Florida Building Code Minimum Site Plan Requirements

The following are the minimum site plan requirements per the 2017 Florida Building Code, effective December 31, 2017.

2017 Florida Building Code, 107.3.5 Minimum plan review criteria for buildings. The examination of the documents by the building official shall include the following minimum criteria and documents.

Commercial Buildings / Commercial Structures Site Plan Requirements:

- Parking, Accessible Parking, Sidewalks
- Fire access
- Vehicle loading
- Driving/turning radius, orientation of side lot lines and driveways, and driveway approach flares shown
- Fire hydrant/water supply/post indicator valve (PIV)
- Set back/separation (assumed property lines)
- Location of specific tanks, water lines and sewer lines
- Flood hazard areas, flood zones, design flood elevations, and elevation certificate when required
- 1804.4 Site grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building. 1808.7.4 Foundation elevation. On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches plus 2 percent.

At a minimum the finished floor elevation shall be 12 inches above the average crown of road elevation in front of the lot. To determine the elevation requirements of 1804.4 and 1808.7.4, the finished floor elevation shall be shown, 2 spot elevations shall be provided at the crown of road, spot elevations around the perimeter of the foundation and lot, and stormwater drainage flow arrows shall be provided to show the direction of flow. The site shall be graded in such a manner that stormwater runoff does not adversely affect adjacent lots.
Residential (one- and two-family) Site Plan Requirements:

- Set back/separation (assumed property lines)
- Location of septic tanks, utilities
- Location of sidewalks, and a minimum width of 5’ feet required
- Driving/turning radius, orientation of side lot lines and driveways, and driveway approach flares shown
- Flood hazard areas, flood zones, design flood elevations, and elevation certificate when required
- R401.3 Drainage, or 1804.4 Site grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building. R403.1.7.3 Foundation elevation. On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches plus 2 percent. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. Example: Provide a signed and sealed drainage and grading site plan that does not adversely affect the adjacent lots to allow alternate elevations.

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** Important Note: Commercial and residential construction sites shall have erosion control and silt fencing in place prior to starting any construction.

- J109.3 Interceptor drains. Interceptor drains shall be installed along the top of cut slopes receiving drainage from a tributary width greater than 40 feet (12,192 mm), measured horizontally. They shall have a minimum depth of 1 foot (305 mm) and a minimum width of 3 feet (915 mm). The slope shall be approved by the building official, but shall be not less than one unit vertical in 50 units horizontal (2-percent slope). The drain shall be paved with concrete not less than 3 inches (76 mm) in thickness, or by other materials suitable to the application. Discharge from the drain shall be accomplished in a manner to prevent erosion and shall be approved by the building official. J109.4 Drainage across property lines. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of nonerosive down drains or other devices. J110.1 General. The faces of cut and fill slopes shall be prepared and maintained to control erosion. This control shall be permitted to consist of effective planting. Erosion control for the slopes shall be installed as soon as practicable and prior to calling for inspection. J110.2 Other devices. Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety.

- To meet the Florida Building Code erosion control requirements, please see the attached: Erosion Control & Silt Fencing Typical Details Manual.

** Note: This checklist shows the minimum site plan requirements to be provided per the current Florida Building Code, this does not include site plan requirements by other city divisions.
Erosion Control & Silt Fencing Typical Details Manual
CONTRACTOR'S RESPONSIBILITY

Erosion and Sedimentation controls are performance based criteria. If the BMPs provided do not prevent soils from leaving a construction site, then the Contractor is required to employ additional procedures to provide clean runoff from a site.
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A - Disturbed Earth

2:1 Slope or Flatter

Edge of Channels, Ditches, Swales, Roadside slopes & Undisturbed Earth

PLAN VIEW

N.T.S.

Section A-A

2:1 Slope or Flatter

Edge of channels, Ditches, Swales, Roadside slopes & Undisturbed Earth

SECTION A-A

N.T.S.
CONTRACTOR'S RESPONSIBILITY

Erosion and Sedimentation controls are performance based criteria. If the BMPs provided do not prevent soils from leaving a construction site, then the Contractor is required to employ additional procedures to provide clean runoff from a site.

NOTES:

1. The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto Public Right-of-Way. This may require top dressing, repair and/or cleaning of any measures used to trap sediment.
2. When necessary, wheels shall be cleaned prior to entrance onto Public Right-of-Way.
3. When washing is required, it shall be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.

PLAN VIEW
N.T.S.

SECTION A – A
N.T.S.
CONTRACTOR'S RESPONSIBILITY

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SYNTHETIC BALE AND SILT FENCE

**NOTE:**
Silt fence is preferred, if significant grade exists, synthetic bales may be required to be placed on the downstream side of the silt fence.
CONTRACTOR'S RESPONSIBILITY

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N.T.S.

Building Block Laid 6" from Throat Horizontal.

NOTES:
1. Fibrous filler material in front of block prevents gravel from washing into structure.
2. 2"x4" behind block and across throat helps keep block in place. Place in outer hole of spacer block.
Erosion and Sedimentation controls are performance-based criteria. If the BMPs provided do not prevent soils from leaving a construction site, then the Contractor is required to employ additional procedures to provide clean runoff from a site.

Max Slope 1:1

1' Min. - 2' Max.

Clean out when sediment is 6" below throat.

Leave out block temporarily, insert tile with wire screen and gravel r.

