



Alachua County Department of Growth Management

Building Division

Jeff Hays, AICP, Director
Dan Gargas, Building Official
Holly Banner, AICP, Zoning Administrator

MINIMUM BARNDOMINIUM PLANS REVIEW REQUIREMENTS

Per current edition of FBC-R 107.2, and Building Official determinations: All documents are required to be submitted electronically in .PDF format. Construction plan documents shall be drawn to scale, dimensioned and drawn upon suitable material, sized to be legible, (11x17 minimum). Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the 2023 Florida Building Code and all relevant laws, ordinances, rules and regulations, as determined by the Building Official.

Revised 6/4/2024

BARNDOMINIUMS ARE UNIQUE AND ANYONE CONSIDERING ONE NEEDS TO BE AWARE OF THE FOLLOWING ITEMS.

1. Plans for the steel building or pole barn shall indicate that it is designed to be a Risk Category II and/or the plans indicate it is an R-3 use. This should be confirmed prior to the purchase of the building. If the plans do not indicate one of these items, a document indicating it meets the requirements will have to be signed by a Florida licensed architect or engineer. This may delay the project and add additional costs.
2. Plans for the steel building or pole barn shall indicate the surface roughness categories. It can be a B, C, or D, category that is specific to the site. If there is no category listed or it is an incorrect listing, a document indicating it meets the requirements will have to be signed by a Florida licensed architect or engineer. This may delay the project and add additional costs.
3. All attachments to the steel building from the interior framing need to be designed by a Florida licensed architect or engineer.
4. Design of the interior is required to be completed by a Florida licensed architect or an engineer.

Required Construction documents: (may vary depending on the scope of project)

1. Site Plan, drawn to scale, and including the owner's name, project address, North arrow, property boundaries, adjacent roadways, sidewalks, and driveways, building setbacks, locations of wells and septic systems, flood zone designation (if known), minimum finished floor elevation (if required), as well as all proposed and existing structures on the property dimensioned sufficiently for plans review.
2. Structural Engineering – the following items shall be prepared, signed, and sealed by a FL licensed Design Professional with a valid digital signature.
 - A. Wind load Analysis – mechanical connection of all structural members, roof, and wall sheathing, etc.
 - B. Type and size of interior and exterior footings, pads, and structural slabs.
 - C. Floor framing (if needed) dimensioned, indicating location, size, spacing, and connection of joists.
 - D. Wall Sections from foundation footings to roof indicating all materials and components.
 - E. Roof framing plan for conventional framing (if used).
3. Floorplan, dimensioned, with all rooms identified including accessible bath, and the following information.

10 SW 2nd Avenue ■ 1st Floor ■ Gainesville, Florida 32601-6294
Zoning Tel. (352) 374 -5244 ■ Building Tel. (352) 374 -5243 ■ Fax (352) 491-4510

Website: <https://growth-management.alachuacounty.us/>

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- A. Sizes and swings of doors, sizes, and types of windows. Note tempered glass and egress window locations.
- B. Location of mechanical equipment (compressor, condenser, etc.)
- C. Location of plumbing devices (water heater, main shut off, etc.)
- 4. Foundation Plan, dimensioned and indicating location of footings, plumbing fixtures shall be indicated.
- 5. Exterior elevations indicating building heights and location of all components and exposed materials identified.
- 6. Roof and floor Truss engineering with a valid digital signature and accompanying layout drawing.
- 7. Florida Product Approval Specification form with all manufactured exterior components and approval numbers. Note: The full Florida Product Approval installation details shall be provided on site for inspections.
- 8. Plumbing design including isometric diagram of supply, vent and drain systems. This is recommended not required.
- 9. Mechanical plans - Manual S, J, & D with site specific address of installation. AHRI form meeting current codes as of January 1st, 2023. If multiple systems are installed, please label systems on the floorplan.
- 10. Electrical plan showing the location of the utility meter, main disconnect, main service panel and any sub panels. The following items are recommended, but not required.
Site specific riser diagram and load calcs indicating the following.
 - A. Main service ampacity, voltage, and phase.
 - B. Service conductor size and material.
 - C. Feeder conductor size and material.
 - D. Grounding electrode location, type, and size.
- 11. Miscellaneous details, site specific, as required to clarify construction of the project. Cross out or delete details not used if generic details are referenced.
- 12. Energy calculations, site specific, with signatures.

above list is not an exhaustive, additional items may be requested depending on the scope of your project\