



BAY COUNTY

**Builders Services Division
April 2022**

Building Plan Submittal Requirements

Renovation/Interior Alteration/Repair Permits, 1- & 2-family:

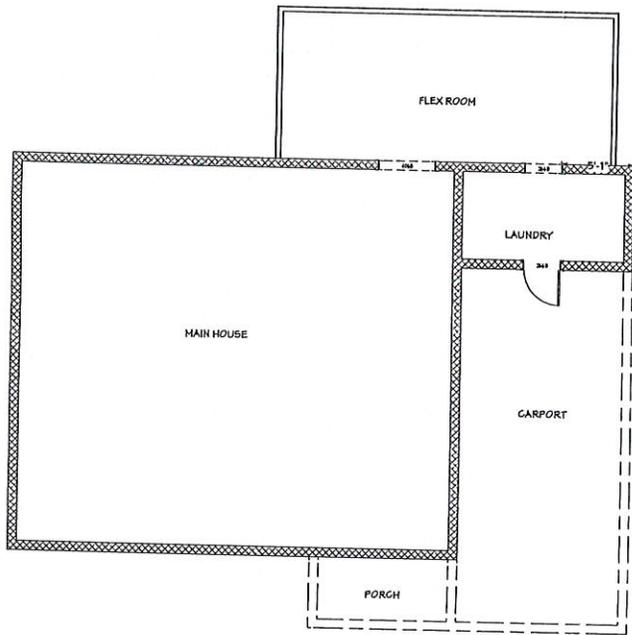
- Floor plan showing existing building interior layout, locations of demolition, and proposed finished interior layout. If interior or exterior walls or partitions are to be added, moved or relocated, dimensions of new walls are to be clearly marked on floor plan. Floor plan must clearly indicate all locations of work by hatching or shaded areas, extent of work to be completed in marked areas, and clearly describe in detail the extent of work to be performed.
- Dimensions of interior wall layout to fixtures and room width/lengths to be provided, where applicable to work area. Floor plan to clearly and accurately indicate structural modifications and repairs to walls/roof structure. Structural modifications and/or changes may require documentation from a Registered Design Professional (*Architect/Engineer*), subject to review by the Building Official.
- Provide R-value of insulation and compliance with the Florida Building Code, Energy Conservation where proposed work meets the definition of a *Renovated Building*.
- Details of work must be sufficient in clarity that any inspector visiting the site will be able to discern when/where the inspection is limited to, that the work being inspected is ready for inspection, and if the scope of work under the permit has been exceeded or work has been sufficient completed to warrant an inspection.
- Exterior window and door replacement permit applications must be accompanied by a floor plan showing all openings, each opening to be replaced and rough opening dimensions, assembly information indicating compliance with the wind provisions of the Florida Building Code, site specific design pressures, locations of interior rooms labeled for use (*bedroom, bathroom, etc.*), and labeled emergency escape and rescue openings.
- Exterior additions, deck, and dock, shall comply with the Florida Building Code section 107.1 through 107.3. Wind design data in accordance with section 1603.1.4 shall be shown on the construction documents.

1-& 2-Family Dwelling Construction Documents, Prescriptive Wind Design Methods R301.2.1.1:

