- \* Show & identify accessible bath.

## **TYPICAL WALL SECTIONS:**

- \* Footing types and sizes indicated.
- \* Show wall type and sizes for specified materials.
- \* Vertical details (frame or block wall) with all anchoring details.
- \* Show tie beam/column details and truss anchors or connectors.
- \* Detail tie beam elevation transitions and reinforcing steel.
- \* Specify manufacturer and product ID. with values for connectors.
- \* Specify continuous load path components for code compliance.
- \* Show interior/exterior wall finishes and specifications.
- \* Roof type, sheathing and nailing schedule, roof coverings and finish.
- \* Detail connection of masonry to wood frame construction.

## **ROOF CONSTRUCTION:**

### **CONVENTIONAL FRAME:**

- \* Framing plan detailing bearing walls, headers and connectors
- \* Show lumber grade, size and species.
- \* Detail gable end framing where applicable.
- \* Specify connector mfg. / product Id. or equivalent.
- \* Specify type, grade, thickness of roof sheathing and nail pattern.
- \* Detail ceiling joist material and all mechanical connections.

### **PRE-ENGINEERED TRUSSES:**

- \* Submit mfg. truss layout with all trusses identified clearly.
- \* Submit connector schedule for uplift requirements.
- \* Identify point loading on truss layout when applicable.
- \* Specify type, grade, thickness of roof sheathing and nail pattern.
- \* Show ceiling diaphragm and blocking if applicable.
- \* Submit sealed engineered truss package.
- \* Show roof underlayments and finish coverings.