Commercial Plan Requirements:

1. Clay County shall require the design to comply with the current Edition of the Florida Building Codes (which includes the Florida Fire Prevention Code and NFPA 70, National Electric Code) as adopted based on Florida Statute Section 553.73 which shall include Florida Accessibility Code in Statute 553.73 article 1a.
2. Clay County shall require Florida Product Approvals based on Florida Statute Section 553.842.
3. Two (2) copies of Commercial Plans (NEW & ADDITIONS/REMODELS OF STRUCTURES) for Clay County shall include, but not be limited to:

[PLEASE NOTE: ALL PLANS HAVING ENTIRE SYSTEMS DESIGNED FOR THE PROJECT SHALL REQUIRE A FLORIDA LICENSED ARCHITECT FOR THE ARCHITECTURAL PORTION, A FLORIDA LICENSED PROFESSIONAL ENGINEER TO PRACTICE IN THE SPECIFIC DISCIPLINE (i.e. Electrical Engineer for Electrical documents, Structural Engineer for Structural documents, etc.) EACH DISCIPLINE SHALL SIGNED AND SEAL THEIR OWN DOCUMENTS.]

   a. Plans Cover Sheet
      i. Construction Type
      ii. Occupancy Classification Type (Provide Multiple if Mixed Occupancy Type)
      iii. Occupant Loads (especially if Mixed Occupancy Type)
      iv. Means of Egress, Exit Access, Exit, and Exit Discharge
      v. Fire Rated Walls, Smoke Partitions, and Fire Rated Doors/Frames shall be designated clearly.
      vi. Emergency Lighting and Exit Signage shall be shown.
      vii. Fire Suppressions system(s) if required.
      viii. Fire Extinguishers shall be listed and shown located clearly on plans.
      ix. Plumbing Fixture requirements required per Occupancy
      x. Interior Finish rating requirements.
      xi. Accessibility routes, facilities, and any required areas of refuge.
      xii. All ratings for walls, structures, penetrations, etc. shall require a UL listed Assembly and the Assembly shown somewhere on the plans.
b. Architectural Site Plan
   i. Survey(s) which include boundary/property lines, tree locations
   ii. Existing buildings (if applicable) on property
   iii. Flood plain lines
   iv. Setbacks and easements
   v. New building location and dimensions to corners from boundary lines
      a. New parking layout – dimensioned
      b. New road/drives
      c. New Accessible routes to and from building per Code(s)
   vi. Demolition plan(s) if applicable
   vii. Provide site details (i.e. signage, bollards, bulkheads, etc.)

c. Floor Plan
   i. Walls, windows, doors, and plumbing fixtures
   ii. Door and window sizes (head height of windows noted from Finished Floor)
   iii. Dimensions of all rooms, walls, important features, doors, and windows
   iv. Label all rooms with appropriate names & overall room dimensions in feet & inches
   v. Provide floor square footages (heated/cooled and enclosed or covered)
   vi. Provide proper symbols with legend(s) and tags/arrows showing details, section cuts, and elevations
   vii. Provide plan enlargements where more detail or explanation is required

d. Elevations
   i. List all exterior materials (i.e. stucco, cementitious siding, architectural shingles, metal roofing, etc.)
   ii. Dimension overall plate height and/or roof eave heights
   iii. Provide roof pitch information
   iv. Provide dimensions for exterior accents/specific architectural features (i.e. porches, columns, towers, cupolas, etc.)

e. Foundation Plan
   i. Provide foundation plan with dimensions of all changes in directions and floor height changes
   ii. Provide flags to designate foundation details
   iii. Specify/Note slab type and materials
   iv. Specify/Note type of vapor barrier under slab
   v. Specify/Note type of termite protection
   vi. If off-grade foundation, specify/note stem-wall type/pier types, and/or column types and connection types
   vii. If off-grade foundation, provide rim-joist and beam sizes and dimensions and spacing as well as connection types
   viii. If off-grade foundation, provide joist plan sizes and dimensions and spacing as well as connection types
f. Building/Wall Section(s)
   i. Provide a minimum of two-building sections and a minimum of one wall section
   ii. Provide a detailed view of each with wall type and construction types with appropriate
dimensions and materials listed by name and type
   iii. If two or more stories provide at least one section through each stair – Also, provide section
through elevator

g. Roof Plan
   i. Provide overall roof plan
   ii. Provide lines to show hips, valleys, gables and crickets as necessary
   iii. Provide arrows to show slope directions
   iv. Provide notation on each plane for pitch
   v. Provide roof ventilation if using standard/typical insulation
   vi. Provide ESR for spray-foam insulation if using in lieu of batt/boards/loose-blown-in

h. Finish, Door, and Window Schedules and details
   i. Provide finishes for each room indicated on drawings
   ii. Provide any rating required for finishes
   iii. Provide door types, ratings, sizes, frame types, and frame ratings
   iv. Provide elevations of each type of door with dimensions
   v. Provide type of glazing in doors
   vi. Provide hardware types and/or specifications of door hardware
   vii. Provide window types, ratings, sizes, and frame types
   viii. Provide elevations of each type of window with dimensions
   ix. Provide type of glazing in doors
   x. Provide frame type and/or specifications of frame types
   xi. Provide head/jamb and sill/threshold details for doors and windows

i. Millwork details and sections
   i. Provide notation and dimensions
   ii. Provide any electrical or data

j. Electrical Plan
   i. Provide electrical symbol legend
   ii. Provide lighting and outlet layout in each room
   iii. Provide smoke detectors at the appropriate locations
   iv. Provide location of data and cable locations
   v. Provide location of external meter/disconnect and internal electrical panel

k. Roof Framing Plan or Pre-engineered Truss Package

l. Energy Forms calculated to meet FL Building Code – Mechanical & Energy Conservation Codes
m. Any plans with fire rated partition shall include the UL Listing number and information

n. Life Safety Plan *(ALL DOCUMENTS SHALL INCLUDE A LIFE SAFETY PLAN)*
   i. Provide exiting locations
   ii. Provide emergency lighting locations and direction arrows
   iii. Provide common path of egress
   iv. Provide occupant load in each room and total occupant load for building/floor
   v. Provide table for number of plumbing fixtures per occupant load
   vi. Provide egress widths per occupant load
   vii. Provide denotation for all rated partitions (per dashed or dotted lines)