

**CITY OF LAKELAND  
BUILDING INSPECTION DIVISION**

**RESIDENTIAL PLAN REQUIREMENTS**

Residential plans must be digitally signed and sealed from a licensed architect or engineer and uploaded to our plan review system, ePlan ProjectDox. We are unable to accept paper plans. Construction plans should be drawn according to state approved design methods, comply with the current Florida Building Code, and have completed and signed energy forms. The following items **MUST** be included on construction plans submitted for review:

**A. PLOT PLAN:**

- Complete legal description and address of property.
- Existing dimensions of property lines.
- Location of streets abutting site, power/light poles and fire hydrants
- Location, dimensions and setback distances of all existing or proposed buildings or structures on site.
- Elevations of finished floor and plot corners

**B. FOUNDATION PLAN:**

- Footing size
- Slab thickness & elevation
- Concrete and reinforcement specifications
- Anchor sizes and locations
- Soils and moisture protection information
- High water mark elevation if located in the flood plain
- Detail reference to type of footer (stem wall/ footer)
- Termite treatment method information

**C. WALL SECTION:**

- Cross section of each typical wall
- Type, height, specification, spacing & size
- Anchor types & locations
- Truss layout from Truss Company(engineering required)
- Roof type & specifications including overhang
- Insulation type and "R" value (same as shown on energy form)
- Vertical reinforcement for masonry walls
- Tie-beam reinforcement
- Foundation details
- Elevations

**D. FLOOR PLAN:**

- Dimensions
- Opening sizes (windows & doors), types, and locations
- Room usage (bedroom, family room, kitchen, etc.)
- Fire protection
- Egress and EERO (emergency escape rescue opening)
- Square footage table →

Habitable Space	xxxx
Garages/Carports	xxx
Porch/Entry	xxx
Patios	xxx
TOTAL	XXXX

Sample Square Footage Table

## **E. ELECTRICAL PLAN**

- Location of service panel
- Location of fans, receptacles, lights, GFCI, etc.
- Smoke and Carbon Monoxide detectors
- Air handler and condenser location

## **ENERGY FORMS:**

- Florida Energy Efficiency Code for Building Construction
- Form 600 A, B, or C - 04
- Manual "J"
- Energy Guide

## **INSTALLATION SHEETS AND/OR PRODUCT APPROVAL FOR:**

- Structural components
- Roofing Products
- Skylights
- Siding, soffit
- Exterior doors (include garage)
- Windows
- Shutters
- Truss layout