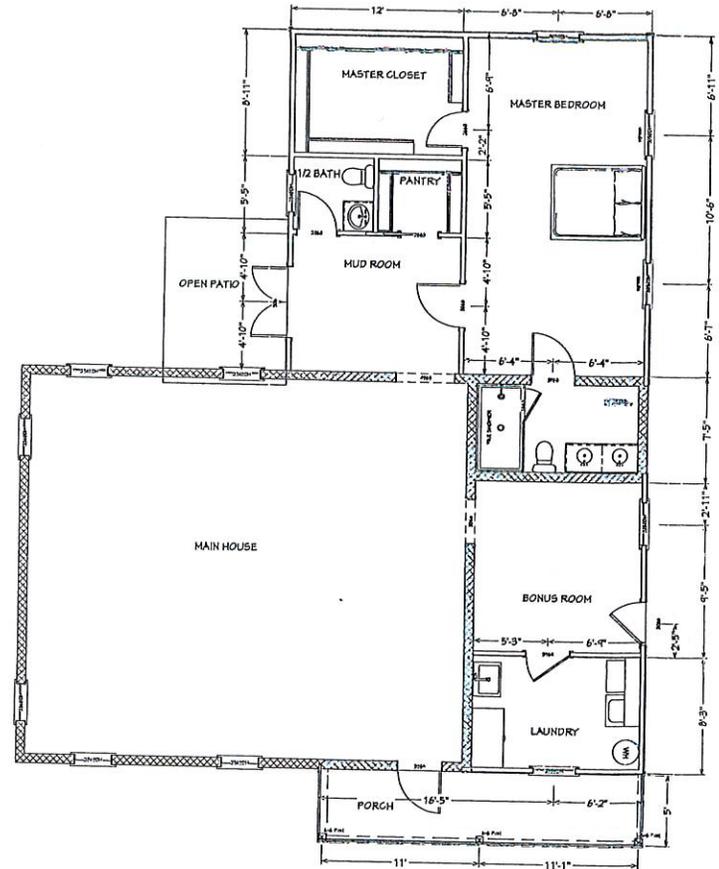
- Construction documents shall indicate specific code sections, and methods therein, used for the design and construction of the main-wind force-resisting system from the foundation through to the roof sheathing. Sections 107.1 through 107.2.7, and associated sections, of the 2020 Florida Building Code shall be shown within the construction documents.
- Section 107.2.2 shall not be required for 1- & 2-Family Dwellings.
- Construction documents shall indicate current code cycle for each prescriptive document used to design the main-wind force-resisting system.
- Wind design data listed in Section 1603.1.4 shall be provided within the construction documents.
- Where a building of otherwise conventional construction contains structural elements exceeding the prescriptive limitations of Section R301 or otherwise not conforming to the 2020 Florida Building Code Residential, these elements shall be designed in accordance with accepted engineering practice.
- Construction documents shall depict a complete load path from the foundation through to the roof covering. Each connection point shall be indicated with the connector type and rating. All conventional framing shall show lumber dimensions, spans, and framing on-centers. Truss system and beam point loads shall be shown with a complete load path through to the foundation.
- All engineered lumber used in the support or distribution of loads shall be identified and provided with span ratings from the manufacturer and installation instructions.
- All components and cladding systems shall be indicated with an approval number or comply with Florida statute 553.8425 Local Approval.
- Glazed opening protection, where required, shall be shown and approval documentation for glazed opening protection shall be provided.

Below are general examples of building and renovation illustrations. These examples are strictly for illustrative purposes only and plans looking similar to these examples are not assumed to be acceptable. Each set of building plans submitted is unique and may require more information due to its location (i.e. flood and wind zones), construction cost (i.e. energy and flood issues), and other building requirements required by the Florida Building Code.

