



Building Division  
 201 SE 3<sup>rd</sup> STREET (Second Floor)  
 OCALA, FL 34471  
 Phone: (352) 629-8421

## BUILDING CODE GUIDELINES FOR ONE AND TWO FAMILY BUILDING / STRUCTURAL INSPECTIONS

Building Code compliance is the obligation of design professionals and/or contractors. Plan Review and Inspection Guidelines are intended to be used by design professionals and contractors to ensure that construction plans and construction projects, at a minimum, address the code priorities that the City of Ocala Growth Management will be looking at during plan reviews and inspections. **These Guidelines are not all inclusive.** Additional requirements in the Florida Building Code may also apply to your project. If you need assistance with a code question, please consult the 2017 Florida Building Code or contact the City of Ocala Growth Management at (352) 629-8421.

### Abbreviations for Code Citations Found on Building Division Forms: Volume

	Abbreviation
2017 Florida Building Code - Building	FBC-B
2017 Florida Building Code - Plumbing	FBC-P
2017 Florida Building Code - Mechanical	FBC-M
2017 Florida Building Code - Fuel Gas	FBC-G
2017 Florida Building Code - Existing Building	FBC-EB
2017 Florida Building Code - Residential	FBC-R
2014 National Electrical Code	NEC
2017 National Fire Protection Association	NFPA
Mobile Home	FAC-15C, MH04 02 Ocala
Municipal Code	OMC

General Information for all Permits	
A. Permit card	FBC 105.7
B. Approved site plan	FBC 107.3.5
C. Approved Plot plan	FBC 107.3.1
D. Sanitary facilities on site	FBC 3305.1, FBCP 311.1
<b>Footing, Pads &amp; Piers:</b>	
A. Verify setbacks (critical) per plot plan	
B. Check width and height per plan	
C. Check reinforcement for proper size, placement, clearance, and overlap per plan	FBC 1907, FBCR 403
D. Must be free of roots, stumps and any foreign matter	FBC 1803.2, FBCR 506.2
E. Density test required if not on virgin soil or under certain soil conditions (clay)	FBC 1804.5, FBCR 401.4
F. All isolated column pads and porch footings completed per plan	
G. Concrete encased electrode must be installed for electrical ground	NEC 250.52
<b>Conventional Slab:</b>	
A. Check for any interior footing or pads (size, reinforcing and location) per plan	
B. Minimum slab thickness per plans	FBC 1910, FBCR 506.1
C. Proof of termite treatment required	FBC 1816.1, FBCR 318.1
D. Minimum 6 mil vapor barrier with joints properly lapped and sealed (includes attached carports, garages, covered porches)	R506.2.3
E. Density test required if more than 2' of fill. (Min. 90% Compaction)	FBCR 401.4
F. If block construction, all vertical dowels must be minimum 25" above the slab	FBCR606.9.2
G. Check plumbing pipes for proper sleeves	FBCRP2603.5



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H. Approved compacted fill report	FBCR506.2.1
<b>Monolithic Slab:</b>	
A. Verify setbacks (critical) per site plan	
B. Check footing depth and width and thickness of slab per plan	
C. Check interior footing and/or load-bearing column pads per plan	
D. All porch footing and column pads are to be complete per plan	
E. Check all reinforcement for proper placement, lap, clearance	FBCR 606.9
F. Engineering required if foundations are not resting on virgin soil (Minimum 90% compaction)	FBCR 401.4
G. Proof of termite treatment, treated soil to be undisturbed	FBCR 318.1
H. Minimum vapor barrier with joints properly lapped and sealed (included attached carports, garages and covered porches)	FBCR 506.2.3
I. Check plumbing pipes for proper sleeves water lines protected (minimum .025" thick material)	FBCRP 2603.2.1
J. Waste lines thru foundation (sleeve two pipe sizes larger)	FBCRP 2603.5
K. Concrete encased electrode must be installed for electrical ground	NEC 250.52(3)
<b>Lintel or Tie Beam:</b>	
A. Verify typical wall section for tie beam depth (8" or 16") per plan	
B. All precast lintels require minimum 4" end bearing	FBCR 609.6.1.4,
C. Verify all reinforcement for size and location per plan	
D. Cleanouts shall be clean and free from mortar droppings	FBCR 609.1.3
E. All plumbing stacks properly extended	
F. All water piping should be properly stubbed out and sleeved	FBC P 305.1
G. No sanitary pipes are allowed to be in or pass thru any reinforced vertical cell	
<b>Roof Assembly &amp; Sheathing:</b>	
A. Check all truss bearing points for proper alignment and anchoring	Truss Engineering Drawings
B. Check multi-ply girders for proper alignment, fastening, anchorage	Truss Engineering Drawings
C. Verify all lateral truss bracing and gable engineering	FBCR 502.1.3.2, 802.1.6.3
D. Check all blocking for ceiling diaphragm if required	
E. Rafters shall be placed directly opposite each other. Check for size, bearing anchorage and proper placement of collar ties	FBCR802
F. Check ridge board for thickness and depth	FBCR802
G. Valley rafters must have solid blocking under seat cuts and be tied to lower roof	FBCR802
H. Check sheathing for proper thickness, fastening, spacing, ply clips	FBCR803.2.3.1
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	FBCR602
K. Sill plate properly fastened to floor system and treated if on concrete	FBCR602.2.5
L. Double top plate lapped and exterior wall tees and corners solid	FBCR602.2.9



