



REQUIRED DOCUMENTATION FOR COMMERCIAL PERMITS

- SITE PLAN APPROVAL FROM COMMUNITY DEVELOPMENT DEPARTMENT
- COMPLETED BUILDING PERMIT APPLICATION, SIGNED AND NOTARIZED. MUST HAVE QUALIFIER'S ORIGINAL SIGNATURE
- OWNER/BUILDERS, WHO OWN THE PROPERTY, WHO ARE NOT A CORPORATION AND OPERATE THEIR OWN BUSINESS FROM THE PROPERTY WITHOUT A LEASE AGREEMENT, MAY MAKE IMPROVEMENTS TO THE PROPERTY UP TO \$75,000 IN VALUE. OWNER MUST PERSONALLY APPEAR WITH COMPLETED OWNER/BUILDER PERMIT APPLICATION WITH NOTARIZED ORIGINAL SIGNATURE. MUST PROVIDE PROOF OF OWNERSHIP OR WARRANTY DEED. OWNER/BUILDER DISCLOSURE STATEMENT AFFIDAVIT MUST BE COMPLETED
- SUB-CONTRACTOR PERMIT APPLICATIONS' WITH QUALIFIER'S ORIGINAL SIGNATURE NOTARIZED
- TWO SEALED BOUNDARY SURVEYS SHOWING PROPOSED PROPERTY IMPROVEMENTS, FLOOD ZONE INFORMATION AND FINISH FLOOR ELEVATION
- SUBMIT RECORDED NOTICE OF COMMENCEMENT OR SUBMIT N.O.C. PRIOR TO FIRST INSPECTION [FOR WORK VALUED OVER \$2,500 OR FOR MECHANICAL WORK OVER \$7,500]
- COPY OF IRC HEALTH DEPT. SEPTIC TANK PERMIT AND/OR UTILITY RECEIPTS FROM IRC UTILITIES IF ON PUBLIC WATER OR SEWER
- THREE (3) SETS OF CONSTRUCTION PLANS SIGNED AND SEALED BY A DESIGN PROFESSIONAL INDICATING COMPLIANCE WITH THE SPECIFIC LATEST EDITION OF THE FLORIDA BUILDING CODES, NEC AND NFPA. DESIGN WIND PRESSURE IS **160 MPH Vult** RISK CATEGORY II, EXPOSURE-B. DESIGNER SHOULD USE EXPOSURE-C WHEN BUILDING IS WITHIN 100FT OF OPEN AREA OF 150FT X 600FT. AND SHOULD USE EXPOSURE-D WHEN UPWIND OF OPEN WATER FOR A DISTANCE OF 5000 FT (ie: Indian River); EXPOSURE-D APPLIES FOR 600FT UPWIND OF EXPOSURE-D TYPE TERRAIN. FBC 1609.4

- APPLICANT WILL BE RESPONSIBLE FOR TAKING ONE SET OF PLANS STAMPED “RECEIVED BY THE SEBASTIAN BUILDING DEPARTMENT” TO THE INDIAN RIVER COUNTY FIRE AND LIFE SAFETY BUREAU AND MAKE APPLICATION FOR THEIR REVIEW

- PLAN SUBMITTALS SHALL AT A MINIMUM CONTAIN TWO (2) OF THE FOLLOWING:
 [MAX PLAN SIZE IS 24X36 DRAWN TO A MIN ¼ IN/FT SCALE]
 - COMPLETE BUILDING AND FIRE CODE ANALYSIS FOR GROUP OCCUPANCY, TYPE OF CONSTRUCTION, OCCUPANT LOAD, FIRE RATED ASSEMBLIES, AND EGRESS REQUIREMENTS.
 - INDICATE FIRE SPRINKLER, FIRE SUPPRESSION AND EARLY WARNING SYSTEMS AS APPLICABLE. DESIGN WITH 50 OR MORE SPRINKLER HEADS REQUIRES SEAL BY FIRE PROTECTION ENGINEER [SEPARATE PERMITS AND SUBMITTALS REQUIRED FOR FIRE SPRINKLER AND FIRE ALARM]
 - ARCHITECTUAL AND STRUCTURAL DRAWINGS TO INCLUDE AT A MINIMUM: FOUNDATION PLAN, FLOOR PLAN, WALL SECTIONS, ELEVATION VIEWS AND SPECIFIC DETAILS AS NEEDED
 - FIRE AND SMOKE RESISTANT SEPERATIONS AS REQUIRED. PROVIDE TESTED ASSEMBLIES FOR EACH TYPE OF SEPERATION AND DETAILS FOR PROTECTION OF OPENINGS AND PENETRATIONS
 - ROOF FRAMING PLAN WITH UPLIFT LOADS IDENTIFIED. PROVIDE FRAMING CONNECTOR MANUFACTURER AND TYPES. PROVIDE GABLE AND PERMANENT BRACING DETAILS
 - TRUSS MANUFACTURER LAYOUT PLAN AND TRUSS ENGINEERING SEALED BY TRUSS ENGINEER PRIOR TO INSTALLATION.
 - DESIGN WIND PRESSURES FOR ALL OPENINGS. SHOW ON FLOOR PLAN OR ELEVATION VIEWS
 - ELECTRICAL PLANS INCLUDING RISER DIAGRAM AND LOAD SUMMARY
 - PLUMBING PLANS INCLUDING RISER DIAGRAM AND FIXTURE COUNT
 - MECHANICAL PLANS INCLUDING A/C LAYOUT, DUCT SIZES, EQUIPMENT SCHEDULE, AND EQUIPMENT TIE DOWN DETAILS AS APPLICABLE.
 - COMMERCIAL ENERGY CODE FORM 506 OR STATE APPROVED EQUIVELANT, SIGNED AND SEALED. TWO (2) SETS
 - PRODUCT APPROVALS FOR ALL DOORS, WINDOWS, MULLIONS, SKYLIGHTS, ROOFING AND HURRICANE PROTECTION. TWO (2) SETS OF EACH REQUIRED PRIOR TO INSTALLATION.
 - SHOP DRAWINGS OR PRODUCT APPROVAL FOR OTHER STRUCTURAL ASSEMBLIES SHOWN ON PLANS MAY BE REQUIRED

NOTE: ADDITIONAL DOCUMENTATION MAY BE REQUIRED UPON REQUEST