



## Marion County Board of County Commissioners

### Building Safety ♦ Plans Review

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2400  
Fax: 352-438-2464

## **PLANS REVIEW GUIDELINES – SINGLE FAMILY RESIDENCE**

**NOTE:** Building code compliance is the obligation of design professionals and/or contractors. Plan review and inspection guidelines are to be used to ensure that construction plans and construction projects, at a minimum, address the same code priorities that the Marion County Building Department will be looking at during plan review and inspection. These guidelines are not all inclusive. Additional requirements in the Florida Building Code 5<sup>th</sup> edition and the Florida Building Code Residential 5<sup>th</sup> edition may also apply to your project. If you need assistance with a code question please consult the Florida Building Code 5<sup>th</sup> edition, the Florida Building Code Residential Code 5<sup>th</sup> edition, [www.floridabuilding.org](http://www.floridabuilding.org) or contact the Building Department at (352) 438 -2400.

**A. SITE PLAN:** Four [2] copies of site plan

(Use site plan form, survey, or other paper, as long as it is drawn to scale and contains all required information)

\*\*\*\*SEE SITE PLAN REQUIREMENTS INSTRUCTION SHEET\*\*\*\*

**B. BUILDING CONSTRUCTION PLAN:** Two [2] sets of plans:

1. Dimensioned and drawn to scale
2. Plans shall include:
  - Foundation plan
  - Elevations
  - Floor plan- of each floor
  - Wall sections- from foundation through roof, including structural details
  - Lintel/header schedule
  - Window/door schedule
3. Roof framing/ Truss plan- showing rafter size and spacing, truss layout and design load summaries, location and designation of uplift connectors.
4. Egress, including egress window size and location
5. Handicap accessible bath access
6. Wall and ceiling details for garage
7. Wall and roof flashing location and details for protection of water intrusion

**C. WIND LOAD PROVISIONS:**

1. Plan must be sealed by an Engineer/Architect **or** certified by the Contractor
2. Plan shall specify whether the FBC Residential 5<sup>th</sup> edition or an alternate methodology listed in FBC Residential 5<sup>th</sup> edition Section R301.2.1.6 is used to meet the wind design requirements of the code
3. Plan shall specify wind speed, importance factor, wind exposure, internal pressure coefficient, and design pressure for all the Openings of the building
4. Provide two (2) applicants signed Product Approval Specification Sheet for exterior envelope components including but not limited to doors, windows/mullions, siding, roofing, skylights/garage doors, vents, soffits

**D. ELECTRICAL PLAN:** Two (2) sets of plans showing all electrical devices of the system as well as the smoke alarms, meter location, panel size/location, and weatherproof/GFCI receptacle locations

**E. PLUMBING PLAN:** Two (2) set of plans showing the location of all the plumbing fixtures FPC 5<sup>th</sup> edition Table 403.1

**F. MECHANICAL PLAN:**

1. Two (2) sets of plans including a duct layout, Manual D and Manual J
2. Two (2) sets of the Florida Energy Calculation Form, signed by preparer and owner / agent
3. Two (2) Gas plans indicating type of gas, working pressure, pressure loss, appliance demand, total developed length

Plan 10 - rev 8-15

*“Meeting Needs by Exceeding Expectations”*