Addition



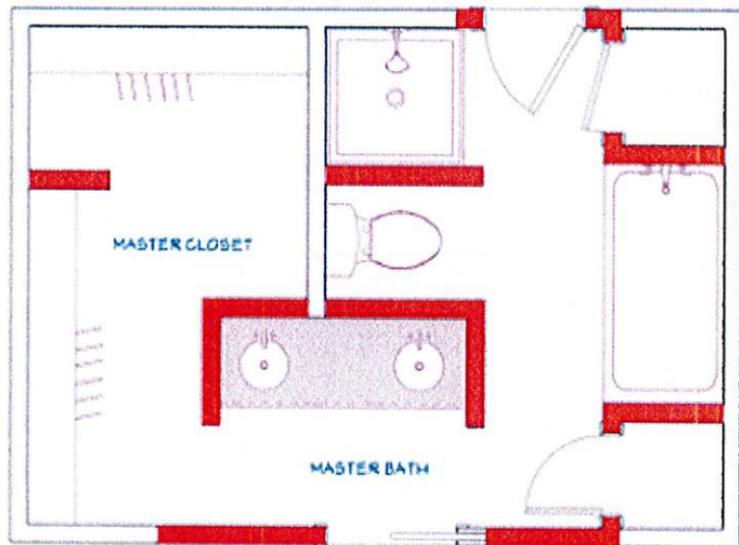
EXISTING RESIDENCE



PROPOSED ADDITIONS

Bathroom Remodel

DOOR TO GUEST ROOM



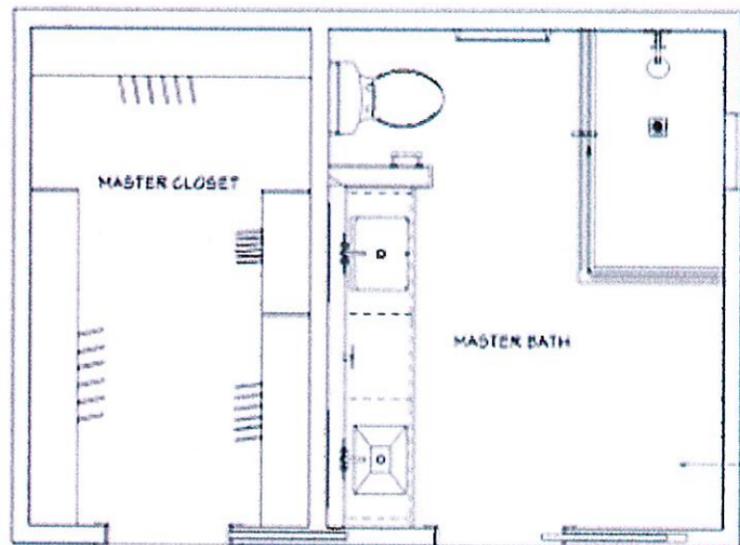
MASTER CLOSET

MASTER BATH

EXISTING WALLS

EXISTING WALLS TO BE REMOVED

