



NOTICE TO INDUSTRY

UPDATED - Truss layout (Truss Placement Diagram) and Truss Design Drawings (Historically known as TPIs)

EFFECTIVE IMMEDIATELY - 6/23/2025

Transitional period of August 1, 2025.

Effective Immediately, in accordance with the Florida Building Code and related requirements, the Building Division is re-enforcing the requirement for both the truss layout (truss placement diagram) and truss design drawings (Historically known as TPIs) to be submitted. This is a critical step to ensure compliance with the Florida Building Code and to promote the safety and integrity of construction projects.

- For all projects currently under plan review or submitted prior to August 1, 2025, the City will document the omission of the truss design drawings as a deferred submittal. A corresponding deferred submittal truss inspection will be added to the permit record to facilitate continued progress on the project during this transitional period.

A formal revision will be required at a later stage to submit the truss design drawings, including written approval from the design professional in responsible charge. Please see below.

Key Points to Note:

1. **Truss Layout and Truss Design Drawings Required:** As part of the permit application, contractors must submit the truss layout along with the signed and sealed (Truss Engineer) truss design drawings. These documents must include, at a minimum, the information specified in Sections 2303.4.1.1 and R802.10.1 of the Florida Building Code.



In addition, the design professional of record must provide either a shop drawing/ submittal review with approval stamp on the Truss Layout and Truss Design Drawing Index or provide a separate letter of acknowledgement approving the Truss Layout and Truss Design Drawings.

Example:

SHOP DRAWING / SUBMITTAL REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED
<input type="checkbox"/> REVISE AND RESUBMIT	<input type="checkbox"/> REJECTED
SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CONTRACT DOCUMENTS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOBSITE FOR TOLERANCE, CLEARANCE, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS WORK WITH OTHER TRADES, AND FULL COMPLIANCE WITH CONTRACT DOCUMENTS.	
By: _____ Date: _____	
Company Name City, ST 12345	

Example:



June 14, 2024

Cape Coral Building Department
1015 Cultural Park Blvd
Cape Coral, FL 33990

RE: JHS
Project Location: 323 NE 20th Street
Cape Coral, FL
Subject: Truss Layout Submittal

To Whom It May Concern,

The enclosed Truss Layout signed by Gulf Coast Engineering, LLC is for review purposes only. Gulf Coast Engineering, LLC assumes no responsibility or liability for any errors or omissions with the Truss design. The Truss Manufacturer's Layout appears to be in substantial compliance with the permitting plans. The contractor must verify all dimensions, pitch, heel heights, overhangs, etc.

Should you have any questions, please do not hesitate to contact our office.

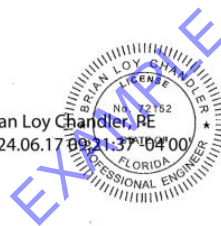
Respectfully,

This item has been digitally signed and sealed by BRIAN LOY CHANDLER, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Brian Loy Chandler P.E. #72151
GulfCoast Engineering, LLC
Certificate of Authorization #9910

Brian Loy Chandler, PE

2024.06.17 09:21:37 -04'00'





2. **Deferred Submittal Process:** If the contractor does not have the signed and sealed truss design drawings available at the time of the initial permit application, a deferred submittal may be requested. The deferred submittal process allows the contractor to submit the truss design package at a later date, with the understanding that the submittal must be reviewed and approved prior to the installation of the truss system.

The contractor must indicate this deferred submittal on the permit application, meaning the contractor shall provide a letter requesting a deferred submittal.

The deferred submittal documents shall be submitted to the registered design professional in responsible charge for review and approval as notated in section (1) above. Once reviewed, the documents shall be forwarded to the Building Division for final approval.

3. **Inspection Requirements:** A deferred submittal inspection will be added to the inspection process, specifically occurring prior to the tie beam inspection. This will ensure that the truss system complies with the approved design before installation.
4. **Failure to Submit Truss Design Drawings:** If the required truss design drawings or the deferred submittal documents are not submitted or approved prior to installation, it may result in construction delays. It is crucial to ensure that all necessary documentation is provided promptly to avoid project disruptions.
5. **Private Providers,** please ensure that you are adhering to the building code and relevant statutes, in the same manner as the municipality, this guarantees that all documents are properly reviewed and approved and filed with the municipality prior to the performance of inspections. It is crucial to maintain the minimum required documentation throughout the construction process on file with the municipality. Additionally, ensure that any amendments to the construction drawings are properly documented in accordance with Section 107.4 – Amended Construction Documents.

Code References:

- Section 107.3.4.1: Deferred Submittals



- Section 2303.4.1.1: Truss Design Drawings
- Section R802.10.1: Truss Design Drawings (Residential)

Please ensure that all relevant parties are aware of these requirements and that appropriate steps are taken to comply with the regulations. The Building Division is committed to ensuring the safety and compliance of all construction projects and appreciates your cooperation in this matter.