

Areas of Special Consideration during Residential Construction Activities

Plans Review Phase

- Prior to permit application submittal, make certain the access panel to motors and pumps within whirlpool bathtubs are not shown on plans. **P2720.1 Access panel:** Access shall be provided to circulation pumps in accordance with the fixture or pump manufacturer's installation instructions. Where the manufacturer's instructions do not specify the location and minimum size of field-fabricated access openings, a 12-inch by 12-inch (305 mm by 305 mm) minimum size opening shall be installed for access to the circulation pump. Where pumps are located more than 2 feet (610 mm) from the access opening, an 18-inch by 18-inch (457 mm by 457 mm) minimum size opening shall be installed. A door or panel shall be permitted to close the opening. In all cases, the access opening shall be unobstructed and be of the size necessary to permit the removal and replacement of the circulation pump.
- Provide the make and model number of the air-conditioning cooling equipment on the building plans as required by the Florida Energy Efficiency Code. **403.6.1 Equipment sizing.** The manufacturer and model number of the outdoor and indoor units (if split system) shall be submitted along with the sensible and total cooling capacities at the design conditions described in Section 302.1.
- Include the truss layout drawings with the permit application. Framing subcontractor and framing inspector require truss drawings and layout plans to ensure trusses are installed as per both the design engineer specifications and the wood trusses section of the Florida Building Code, *Residential*. **R802.1.6.1 Truss design drawings:** Truss design drawings, prepared in conformance to Section R802.1.6.1, shall be provided with the building official and approved prior to installation. Truss design drawings shall include, at a minimum, the information specified below. Truss design drawing shall be provided with the shipment of trusses delivered to the jobsite.
- The original orientation of the house shown on the approved site plan must be maintained throughout construction. Any change to the orientation of the home on the approved site plan must be resubmitted to DSEM so the changes may be reviewed and approved by Development Services, Environmental Services and Building Inspection Division staff.
- Ensure the perimeter edge of a monolithic slab is of sufficient depth. Eighteen inches minimum depth is required as identified in the following code sections. **R403.1.4 Minimum depth:** All exterior footings shall be placed at least 12 inches below the finished grade. **PROTECTION AGAINST DECAY R317.1 Location required:** Wood siding, sheathing and wall framing on the exterior of a building shall have a clearance of not less than 6 inches from the finished grade.
- To avoid potential flood damage, ensure the proper slope of grade away from the building. **Section 10-8.301(j) Leon County Land Development Code:** In order to prevent flood damage due to overland sheet flow, all newly constructed detached single family, duplex, triplex and quadraplex structures and substantial improvements of structures, regardless of

their location in or outside of an area subject to flooding, shall have their lowest finished floor elevation a minimum of one foot higher than the finished grade elevation at a distance of five feet from the foundation.

- Ensure the cost of improvement section of the application is completed accurately. In order to verify compliance with Florida Statute 713 (Construction Lien Law), accurate cost of improvement information must be supplied by the applicant. Failure to do so could lead to disciplinary action against the contractors' license.

Inspection Phase

- Ensure that the FEMA Elevation Certificate that establishes the finished floor elevation is posted on the jobsite for slab and lintel inspections. A blank copy may be obtained on page 13 of the following document on the FEMA website: <http://www.fema.gov/pdf/nfip/manual200805/08cert.pdf>
- A Notice of Commencement, certified copy or notarized statement that a Notice of Commencement has been filed with the Clerk of the Court's Office must also be posted on the jobsite as required by Florida Statute 713.13. **FS 713.13, Notice of Commencement:** Except for an improvement that is exempt pursuant to s. 713.02(5), an owner or the owner's authorized agent before actually commencing to improve any real property, or recommencing completion of any improvement after default or abandonment, whether or not a project has a payment bond complying with s. 713.23, shall record a notice of commencement in the clerk's office and forthwith post either a certified copy thereof or a notarized statement that the notice of commencement has been filed for recording along with a copy thereof.
- For construction involving stairways (i.e. rise, run, landings, rails), ensure compliance as required by the means of egress section of the Florida Building Code, Residential. **R311.7.4.1 Riser height:** The maximum riser height shall be 7¾ inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. **R311.7.4.2 Tread depth:** The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.
- Landings at the top and bottom of each stairway. **R311.5.4 Landings for stairways:** There shall be a floor or landing at the top and bottom of each stairway. **Exception:** A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs. The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel.
- Handrail construction on flights of stairways. **R311.7.7 Handrails:** Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more

risers. **R311.7.7.1 Height:** Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches.

- Avoid excessive cutting and notching of structural members as per the cutting, drilling and notching section of the Florida Building Code, Residential. **R602.1.4 Drilling and notching—studs:** Drilling and notching of studs shall be in accordance with the following:
 1. Notching. Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25 percent of its width. Studs in nonbearing partitions may be notched to a depth not to exceed 40 percent of a single stud width.
 2. Drilling. Any stud may be bored or drilled, provided that the diameter of the resulting hole is no more than 60 percent of the stud width, the edge of the hole is no more than 5/8 inch (16 mm) to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior walls or bearing partitions drilled over 40 percent and up to 60 percent shall also be doubled with no more than two successive doubled studs bored.
- A Certificate of Occupancy should only be requested once all necessary final inspections approved. The biggest problems seems to be; A) not having an approved driveway final inspection if the jobsite is located on a County maintained road, B) for multi-family, commercial, and industrial construction, not having an approved fire inspection final, C) not having an approved septic tank final inspection from the Health Department, (606-8359) if the site has a septic tank.
- Prior to scheduling an inspection, please confirm all construction activities are completed. All inspection requests called into the IVRS before midnight will be inspected the following workday. To ensure your inspection will be performed, the work should be ready to inspect by 8:00am on the day the inspection is requested. Work not ready by 8:00am may be disapproved if the inspector arrives at the site before the work is complete. All time specific inspection requests should be verified with your inspector. Inspectors may be contacted each morning Monday through Friday between the hours of 7:30 and 8:00a.m.
- Provide accurate breaker sizes for new and retro-fit a/c systems. **NEC Article 440.6 (A) Refrigerant Motor-Compressor:** For a refrigerant motor-compressor, the rated-load current marked on the nameplate of the equipment shall be used in determining the rating or amperage of the disconnecting means and the branch-circuit conductors. **M1307.1 Appliance Installation;** Installation of appliances shall conform to the conditions of their listing and label and the manufacturer's installation instructions.