

**CITY OF LAKELAND
BUILDING INSPECTION DIVISION**

RESIDENTIAL PLAN REQUIREMENTS

Residential plans must be a **minimum** of **18" X 24"** with the address appearing on each page of the drawings. Two duplicate sets of construction drawings according to state approved design methods are required with completed and signed energy forms. The following items **MUST** be included on construction drawings submitted for review:

A. PLOT PLAN:

- Complete legal description and address of property.
- Legal description printout with owner information obtained from Property Information Department.
- Existing dimensions of property lines.
- Location of streets abutting site.
- Location, dimensions and setback distances of all existing or proposed buildings or structures on site.

B. FOUNDATION PLAN:

- Footing size
- Slab thickness & elevation
- Concrete and reinforcement specifications
- Anchor sizes and locations
- Soils and moisture protection information
- High water mark elevation if located in the flood plain

C. WALL SECTION:

- Cross section of each typical wall
- Type, height, specification, spacing & size
- Anchor types & locations
- Truss type & spacing (engineering required)
- Roof type & specifications including overhang
- Insulation type and "R" value (same as shown on energy code)
- Vertical reinforcement for masonry walls
- Tie-beam reinforcement
- Foundation details

D. FLOOR PLAN:

- Dimensions
- Opening sizes (windows & doors), types, and locations
- Room usage (bedroom, family room, kitchen, etc.)
- Fire protection
- Egress
- Square footage table →

Habitable Space	xxxx
Garages/Carports	xxx
Porch/Entry	xxx
Patios	<u>xxx</u>
TOTAL	XXXX

Sample Square Footage Table

E. ELECTRICAL PLAN

- Location of service
- Location of fans, receptacles, lights, etc.

ENERGY FORMS:

- Florida Energy Efficiency Code for Building Construction
- Two (2) copies of form 600 A, B. or C - 04
- One (1) Manual "J"
- One (1) Energy Guide

INSTALLATION SHEETS AND/OR PRODUCT APPROVAL FOR:

- Structural components
- Roofing Products
- Skylights
- Siding, soffit
- Exterior doors (include garage)
- Windows
- Shutters