



Building Division
201 SE 3rd STREET (Second Floor)
OCALA, FL 34471
Phone: (352) 629-8421

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



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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