



DEPARTMENT OF PUBLIC WORKS

Building Inspection Division

September 6, 2001

MEMORANDUM

BULLETIN G-22-01

To: Residential Plan Designers and Permit Applicants

From: Thomas H. Goldsbury, P.E., C.B.O.
Chief, Building Inspection Division

Subject: Applicability of Residential Drawings for Building Permit

Recognizing that construction drawings are a graphic representation of the designer's intent for how the building is to be constructed, they should be accurate, clear and concise with regard to the materials and methods of construction for that particular structure. The drawings should be of sufficient detail and free of superfluous information that could lead to confusion and misunderstanding of the designer's intent. This not only helps the Plans Examiner review the drawings faster, it also enables the Building Code Inspectors to complete their inspections in a timely manner. The builder and all subcontractors will also receive benefits by constructing the building in a more timely manner and with less expense due to reducing costly errors and omissions caused by superfluous drawings. Therefore, all drawings for residential projects shall comply with the following in order to be reviewed for a Building Permit:

1. All plan drawings shall be of same orientation. This includes site plan, foundation plan, floor plans, truss plans, floor and/or roof framing plans, HVAC plans, plumbing plans and electrical plans.
2. Only sections, details, elevations and notes that apply to the particular house being permitted shall be indicated. Any of the above that are generic and do not apply to the specific house shall be crossed out, deleted, omitted or otherwise clearly indicated as not applying to the project being permitted.
3. The MAIN WINDFORCE RESISTING SYSTEM (MWFRS) shall be clearly indicated on the drawings. It shall include the assemblage of all major structural elements assigned to provide support for secondary members and cladding. All anchoring devices and connectors shall be clearly indicated so as to provide a continuous load path from the roof system to



the foundation. Only details that support the MWFRS used shall be indicated on the drawings for the particular structure being permitted.

4. Drawings supporting the MWFRS shall include foundation details, complete wall sections from footings through roof covering, floor and roof framing details, all shear wall condition details and changes in foundation/footing and slab elevations.
5. All drawings, including foundation plans, floor plans, elevations, sections, details, HVAC plans, plumbing plans and electrical plans shall be on the same size sheet. Exception may be site plan, truss details and energy calculations, which may be small size sheets attached to the primary drawing package.

Only drawings and details supporting the MWFRS will be accepted with the submitted permitting package. Any alternate systems or details will only be considered for approval after the initial drawings are submitted and approved for a permit. They shall be submitted as A CHANGE TO THE ORIGINAL PROJECT drawings and clearly cross reference which drawings and details are to be changed.

If you have any questions please feel free to contact Bill Lyle, Plan Review Supervisor at 630-2351, or me at 630-1100.

THG/mg

You have received this e-mail bulletin because you have subscribed to the City of Jacksonville's Building Inspection Bulletin Notification Service. If you have received this email in error or desire to be removed from the service, please reply to this email with the word PWUNSUBSCRIBE in the Subject line of the email and you will be removed from the service.