BEFORE REMODEL



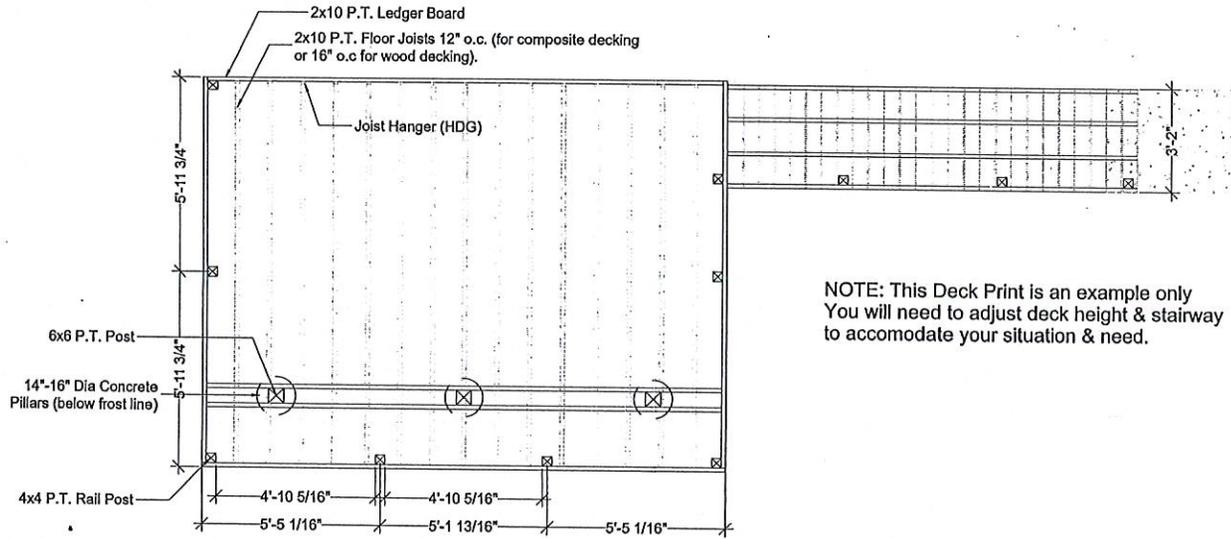
MASTER CLOSET

MASTER BATH

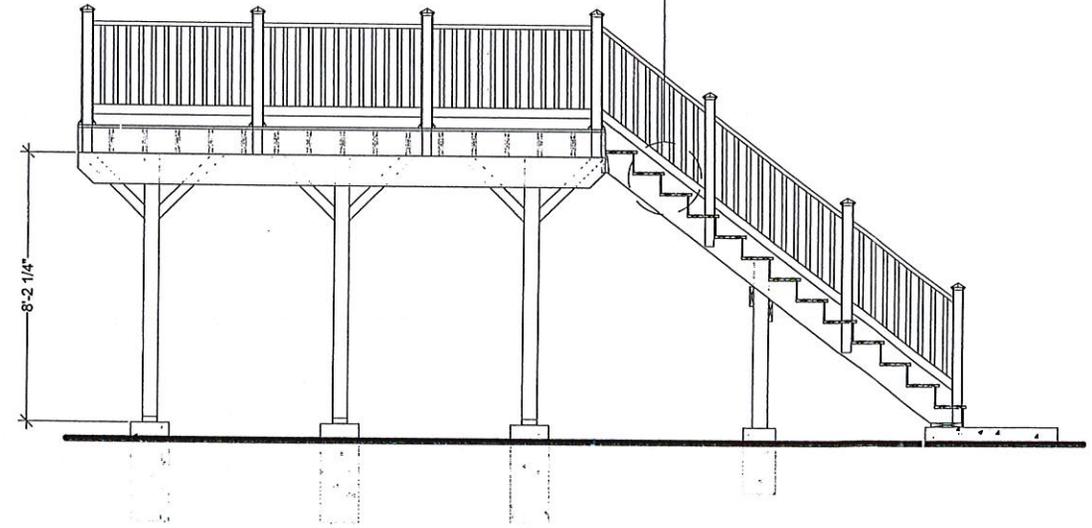
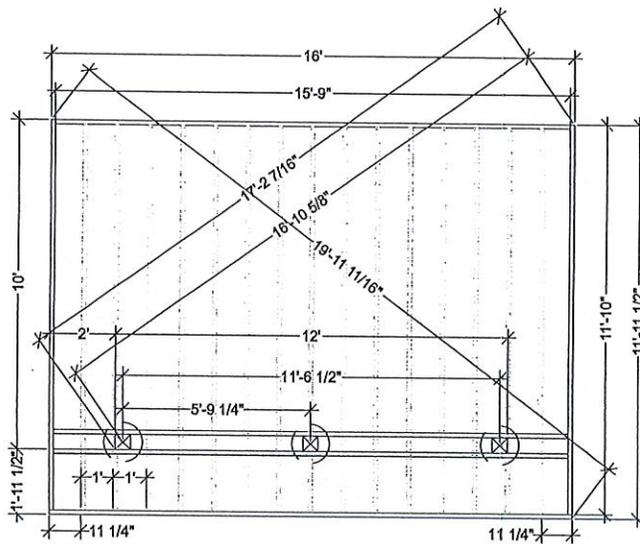
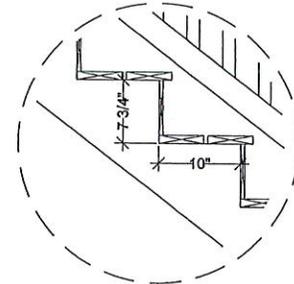
SPACE FOR
CLIENT SUPPLIED
FURNITURE LINEN
PRESS

