



Marion County Growth Management Department Building Division

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BUILDING CODE GUIDELINES FOR 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 Marion County Building Division 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 Florida Building Code or contact the Marion County Building Division at (352) 438-2400.

Abbreviations for Code Citations Found on Building Division Forms:

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

General Information for all Permits	
A. Permit card	FBC 105.7
B. Approved site plan	FBC 106.3.5
C. Approved complete set of plans	FBC 106.3.1
D. Sanitary facilities on site	FBC 3305.1, FBC-P 311.1
Footing, Pads & Piers: <i>Inspection code # 116</i>	
A. Verify setbacks (critical) per site plan	
B. Check width and height per plan	
C. Check reinforcement for proper size, placement, clearance, and overlap per plan	FBC 1907, R606.9
D. Must be free of roots, stumps and any foreign matter	FBC 1803.2, R408.4
E. Density test required if not on virgin soil or under certain soil conditions (clay)	FBC 1803.5, R403.1
F. All isolated column pads and porch footings completed per plan	
G. Concrete encased electrode must be installed for electrical ground	NEC 250.52
Conventional Slab: <i>Inspection code # 125</i>	
A. Check for any interior footing or pads (size, reinforcing and location) per plan	R1911.1
B. Minimum slab thickness per plans	R506.1
C. Proof of termite treatment required	FBC 1816.1, R320.1
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. (<i>Min. 90% Compaction</i>)	FBC 1803.5, R506.2.1
F. If block construction, all vertical dowels must be minimum 25" above the slab	FBC per plans, R606.9.2
G. Check plumbing pipes for proper sleeving	FBC P 305.1
H. Approved compacted fill report	FBC 1805.5, R506.2.1
Monolithic Slab: <i>Inspection code # 120</i>	
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	FBC 1907.1, R606.9
F. Engineering required if foundations are not resting on virgin soil (<i>Minimum 90% compaction</i>)	FBC 1803.5, R403.1
G. Proof of termite treatment, treated soil to be undisturbed	FBC 1816.1, R320.1
H. Minimum vapor barrier with joints properly lapped and sealed (included attached carports, garages and covered porches)	FBC 1911.1, R506.2.3
I. Check plumbing pipes for proper sleeving, water lines protected (minimum .025" thick material)	FBC P 305.1
J. Waste lines thru foundation (sleeve two pipe sizes larger)	FBC P 305.5
K. Concrete encased electrode must be installed for electrical ground	NEC 250.52(3)
Lintel or Tie Beam: <i>Inspection code # 119</i>	
A. Verify typical wall section for tie beam depth (8" or 16") per plan	
B. All precast lintels require minimum 4" end bearing	FBC 2104.1.5
C. Verify all reinforcement for size and location per plan	
D. Cleanouts shall be clean and free from mortar droppings	FBC 1906.1,1908.3, R606.9.7, IBHS 202.5
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	R609.1.4, IBHS 202.6.3
Roof Assembly & Sheathing: <i>Inspection code # 124</i>	
A. Check all truss bearing points for proper alignment and anchoring	Truss Engineering
B. Check multi-ply girders for proper alignment, fastening, anchorage	Truss Engineering
C. Verify all lateral truss bracing and gable engineering	FBC 2308.10.7, R 502.1.3.2, R 802.1.6.3, BSCI 1-03
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	FBC 2308.10.4, R802.1, R802.2.1, IBHS 208.1
F. Check ridge board for thickness and depth	FBC 2308.10.4, R802.2.1
G. Valley rafters must have solid blocking under seat cuts and be tied to lower roof	FBC 2308.10, R502.2.4
H. Check sheathing for proper thickness, fastening, spacing, ply clips	FBC 2308.10.8, R803.2.3.1
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	FBC 2308.9, R602.2.2
K. Sill plate properly fastened to floor system and treated if on concrete	FBC 2304.11.2.2, 2304.11, R602.2.5
L. Double top plate lapped and exterior wall tees and corners solid	FBC 2308.9.2, R602.2.9
M. Verify header sizes, bearing, and proper number of supports (jacks)	FBC 2308.9.5.1

