



HOME OF PELICAN ISLAND

BUILDING DEPARTMENT
1225 MAIN STREET • SEBASTIAN, FLORIDA 32958
TELEPHONE: (772) 589-5537 • FAX (772) 589-2566

REQUIRED DOCUMENTATION FOR ONE AND TWO FAMILY DWELLINGS

- COMPLETED BUILDING PERMIT APPLICATION, SIGNED AND NOTARIZED. MUST HAVE QUALIFIER'S ORIGINAL SIGNATURE. [PERMIT APPLICATION](#)
- OWNER/BUILDERS' MUST PERSONALLY APPEAR WITH COMPLETED OWNER/BUILDER PERMIT APPLICATION WITH NOTARIZED ORIGINAL SIGNATURE. MUST PROVIDE PROOF OF OWNERSHIP OR WARRANTY DEED. COMPLETE OWNER/BUILDER DISCLOSURE STATEMENT AFFIDAVIT. [OWNER BUILDER PERMIT APPLICATION](#)
- SUB-CONTRACTOR PERMIT APPLICATIONS' WITH QUALIFIER'S ORIGINAL SIGNATURE NOTARIZED. [SUBCONTRACTOR APPLICATION](#)
- COMPLETED LANDCLEARING PERMIT AND DRIVEWAY DRAINAGE PERMIT APPLICATIONS. SEE SPECIFIC REQUIREMENTS FOR EACH. [LAND CLEARING DRIVEWAY](#)
- AT LEAST ONE SEALED COPY OF PROPERTY BOUNDARY SURVEY SHOWING PROPOSED PROPERTY IMPROVEMENTS, FLOOD ZONE INFORMATION, FINISH FLOOR ELEVATION, TOTAL AREA OF LOT (SF) AND TOTAL IMPERVIOUS AREA.
- ADDITIONAL COPIES OF SURVEYS (UNSEALED) REQUIRED: (2) FOR LANDCLEARING PERMIT (2) FOR DRIVEWAY/DRAINAGE PERMIT (1) FOR BUILDING PERMIT
- SUBMIT COPY OF RECORDED NOTICE OF COMMENCEMENT OR SUBMIT N.O.C. PRIOR TO FIRST INSPECTION [FOR WORK OVER \$2,500 OR FOR MECHANICAL WORK OVER \$7,500] [NOTICE OF COMMENCEMENT](#)
- COPY OF IRC HEALTH DEPT. SEPTIC TANK PERMIT AND/OR UTILITY RECEIPTS FROM IRC UTILITIES IF ON PUBLIC WATER OR SEWER
- TWO (2) SETS OF CONSTRUCTION PLANS SIGNED AND SEALED BY A DESIGN PROFESSIONAL INDICATING COMPLIANCE WITH THE SPECIFIC LATEST EDITION OF THE FLORIDA BUILDING CODE. DESIGN WIND PRESSURE IS 160 MPH V_{ult} , EXPOSURE-B. DESIGNER SHOULD USE EXPOSURE-C WHEN BUILDING IS WITHIN 100FT OF AN OPEN AREA OF 150 FT X 600 FT. AND SHOULD USE EXPOSURE-D WHEN UPWIND OF OPEN WATER FOR A DISTANCE OF 5000 FT (ie: Indian River); EXPOSURE-D APPLIES FOR 600FT UPWIND OF EXPOSURE-D TYPE TERRAIN. FRBC R301.2.1.4.

- ALL PLAN SUBMITTALS SHALL AT A MINIMUM CONTAIN TWO (2) OF THE FOLLOWING:
[MAXIMUM PLAN SIZE IS 24 X 36. MINIMUM SCALE OF ¼ IN/FT]
 - FOUNDATION PLAN, FLOOR PLAN, WALL SECTIONS AND ELEVATION VIEWS
 - STATE SOIL BEARING CAPACITY AND METHOD TO BE USED TO SHOW COMPLIANCE
 - ROOF FRAMING PLAN WITH UPLIFT LOADS IDENTIFIED. PROVIDE FRAMING CONNECTOR MANUFACTURER AND TYPES. PROVIDE GABLE END AND PERMANENT BRACING DETAILS
 - TRUSS MANUFACTURER LAYOUT PLAN AND TRUSS ENGINEERING SEALED BY TRUSS ENGINEER
 - DESIGN WIND PRESSURES FOR ALL OPENINGS. SHOWN ON FLOOR PLAN OR ELEVATION VIEWS
 - ELECTRICAL RISER DIAGRAM AND PANEL SCHEDULE WITH LOAD SUMMARY
 - PLUMBING RISER DIAGRAM
 - MECHANICAL A/C LAYOUT PLAN, INCLUDING DUCT AND DIFFUSER SIZES
 - ENERGY CODE FORM R405 OR STATE APPROVED EQUIVELANT. SIGNED BY PREPARER.
 - HVAC LOAD CALCULATIONS - MANUAL – J
 - EPL DISPLAY CARD SIGNED BY BUILDER PRIOR TO FINAL INSPECTION
 - PRODUCT APPROVAL FOR ALL DOORS, GARAGE DOORS, WINDOWS, MULLIONS, SKYLIGHTS, ROOF UNDERLAYMENT, METAL ROOFS AND HURRICANE PROTECTION – (IDENTIFY EMERGENCY ESCAPE AND RESCUE OPENING)
 - SHOP DRAWING OR PRODUCT APPROVAL FOR OTHER STRUCTURAL ASSEMBLIES SHOWN ON PLANS MAY BE REQUIRED

NOTE: ADDITIONAL DOCUMENTATION MAY BE REQUIRED UPON REQUEST

SEE ONE AND TWO FAMILY DWELLING CHECKLIST: [PLAN REVIEW CHECKLIST -RES 6TH ED.](#)