PROPOSED FLOOR PLAN

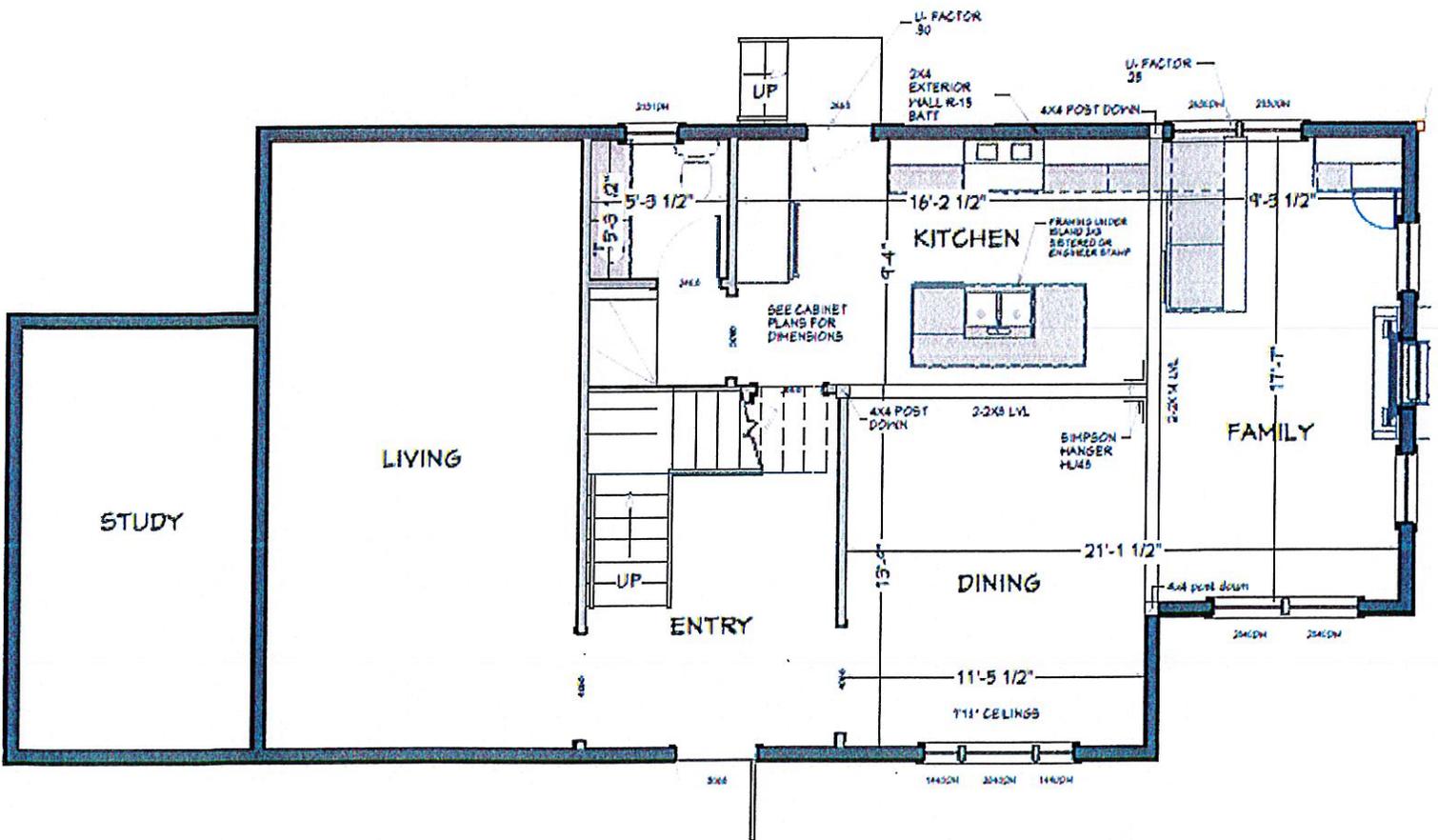
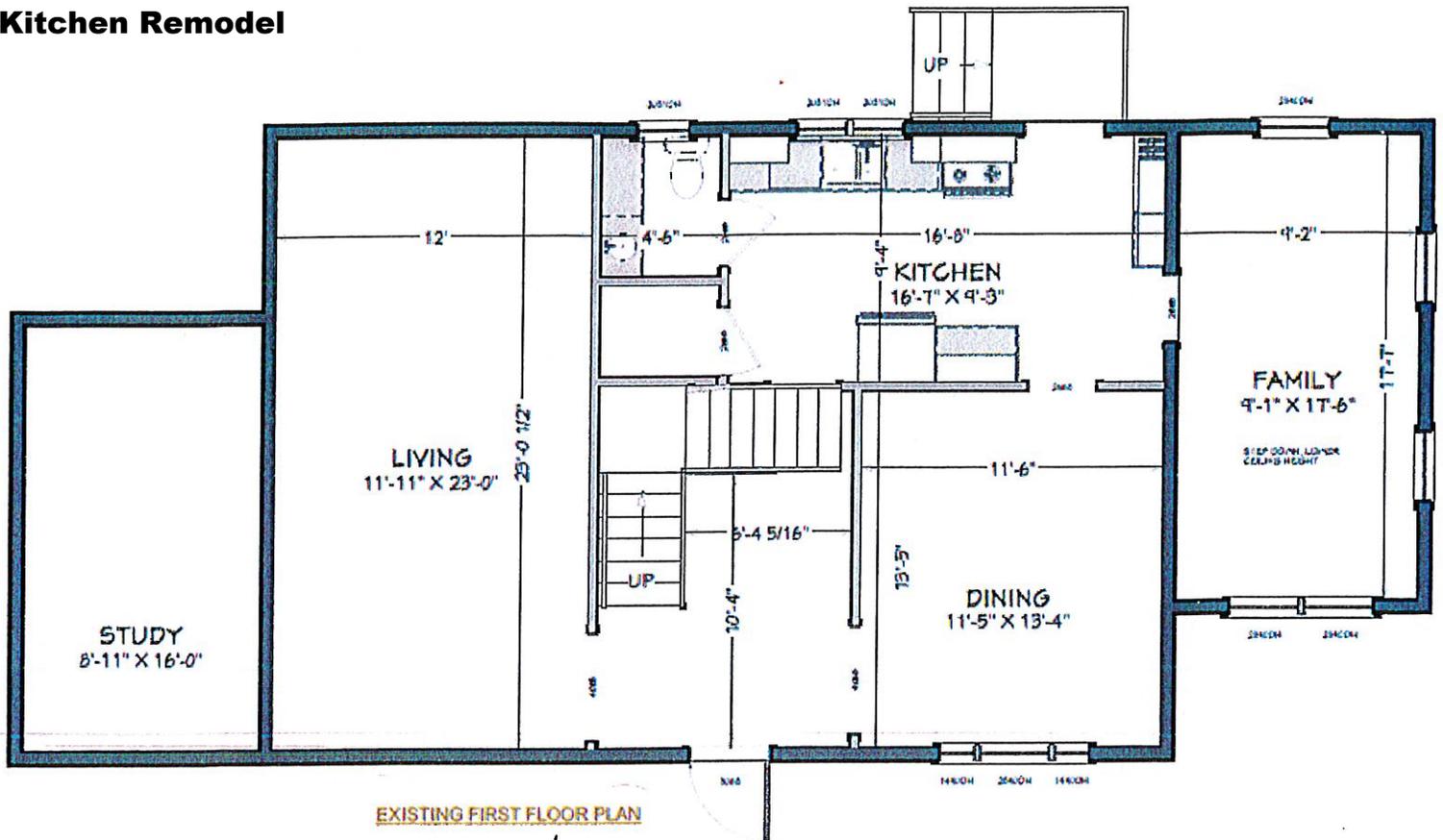
Elevated Deck



