



Glades County Building Department

250 6th Street SW

Moore Haven, Florida 33471

(863) 946-0533 or (866) 508-9718

NOTE: Building Code compliance is the obligation of design professionals and/or contractors. Plan Review and Inspection Guidelines are intended to be used by designer professionals and contractors to assure that construction plans and construction projects, at a minimum, address the same code priorities that the Glades County Building Department will be looking at during plan review and inspection. The Guidelines are not all inclusive. Additional requirements in the Florida Building Code, not included in the guidelines, may also apply to your project. If you need assistance with a code question please consult the Florida Building Code or contact the Building Department at (863) 946-0533.

STRUCTURAL BUILDING INSPECTIONS GUIDELINE

I. GENERAL INFORMATION FOR ALL INSPECTIONS

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| A. | Permit card | FBC 105.5 |
| B. | Approved site plan | FBC 104.2.4 |
| C. | Approved complete set of plans | FBC 104.2.1 |
| D. | Sanitary facilities on site | FBC P 311.1 |

II. #116 FOOTING PADS & PIERS

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| A. | Verify setbacks | FBC 104.2.4 |
| B. | Check width and height (<i>per plan</i>) | |
| C. | Check reinforcement for proper size, placement, clearance, and lap | FBC 1903.5.1 |
| D. | Must be free of roots, stumps, and any foreign matter | FBC 1804.1.8 |
| E. | Density test required if not on virgin soil or under certain soil conditions | FBC 1804.2.1 |
| F. | All isolated column pads and porch footings are to be complete (<i>per plan</i>) | |
| G. | Ufer ground must be installed for electrical ground | NEC 250.52 |

III. #125 CONVENTIONAL SLAB

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| A. | Check for any interior footings or pads (Size, reinforcing and location) (<i>per plan</i>) | |
| B. | Minimum slab thickness per plans | FBC 1909.1 |
| C. | Proof of termite treatment required | FBC 1816.1 |
| D. | Minimum 6mil vapor barrier with joints properly lapped and sealed (includes attached carports garages and covered porches) | FBC 1909.2 |
| E. | Density test required if more than 2' of fill (Minimum 95% compaction) | FBC 1804.2.3 |
| F. | If block construction, all vertical dowels must be minimum 25" above slab | FBC 2103.2.3 |
| G. | Check plumbing for proper sleeving | FBC 305.1 |

IV. #120 MONOLITHIC SLAB

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| A. | Verify setbacks | FBC 104.2.4 |
| B. | Check footing depth and width and thickness of slab (<i>per plan</i>) | |
| C. | Check for interior footings and or load bearing column pads (<i>per plan</i>) | |
| D. | All porch footings and column pads are to be complete (<i>per plan</i>) | |
| E. | Check all reinforcement for proper placement, lap and clearance | FBC 1903.5.1 |

