



HENDRY COUNTY BUILDING & LICENSING

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PLANS REVIEW GUIDELINES – COMMERCIAL

NOTE: Building code compliance is the **obligation** of design professionals and/or contractors. Plan review and inspection guidelines are to be used to ensure that construction plans and construction projects, at a minimum, address the same code priorities that the Hendry County Building Department will be looking at during plan review and inspection. These guidelines are not all inclusive. Additional requirements in the Florida Building Code, Residential 2023 (8th Edition) and the 2020 National Electrical Code may also apply to your project. If you need assistance with a code question, please consult the Florida Building Code, Residential 2023 (8th Edition), and the 2020 National Electrical Code.

A. SITE PLAN One hard copy plus one electronic copy of site plan; **Survey** signed and sealed stating flood elevation.

(Use site plan form, survey, or other paper, as long as it is drawn to scale and contains all required information)

B. BUILDING CONSTRUCTION PLAN One (1) set of plans plus one electronic copy:

1. Drawn to scale
2. Plans shall include:
 - foundation plan showing proposed First Floor Elevation (FFE) per Hendry County Land Development Code (LDC) Sec. 1-55-54
 - area of tabulation
 - elevations
 - floor plan- of each floor
 - wall sections- from foundation through roof, including structural details
 - lintel/header schedule
 - window/door schedule
 - Roof framing plan- showing location and designation of trusses, design loads and truss diagram, location and designation of connectors
3. Egress, including egress window size and location
4. Handicap accessible bath
5. Wall and ceiling details for garage
6. Wall and roof flashing details for protection of water intrusion

C. WIND LOAD PROVISIONS

1. Plan must be sealed by an Engineer/Architect **or** certified by the Contractor
2. Plan shall specify whether the Florida Residential Code 2023 (8th Edition) **or** an alternate methodology listed in FRC 2020 section R301.2.1.1 is used to meet the wind load requirements of the code
3. Plan shall specify wind speed, importance factor, wind exposure, internal pressure coefficient, and design pressure for all the openings of the building
4. Product Approval Specification Sheet for all doors, windows/mullions, siding, roofing, skylights/garage doors

D. ELECTRICAL PLAN

1. One set of plans (plus one electronic copy) using 2020 National Electrical Code showing all electrical devices of the system as well as the smoke alarms, meter location, panel size/location, and weatherproof/GFCI receptacle locations, 3000 sq. ft. and above require one line diagram and load calculations

E. PLUMBING PLAN

1. One set of plans (plus one electronic copy) showing the location of all the plumbing fixtures and size of main sewer line(s).

F. MECHANICAL PLAN

1. One set of plans (plus one electronic copy) including a duct layout, Manual D and Manual J
2. One set of plans (one hard copy plus one electronic copy) of the Florida Energy Calculation Form plus additional cover sheet for State use. Signed and dated by the owner/agent.
3. Gas layouts include developed length, pipe size, type and pressures.

Approved plans must be on site and available for inspections, all manufactures installation manuals must be on site for inspections.