



## **NOTICE TO INDUSTRY**

### **Private Provider Acknowledgement of Reviewing the Site Plan and Boundary Survey for Building Code Compliance**

#### **Effective Immediately!**

When utilizing a Private Provider for building plans review, the Private Provider must include the site plan and/or boundary survey as applicable per the City of Cape Coral Permitting Guidelines, Land Development Code and Engineering Design Standards and the Florida Building Code, as part of their building review in one of the following options:

1) Include the site plan and/or boundary survey as part of the detailed breakdown (Index) included within the Affidavit certifying, under oath, that the following is true and correct to the best of the private provider's knowledge and belief:

(a) The plans were reviewed by the affiant, who is duly authorized to perform plans review pursuant to this section and holds the appropriate license or certificate.

(b) The plans comply with the applicable codes.

**or**

2) Include the certified Affidavit and stamp the site plan and boundary survey "**Reviewed for Building Code Compliance**".

When a Private Provider review plans and performs inspections, they cover several disciplines: Building, Roofing, Structural, Electrical, Mechanical, and Plumbing. Additionally, they consider flood-related aspects as outlined in Sections R322 and 1612 of the Florida Building Code. All other disciplines such as Zoning, Fire, City of Cape Coral LDC Flood Regulations, Public Works, Species, and other designations are the responsibility of the City of Cape Coral.

#### **FBC 107.2.6 Site plan.**

The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.



### **FBC 107.3.5 Minimum Plan Review Criteria for Buildings**

The examination of the documents by the building official shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration penetrations; flashing; and rough opening dimensions; and all exterior elevations: Residential (one- and two-family):

- 1.Site requirements: Set back/separation (assumed property lines), Location of septic tanks
- 2.Fire-resistant construction (if required)
- 3.Fire
- 4.Smoke detector locations
- 5.Egress: Egress window size and location stairs construction requirements
- 6.Structural requirements shall include: Wall section from foundation through roof, including assembly and materials connector tables wind requirements structural calculations (if required, Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, equipment, and flood damage-resistant materials
- 7.Accessibility requirements: Show/identify, Accessible bath
- 8.Impact resistant coverings or systems

### **F.S. 553.791 (m) Alternative Plan Review and Inspections**

“Plans” means building plans, site engineering plans, or site plans, or their functional equivalent, submitted by a fee owner or fee owner’s contractor to a private provider or duly authorized representative for review.

(6) A private provider performing plans review under this section shall review the plans to determine compliance with the applicable codes. Upon determining that the plans reviewed comply with the applicable codes, the private provider shall prepare an affidavit or affidavits certifying, under oath, that the following is true and correct to the best of the private provider’s knowledge and belief:

(a) The plans were reviewed by the affiant, who is duly authorized to perform plans review pursuant to this section and holds the appropriate license or certificate.

(b) The plans comply with the applicable codes.

\*\*\*\*\* A Private Provider must submit a new affidavit with a detailed breakdown (index) of all page(s) that they reviewed for compliance as part of the affidavit, or in lieu of the detailed breakdown (index); the Private Provider can submit a new affidavit and stamp all pages “Reviewed for Building Code Compliance” for each resubmittal and revision indicating they reviewed the amended documents for compliance.\*\*\*\*\*