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<b>M.</b> Verify header sizes, bearing, and proper number of supports (jacks)	FBCR Ch.6
<b>N.</b> Verify uplift connection from floor to roof and proper support under girders	FBCR802
<b>O.</b> Check door and window bucks for anchoring if required	FBCR612.10
<b>Sub-Siding:</b>	
<b>A.</b> Check proper thickness and fastening -- should be flush and proper size per plan	FBCR602.3 AND 302.11
<b>B.</b> When used for uplift check top/bottom plate connections per plan	
<b>C.</b> Check plans for addition uplift connectors	
<b>Framing:</b>	
<b>A.</b> Check for fire blocking at ceiling, soffits, and all concealed spaces	FBCR602.1.2
<b>B.</b> Draft-stopping at floor & ceiling assemblies greater than 1,000 sq ft	FBCR 502.1.2
<b>B.</b> Check for dead wood if more than 6" to nearest framing member	
<b>C.</b> Check all studs, joists and trusses for notching and boring	FBCR602.1.4, FBCR802.1.8
<b>E.</b> Check for tempered glass in hazardous locations	FBCR308
<b>F.</b> At least one bathroom door must have minimum 29" (32" for Commercial)clear opening (accessibility)	FBCR320.1.1
<b>G.</b> Check for at least one window in bedrooms meeting escape and rescue requirements	FBCR310
<b>H.</b> Verify windows and doors are proper and installed per engineering and product approval	FBCR612
<b>I.</b> Verify door from garage to house is solid core, honeycomb steel, or 20 minute rated	FBCR302.5.1
<b>J.</b> Check stair construction (if applicable)	FBCR311
<b>K.</b> Wall Dry-in	FBCR703.1
<b>L.</b> Soffit and fascia installed correctly	FBCR 616, Manufacturers Installation requirements
<b>Final Structural:</b>	
<b>A.</b> Verify proper address is posted (proper size and location)	County Ord. # 04-24 FBCR 319.1
<b>B.</b> All 'Final Driveway' requirements must be met	City of Ocala Code of ordinances, Section 17-13 through 17-19
<b>C.</b> Verify all exterior is complete, siding or foam a minimum 6" above the grade	FBCR3 18.5 , 704
<b>D.</b> Finished floor minimum 8" above grade and grade sloped away from structure	FBCR 401.3 , 408.6
<b>E.</b> Site water either retained or directed to swale	FBCR 401.3
<b>F.</b> Verify roof covering and flashing installation	FBCR 903
<b>G.</b> Final termite treatment completed	FBCR 318
<b>H.</b> Verify overhead garage doors are installed per engineering and labeled with wind pressures	FBCR 612
<b>I.</b> Check all stairs, landings, and handrails for code compliance	FBCR 311.5
<b>J.</b> Proper installation of skirting (if required)	FBCR 408
<b>K.</b> Condensate lines and roof drain spouts must discharge at least one foot from structure sidewall	FBCR 318.6



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<b>Mobile Home All Trades:</b>	
A. Check for installation decal and set-up certificate (Signed)	15C-2.001.2B
B. Verify wind zone and serial number	FAC 15C-1.01031
C. Verify proper clearance from ground/anchor, strap, and pier spacing	FAC 15C-1.0103H
D. Check longitudinal straps or approved stabilizing system	FAC 15C-1.0104
E. Verify storm water drains around mobile home and does not erode piers or pond under mobile home	FAC 15C-1.0102.3
<b>Roofing Deck Nailing:</b>	
A. Check for # 8d clipped headed, round headed or ring shank nails installed no more than 6" on center on all single family site built homes built prior to March 1, 2002	FBCEB 611.7 and Table 611.7.1.2
B. Check for structurally sound roof sheathing	FBCEB 611.2
C. All roofs with more than one layer of shingles previously installed (existing) require all shingles removed	FBCEB 611.3
<b>Roofing Dry-In:</b>	
A. Underlayment material and attachment	FBCR905
B. Flashing, valley lining, and drip edge material installation	FBCR 903.2 , 905.2.8
C. Roof insulation attachment, when applicable	FBCR 906 Per Manufacturer
D. Roof drainage feature placement, when applicable	FBCR 903.4
E. Roof ventilation cut-out, when applicable	FBCR 806
F. Sleeper installation, when required for metal or tile roofs	FBCR 905
<b>Roofing In-Progress:</b>	
A. Same guidelines as Roofing Dry-In (Items A-F) plus items below	
B. Roofing material installation and attachment	FBCR 905.2.5, 905.2.6
C. Roofing cement application as required	FBCR 905.2.8.6
<b>Roofing Final:</b>	
A. Project completed	FBCR 110
B. Roofing material insulation	FBCR 905.2.6
C. Roof vent installation	FBCR 806 Per Manufacturer
D. Shingle roof edge/eave overhang	Per Manufacturer
E. Roof drainage features complete as required	FBCR903.4
F. Edge seals and vent boots installed for metal roofs	Per Manufacturer
G. Construction debris clean-up	City of Ocala Code of Ordinances