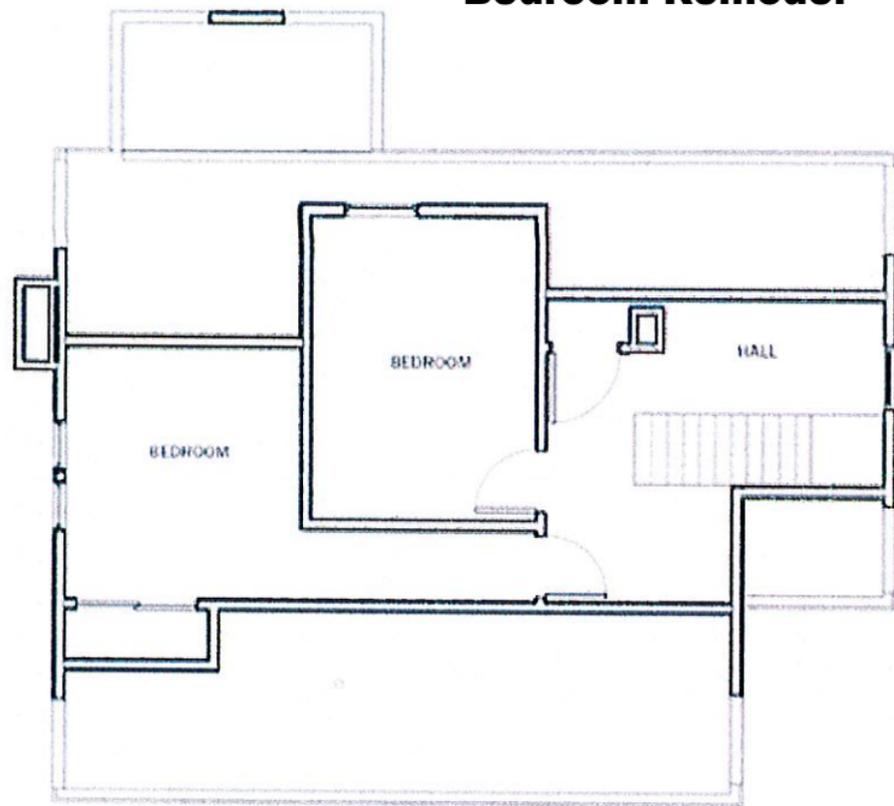
NOTE: This Deck Print is an example only
 You will need to adjust deck height & stairway
 to accommodate your situation & need.



