



## **NOTICE TO INDUSTRY**

### **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 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 stamp and signature of reviewed and approved to the truss layout and truss design drawings or provide a separate letter of acknowledgement approving the truss layout and truss design drawings.

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.