ONE AND TWO FAMILY DWELLING PLAN REVIEW CHECKLIST

The plan reviewers at the City of Ocala endeavor to provide thorough and timely plan review based on the 2017 Florida Building Codes. In order for us to do this, it is important that the applicant provide all the information necessary for the review.

Below you will see a checklist of the general items we are looking for. This is not an exhaustive list. Each building is unique and has its own fingerprint. So, the applicant may be required to provide more information. But the list below should be sufficient for most construction projects. While certain things may not apply to your specific project (in which case you can mark N/A), the items marked with an asterisk (*) shall be required on all plans, without exception. Submit plans electronically via ePlans. Contact our office for more information, 352-629-8421.

PLANS PACKAGE
___ * Plans may be signed/sealed or per approved alternative design (submit via ePlans)
___ * Wind speed, exposure type, wind importance factor, building category, pressure coefficient for all windows and doors, design criteria per Florida Building Code
___ * Designer’s name, address, certification number on all pages, all pages numbered, labeled and addressed
___ Location of septic tank
___ Location of type of underground facilities, utilities and easements
___ Approved site plan required
___ *Plans site specific

ELEVATIONS
___ Front, rear and side views with dimensions ___ Windows and door locations
___ Exterior wall finish
___ Unusual grade – elevation
___ Chimney location
___ Roof pitch

FLOOR PLAN
___ * Floor Plan
___ * Square footage
___ Tempered glass at hazardous locations ___ Egress windows labeled
___ Label sizes of all doors and windows ___ Interior load bearing walls shown

FOUNDATION
___ Footer locations, depth and width
___ Rebar grade and size
___ Vertical cell locations
___ Slab description

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___ Minimum 12" below undisturbed surface
___ Wood clearance to ground shown
___ Column footing and pad locations
___ Interior footing, location and detail
___ Floor framing details and layout
___ Access and vent size and location

MASONRY WALLS
___ Vertical steel detail
___ Typical lintel and tie beam
___ Typical wall and opening detail
___ Bearing detail of wall to block wall
___ Exterior finishes and wall coverings ___ Change in height detail
___ Non-continuous lintel and bond beam ___ Retaining wall detail and limits
___ Ceiling, eave height and overhang projection

FRAME WALLS
___ Bearing wall construction
___ Header and opening details
___ Anchor bolts spacing and size
___ Wall sheathing and nailing schedule ___ Connectors listed
___ Interior bearing wall details
___ 2 story wall construction detail
___ Fire wall detail and rating
___ Ceiling eaves and overhang projection

ROOF FRAMING
___ Truss Engineering (Usually provided by
truss manufacturer) with uplift detail
___ Correct truss layout
___ Common framing layout and details (This requires engineer to sign and seal plans)
___ Marked strapping locations
___ Strap schedule
___ Truss bracing and blocking
___ Roof sheathing and nailing schedule
___ Valley framing detail
___ Girder location and strapping required
___ Interior bearing wall detail
___ Gable end details and bracing requirements ___ Roof covering type and installation
ELECTRICAL
___ Service amps
___ Smoke and carbon monoxide detector locations labeled
___ Electric layout and panel location

MECHANICAL
___ Equipment locations
___ Signed energy form
___ Manual J
___ Approved structural details for air handlers installed in attic area
___ Duct layout

PLUMBING
___ Water heater location
___ Fixture location and layout

GAS SYSTEM ___ LP
___ Natural

CONSTRUCTION DETAILS NEED DETERMINED BY INDIVIDUAL PLAN
___ Stair, landing and railing details
___ Bay window detail
___ Chimney framing detail
___ Dormer framing detail
___ Entry construction detail
___ Column strapping detail
___ Post to beam and slab connectors
___ Glass block installation details
___ Skylight framing details
___ 2nd Floor layout and connectors detail ___ Knee wall construction detail
___ Attic access location and size
___ Current product approval numbers

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