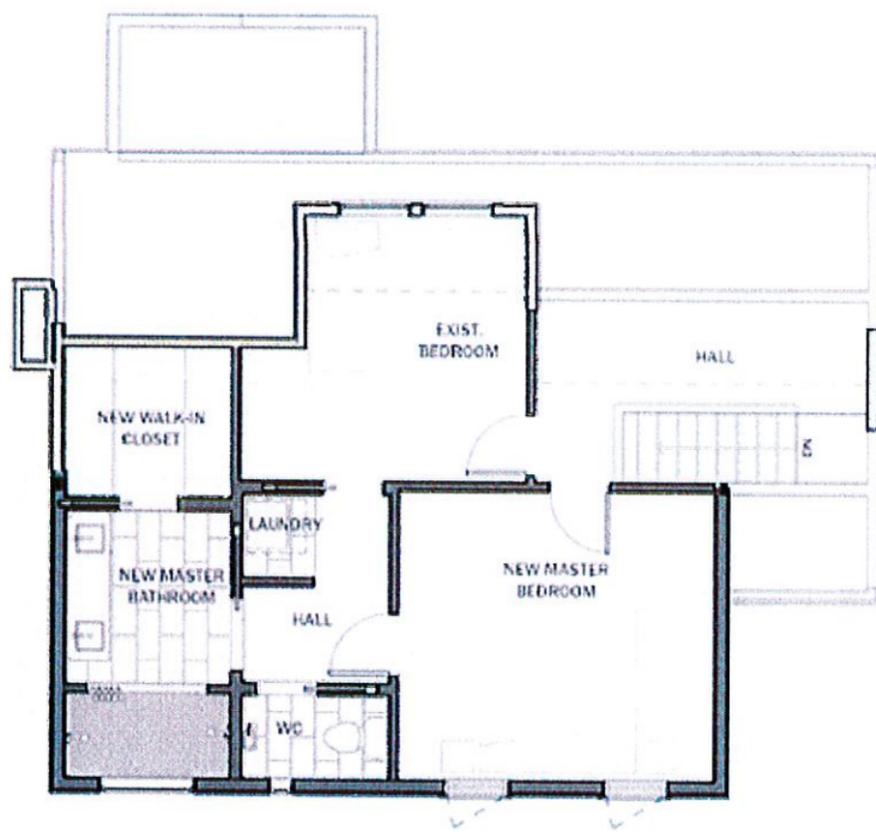
Kitchen Remodel



Bedroom Remodel



Existing



New

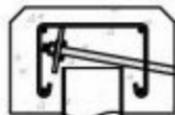
Proposed Seawall

(4) # 5 CONTINUOUS REBAR

#3 STIRRUPS 12" O.C. FOR 2 FEET ON EACH SIDE OF TIEBACK. 24" O.C. ELSEWHERE

(2) #5 X 24" BEHIND EACH TIE ANCHOR

1/2 X 6 X 6 PLATE
HEAVY NUT AND WASHER



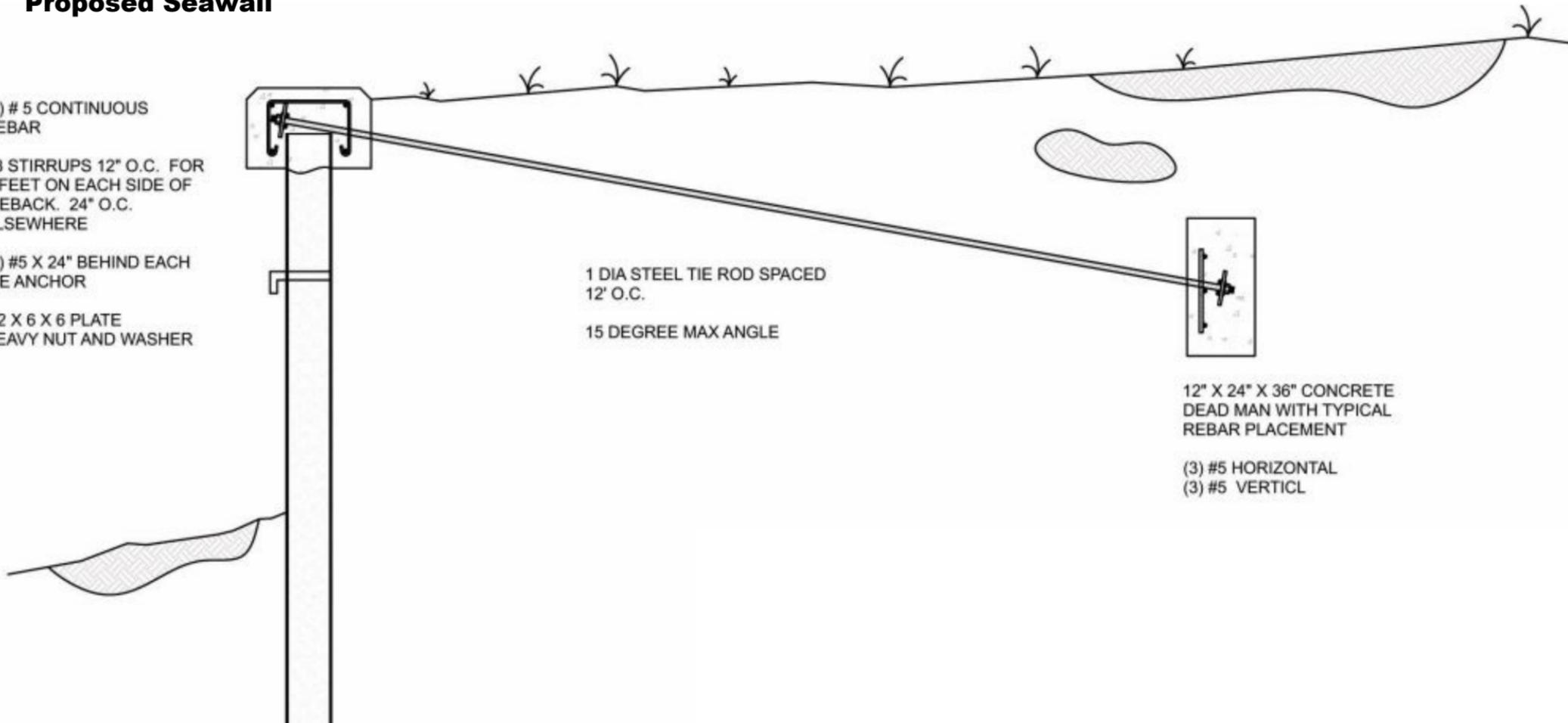
1 DIA STEEL TIE ROD SPACED 12' O.C.