	F.	Engineering required if are not resting on virgin soil (Minimum 95% compaction)	FBC 1804.2.3
	G.	Proof of termite treatment, treated soil to be undisturbed	FBC 1816.1
	H.	Minimum 6 mil vapor barrier with joints properly lapped and sealed (includes attached carports garages and covered porches)	FBC 1909.2
	I.	Check plumbing for proper sheathing	FBC P 305.1
	J.	Waste lines thru foundation (sleeve two pipe sizes larger)	FBC P 305.5
	K.	Water lines protected (minimum .025" thick material)	FBC P 305.1
	L.	Footer ground must be installed for electrical ground	NEC 250.52 (3)
V.	#119	<u>LINTEL OR TIE BEAM</u>	
	A.	Verify typical wall section for tie beam depth (8" or 16") (<i>per plan</i>)	
	B.	All precast lintels require minimum 4" end bearing	FBC 2101.3.1
	C.	Verify all reinforcement for size and location (<i>per plan</i>)	
	D.	Cleanouts shall be clean and free from mortar droppings	FBC 202.5 & SSTD 1099
	E.	All plumbing stacks properly extended	
	F.	All water piping should be properly stubbed out and sheathed	FBC P 305.1
	G.	No sanitary pipes are allowed to be in or pass thru any reinforced vertical cell	
VI.	#124	<u>ROOF SHEATHING</u>	
	A.	Check all truss bearing points for proper alignment and anchoring	TRUSS ENGINEERING
	B.	Check multi-ply girders for proper alignment, fastening, and anchorage	TRUSS ENGINEERING
	C.	Verify all lateral truss bracing and gable bracing per engineer(s) if required	TRUSS ENGINEERING
	D.	Check all blocking for ceiling diaphragm if required (<i>per plan</i>)	
	E.	Rafters shall be placed directly opposite each other. Check for size, bearing anchorage and proper placement of collar ties	FBC 2309.1.2 FBC 2309.1.7
	F.	Check ridge board for thickness and depth	FBC 2309.1.2
	G.	Valley rafters must have solid blocking under seat cuts and be tied to lower roof	FBC 2309.1.9
	H.	Check sheathing for proper thickness, fastening, spacing, and ply clips	FBC 2309.1.9
	I.	All cleanout covers must be removed and pours to be solid on block walls	
	J.	On frame walls check for proper grade and spacing of studs	FBC 2308.2.2.1
	K.	Sill plate properly fastened to floor system and treated if on concrete	
	L.	Double top plate properly lapped and exterior wall tees and corners solid	FBC 2308.1.5
	M.	Verify header sizes and bearing. Proper number of supports (jacks)	FBC 2308.3
	N.	Verify uplift connection from floor to roof and proper support under girders	
	O.	Check door and window bucks for tapcons if required	FBC 1707.4.4
	P.	Roof dry-in	FBC 1507.3.8.2
	#127	<u>SUBSIDING</u>	
VII.	A.	Check proper thickness and fastening (should be flush and proper size)	FBC 2308.1 & FBC 2308.2
	B.	When used for uplift check top and bottom plate connections	
	C.	Check plans for additional uplift connectors.	
	#113	<u>FRAMING</u>	
VIII.	A.	Check for fireblocking at ceiling levels, soffits, and all concealed spaces	FBC 2305.1.4
	B.	Draftstopping at floor and ceiling assemblies greater than 500 sq. ft.	FBC 2305.2.2
	C.	Check for deadwood if more than 6" to nearest framing member	
	D.	Check all studs, joists and trusses for notching and boring	FBC 2308.7 & FBC 2309.1.8
	E.	Check for tempered glass in hazardous locations	FBC 2405.2.1
	F.	At least one bathroom door must have minimum 29" clear opening (accessibility)	
	G.	Check for at least one window in bedrooms meeting accessibility requirements	FBC 1707.4.4

- H. Verify windows and doors are proper and installed per engineering
- I. Verify door from garage to house is solid core FBC 13.603.1.ABC.1
- J. Check stair construction (if applicable) FBC 1007.3 – 1007.7
- K. Wall Dry-in

IX. #108 FINAL STRUCTURAL

- A. Verify proper address is posted (proper size and location) GLADES COUNTY ORDINANCE
- B. Final driveway requirements must be met PER ENGINEERING REQUIREMENTS
- C. Verify all exterior is complete, siding or foam minimum 6" from grade FBC 1403.1.6
- D. Verify roof covering and flashing installation FBC 105.6.4
- E. Proof of final termite treatment FBC 1816.16
- F. Verify overhead garage doors are installed per engineering and labeled with wind pressures FBC 1707.4.4
- G. Check all stairs, landings, and handrails for code compliance FBC 1007.3 & FBC 1007.7
- H. Proper installation of skirting if required FBC 1205.2.2.2
- I. Condensate lines and roof drain spouts must discharge at least one foot from structure sidewall FBC 1503.4.4

X. #123 MOBILE HOME PIERS & TIE DOWNS

- A. Check for installation decal and set-up certificate (Signed) 15C-2.0073 & 15C-2.004.2B
- B. Verify wind zone and serial number 15C-1.01031 & 15C-2004.3A
- C. Verify proper clearance from ground and anchor, strap, and pier spacing 15C-10103H
- D. Check longitudinal straps or approved stabilizing system 15C-1.0104
- E. Verify water drains around mobile home and does not erode piers or pond under mobile home 15C-1.0102.3