



Building Division
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New Construction/Addition Checklist

Single Family Dwellings, Accessory Dwelling Units & Duplexes

This checklist is a submission guide for the minimum plan review criteria as required by the Florida Building Code. The submittal must include the following items that are applicable to your project and indicate compliance with the current edition of the Florida Building Code – Residential.

GENERAL REQUIREMENTS:

<input type="checkbox"/>	<p>PERMIT APPLICATION – Apply online at www.PermitGNV.com - Do not upload construction documents to PermitGNV. All construction documents must be submitted to ProjectDox for review, which you will receive access to <u>after</u> the permit application is applied for and paid.</p> <p>Note: All sub trade work will require separate permits. (Electrical, mechanical, plumbing, gas, etc.)</p>
<input type="checkbox"/>	<p>SUBMITTAL QUALITY –</p> <ul style="list-style-type: none"> • File names must clearly identify the content and/or be named with the sheet number and title. • All files must be clear & legible. “Optional” details must be marked off or voided, if not used. • All files must be orientated properly w/out requiring further rotation to read. • All files must have a 4" x 4" blank area at the top-right corner of the page reserved for City Seal. • Drawings must include owner's name & project address. • Drawings must be drawn to an approved scale or show the dimensions of all rooms/areas. • Drawings must be submitted as individual files. Min. drawing sheet size 11"x17" - No Max.
<input type="checkbox"/>	<p>DESIGNER OF RECORD - Designer’s name, signature, and license number (if applicable) must be shown on the drawings. If created by a licensed architect or engineer, the drawings and documents must be digitally signed as required by Florida Statute.</p>

SUBMITTAL REQUIREMENTS:

<input type="checkbox"/>	<p>SITE PLAN must show the following:</p> <ul style="list-style-type: none"> • All existing buildings/structures on the lot, clearly labeled. • Locations of driveway/sidewalks • Trees within 50ft of the work area and provide barricade details to protect all regulated trees. <ul style="list-style-type: none"> ○ No trees to be removed without City approval. • Utilities and easements including any well or tank locations, if applicable. • Dimensions of the lot including building set-back lines • Provide and show the distances from the proposed structure to all adjacent property lines. • Provide the North directional arrow and label all adjacent streets. 		
<input type="checkbox"/>	<p>BUILDING PLANS must show the following:</p> <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • Accurate Floor Plan w/ Dimensions • Egress & Hazardous Window Locations • Wall / Floor / Roof Sections • Foundation Plan (w/ Finished Floor Elevation) • Rafter / Ceiling Joist Layout • Truss Drawings and Truss Layout • Exterior Elevations • Energy Forms • FL Product Approval Form • Plumbing Fixtures & Locations </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • Shower Pan Detail / Info • Tub / Shower Controls • Manual J & D - AHRI Report • Mechanical Equipment Locations • Gas Appliances & Locations • Gas Riser Diagram • Panel/Outlets/Fixtures • Service Size & Location • Smoke / CO Detectors • Signed & Sealed Engineering - Structural and Windload Analysis </td> </tr> </table>	<ul style="list-style-type: none"> • Accurate Floor Plan w/ Dimensions • Egress & Hazardous Window Locations • Wall / Floor / Roof Sections • Foundation Plan (w/ Finished Floor Elevation) • Rafter / Ceiling Joist Layout • Truss Drawings and Truss Layout • Exterior Elevations • Energy Forms • FL Product Approval Form • Plumbing Fixtures & Locations 	<ul style="list-style-type: none"> • Shower Pan Detail / Info • Tub / Shower Controls • Manual J & D - AHRI Report • Mechanical Equipment Locations • Gas Appliances & Locations • Gas Riser Diagram • Panel/Outlets/Fixtures • Service Size & Location • Smoke / CO Detectors • Signed & Sealed Engineering - Structural and Windload Analysis
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<input type="checkbox"/>	<p>FOR ADDITIONS ONLY – Provide a written scope of work. A scope of work form is available on the City website, under Building Forms. Fill in each section and/or check the boxes if no work is being done.</p> <p>BUILDING PLANS must include an existing floor plan and elevations.</p>		