15 DEGREE MAX ANGLE



12" X 24" X 36" CONCRETE DEAD MAN WITH TYPICAL REBAR PLACEMENT

(3) #5 HORIZONTAL
(3) #5 VERTICL



Wind Design Data

BUILDING CODES:

2020 FLORIDA RESIDENTIAL CODE 7TH EDITION

4 WFCM 2018 EDITION - CHAPTER 3, PRESCRIPTIVE METHOD. PERFORATED SHEARWALLS

SDPWS, SECTION 4.3.3.4.1, ASPECT RATION 3.5:1

BASIC WIND SPEED, 140 MPH (ULT) 108 MPH ALLOWABLE STRESS DESIGN

EXPOSURE CATEGORY, R301.2.4.3 = "C"

GUST EFFECT FACTOR, 1.0

BUILDING CLASSIFICATION = ENCLOSED

INTERNAL PRESSURE COEFFICIENT, (+0.18, -0.18)

OCCUPANCY CLASSIFICATION, RESIDENTIAL

RISK CATEGORY, II

DEAD AND LIVE LOADS:

ROOF LIVE LOAD, 20 PSF

ROOF DEAD LOAD, 10 PSF

CEILING DEAD LOAD, 10 PSF

FLOOR LIVE LOADS, 40 PSF

FLOOR DEAD LOADS, 20 PSF

Shear Wall Design Detail

		TABLE 3.17A EXPOSURE C / SDPWS 4.3.3.4.1 (3.5:1)	MIN. WALL LENGTH 2' 1/4"
BLOCK	WALL LENGTH	MIN. SHEAR WALL REQUIRED	ACTUAL SHEAR WALL
BLOCK #1	21'	$10.6' \times 1.01 / .81 = 13.2'$	24' BACK WALL, 14'-10" FRONT WALL
21'X31'-2"	31'-2"	$9.2' \times 1.01 / .81 = 11.48'$	21'-1 3/4" LEFT WALL, 16'-10" RIGHT WALL
BLOCK #2	21'	$10.6' \times 1.01 / .81 = 13.2'$	14'-10" BACK WALL, 15'-1 1/2" FRONT WALL
21'X20'-10"	20'-10"	$9.2' \times 1.01 = 9.3'$	10'-1 3/4" LEFT WALL, 14'-10" RIGHT WALL
BLOCK #3	12'	$4.1' \times 1.01 / .81 = 5.2'$	5'-2 1/2" BACK WALL, 5'-1 1/2" FRONT WALL
12'X8'	8'	$4.1' \times 1.01 / .81 = 5.2'$	8'-0" LEFT WALL, 8'-0" RIGHT WALL

SHEAR WALL PLAN

SCALE: 1/4" = 1'-0"



- TYPICAL EXTERIOR WALLS
- 1/16" MIN SHEATHING ONE SIDE
 - NAILED W/ 8D NAILS 3" EDGES & 6" FIELD
 - 1/2" MIN. SHEETROCK 1 SIDE



- EXTERIOR SHEAR WALLS
- 1/16" MIN SHEATHING BOTH SIDES
 - NAILED W/ 8D NAILS 3" EDGES & 6" FIELD
 - 1/2" MIN. SHEETROCK 1 SIDE



- INTERIOR SHEAR WALLS
- 1/16" MIN SHEATHING ONE SIDE
 - NAILED W/ 8D NAILS 3" EDGES & 6" FIELD
 - 1/2" SHEETROCK MIN. BOTH SIDES