



Informal Interpretation Report Number 8820



Date August 18, 2023

Edition 2017

Section 107.3.5

Question:

Is it the intent of 107.3.5, Minimum plan review criteria for buildings, under Residential (one and two family) section, to only require the 8 items listed to be provided on residential building plans for a one or two story single family dwelling, including townhomes, or are the provisions under 107.2 also applicable to one and two family dwelling plans?

Answer

Section 107.2 and 107.3.5 are two separate sections. Section 107.3.5 simply gives guidance for a minimum list of items that need to be submitted/ outlined in the package. The Building Official has the ability to require more information. As for the specific point, "provide full exterior wall envelope details"; this is referenced in section 107.2.4, and is required for all buildings, no matter the type.

Commentary:

The minimum requirements on plans is determined in accordance with this code section. 107.3.5 is simply a bare minimum. It's up to the Building Official to determine if the plans submitted provide sufficient information to show compliance with the applicable codes. Section 107.2 provides additional guidance as to what the plans must clearly depict. Remember also, Section R103.2 of the Florida Building Code - Energy Conservation volume contains information to be depicted on the plans, including the thermal envelope.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Business & Professional Regulation, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.