N.	Verify uplift connection from floor to roof and proper support under girders	FBC 2308.10.1, R602.3
O.	Check door and window bucks for tapcons if required	FBC 1714.5.4, R613.6.1
Sub-Siding: <i>Inspection code # 127</i>		
A.	Check proper thickness and fastening -- should be flush and proper size per plan	FBC 2304.6, R603.7
B.	When used for uplift check top/bottom plate connections per plan	
C.	Check plans for addition uplift connectors	
Framing: <i>Inspection code # 113</i> <i>Included in the Residential Inspection code # 756</i>		
A.	Check for fire blocking at ceiling, soffits, and all concealed spaces	FBC 717, R602.1.2
B.	Draft-stopping at floor & ceiling assemblies greater than 1,000 sq. ft.	FBC 713.4, 717.3, R502.1.2
C.	Check for dead wood if more than 6" to nearest framing member	
D.	Check all studs, joists and trusses for notching and boring	FBC 2308.9.10, 2308.9.11, R602.2.7, R802.2.6
E.	Check for tempered glass in hazardous locations	FBC 2406, R308.1
F.	At least one bathroom door must have minimum 29" clear opening (accessibility)	FBC 11.11, R322.1.1
G.	Check for at least one window in bedrooms meeting escape and rescue requirements	FBC 1025, R310
H.	Verify windows and doors are proper and installed per engineering and product approval	FBC 1714.5.4.2, R613.6
I.	Verify door from garage to house is solid core, honeycomb steel, or 20 minute rated	FBC 13.603.1.ABC.1, R309.1
J.	Check stair construction (if applicable)	FBC 1009, R311.5
K.	Wall Dry-in	FBC 1403.2, 1405.2, R703.1
Final Structural: <i>Inspection code # 108</i> <i>Included in the Residential Inspection codes # 774, 776, 792</i>		
A.	Verify proper address is posted (proper size and location)	County Ord. # 04-24 321.1
B.	All 'Final Driveway' requirements must be met	Marion County Transportation Dept
C.	Verify all exterior is complete, siding or foam a minimum 6" above the grade	FBC 1403.8, 2304.11.2.2, R320.6, 704
D.	Finished floor minimum 8" above grade and grade sloped away from structure	MC-LDC; FBC 1803.3, R401.3
E.	Site water either retained or directed to swale	MC-LDC
F.	Verify roof covering and flashing installation	FBC 1503, 1507, R903
G.	Final termite treatment completed	FBC 105.11.1816.1, R320.1
H.	Verify overhead garage doors are installed per engineering and labeled with wind pressures	FBC 1703.5, R613
I.	Check all stairs, landings, and handrails for code compliance	FBC 1009, R311.5
J.	Proper installation of skirting (if required)	FBC 1203, 1209, 1807, R408
K.	Condensate lines and roof drain spouts must discharge at least one foot from structure sidewall	FBC 1816.1.6, R320.1.6
L.	Firewalls, fire-barriers, fire partitions and smoke barriers identified	FBC 712.5
Mobile Home All Trades: <i>Inspection code # 792</i>		
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
Roofing Deck Nailing: <i>Inspection code # 751</i>	
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	Florida Rule 9B-3.0475 Table 201.1
B. Check for structurally sound roof sheathing	FBC-EB 511.2
Roofing Dry-In: <i>Inspection code # 752</i>	
A. Underlayment material and attachment	FBC 1507.2.3, R905.2.7
B. Flashing, valley lining, and drip edge material installation	FBC 1507.2.9, R905.2.8
C. Roof insulation attachment, when applicable	FCB 1508, Per Manufacturer
D. Roof drainage feature placement, when applicable	FBC 1503.4, R 903.4
E. Roof ventilation cut-out, when applicable	FBC 1503.5
F. Sleeper installation, when required for metal or tile roofs	FBC 1507.4, 1507.3
Roofing In-Progress: <i>Inspection code # 752</i>	
A. Same guidelines as Roofing Dry-In (Items A-E) plus items below	
B. Roofing material installation and attachment	FBC 1507.2.7
C. Roofing cement application as required	R 905.2.8.6
Roofing Final: <i>Inspection code # 753</i>	
A. Project completed	FBC 109
B. Roofing material insulation	FBC 1507.2.7
C. Roof vent installation	FCB 1503.5, Per Manufacturer
D. Shingle roof edge/eave overhang	Per Manufacturer
E. Roof drainage features complete as required	FBC 1503.4, R903.4
F. Edge seals and vent boots installed for metal roofs	Per Manufacturer
G. Construction debris clean-up	Marion County Ord. # 05-29

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