Circular shape is not essential - Vary shape to fit drainage area and terrain. Observe to check trap efficiency and modify as necessary to insure satisfactory trapping of sediment.
CONTRACTOR'S RESPONSIBILITY

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**Stabilize Outermost Bank With Sod or Other Suitable Material**

**Splash Pad and/or Stabilization Required if Pipe Empties into Other Than Body of Water**

**Earth Berm**

**Min. 2:1 Slide Slope**

**Overflow Pipe**

**Min. 2:1 Slide Slope**

**Stabilized Slope**

**Sediment Trap**

**Splash Pad**

**PLAN VIEW**

**SECTION VIEW**

**Water Level During Storm**

**Silence of Erosion Control Sock**

**8' Min.**

**2' Min.**

**N.T.S.**
CONTRACTOR'S RESPONSIBILITY

Erosion and Sedimentation controls are performance based criteria. If the BMPs provided do not prevent soils from leaving a construction site, then the Contractor is required to employ additional procedures to provide clean runoff from a site.

Spacing of Posts

Filter Fabric Material

Backfilled Trench

ATTACHING TWO SILT FENCES

1st Fence

Place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material. Drive both posts about 10 inches into the ground and bury the flap.

N.T.S.

Filter fabric material securely fastened to the post or wire mesh if used.

Approximately 8 inches of filter fabric material must extend into a trench and be anchored with compacted backfill material.

Runoff

Approximate 4"x4" trench

Wood or steel posts

N.T.S.
CONTRACTOR’S RESPONSIBILITY
Erosion and Sedimentation controls are performance based criteria. If the BMPs provided do not prevent soils from leaving a construction site, then the Contractor is required to employ additional procedures to provide clean runoff from a site.

**STEP 1.**
Set stakes

**STEP 2.**
Excavate a 4” x 4” trench upscale along the line of stakes

**STEP 3.**
Staple filter material to stakes and extend it into the trench

**STEP 4.**
Backfill and compact the excavated soil

Points A should be higher than Point B

**PLAN VIEW**

**SECTION VIEW**
CONTRACTOR’S RESPONSIBILITY
Erosion and Sedimentation controls are performance-based criteria. If the BMPs provided do not prevent soils from leaving a construction site, then the Contractor is required to employ additional procedures to provide clean runoff from a site.

STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTENATE DETAIL
TRENCH WITH GRAVEL

NOTES:
1. Inspect and repair fence after each storm event and remove sediment when necessary.
2. Removed sediment shall be deposited to an area that will not contribute sediment off-site and can be permanently stabilized.
3. Silt fence shall be placed on slope contours to maximize ponding efficiency.
Attach filter fabric securely to 2"x4" wood frame, overlapping fabric to next stake.

**PLAN VIEW**

**CONTRACTOR'S RESPONSIBILITY**

Erosion and Sedimentation controls are performance based criteria. If the BMPs provided do not prevent soils from leaving a construction site, then the Contractor is required to employ additional procedures to provide clean runoff from a site.

**NOTES:**

1. Drop inlet sediment barriers are to be used for small, nearly level drainage areas. (Less than 5%).
2. Use 2"x4" wood or equivalent metal stakes. (3' Min. length).
3. Install 2"x4" wood frame to insure stability.
4. Ponding height must be well below the ground elevation downslope to prevent runoff from bypassing the inlet. A temporary dike may be necessary on the downslope side of the structure.
5. Mirafi or approved erosion control fabric shall be wrapped around grate.
6. The method shall not apply to inlets receiving concentrated flows, such as in street or highway medians.

**SECTION A-A**

**DETAIL OF STAKE & FABRIC ORIENTATION**

**ISOMETRIC VIEW**
CONTRACTOR'S RESPONSIBILITY

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Erosion Control

Runoff Water with Sediment

SECTION

N.T.S.

Silt fence is to be installed around synthetic bales.

Area Inlet with Grate

PLAN VIEW

N.T.S.

This method of inlet protection is applicable where the inlet drains a relatively flat area (slopes no greater than 5%) where sheet or overland flows (not exceeding 0.5 cfs) are typical. The method shall not apply to inlets receiving concentrated flows, such as street or highway medians.
CONTRACTOR’S RESPONSIBILITY

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**Shoreline Limits of Construction**

Anchor pt.

**TYPICAL STREAMS, PONDS, AND LAKES**

- Turbidity curtain
- Anchor & anchor buoy
- Barrier movement due to tidal change
- Ill area

**NOTE:** Anchoring with buoys, as shown, removes all vertical forces from the curtain. Hence, the curtain will not sink from wind or current loads.

**Proposed toe of slope**

**Flood**

**Ebb**

**Existing causeway**

**Shoreline anchor p.**

**TYPICAL - OUT TID - ITU-TION**

**PL- IE**

**TYPICAL - OUT STR - KE**

**PROTECTED - TID -**

**PL- IE**

**Note:** This distance is variable.

- S-ike or anchor every 100' (typical)
- Anchor & anchor buoy
- Barrier movement due to tidal change
- Ill area

**Automatic flashing light**

(on at dusk - off at dawn)

**100' on center shall be used**

- in navigable channels only

**Stake or anchor every 100' (typical)**

**Anchor & anchor buoy**

**Barrier movement due to tidal change**

**Fill area**

**Proposed toe of slope**

**Flood**

**Ebb**

**Existing causeway**

**Shoreline anchor p.**

**TYPICAL - OUT TID - ITU-TION**

**PL- IE**

**TYPICAL - OUT STR - KE**

**PROTECTED - TID -**

**PL- IE**

**NOTE:** Anchoring with buoys, as shown, removes all vertical forces from the curtain. Hence, the curtain will not sink from wind or current loads.