Bay County Builders Services has reviewed the plans submitted for building and fire code compliance. The construction is subject to the 6th Edition Florida Building Code and 2014 N.E.C. The codes are viewable online at Florida Codes. Section 553.79(1) and (2) of Florida Statutes along with section 105.3.1 of the Building Code require items not in compliance with the code to be specifically noted in writing for the review.

Mr. House,

The revisions are not significant enough to change the determination that this is a four-story building, so it must be designed to the Florida Building Code and qualifies as a threshold building. Additionally, the revised plans do not include the required design information such as occupancy class and type of construction. Details are important and must be included on submittal documents. The submitted plans that have been revised are required to have the engineer of record seal the documents.

Respectfully,

Paul Beaughe
Building Plans Examiner