



NEW COMMERCIAL BUILDINGS PLANS REVIEW

Below is a list of minimum requirements needed for Manatee County to conduct a plans review for all new commercial construction.

- Survey signed/sealed by a surveyor.
- Site plan showing location of new structures or additions, setback separations, driveway, parking spaces, vehicle loading, driving turning radius, fire access.
- Construction plans electronically submitted, in a pdf format, legible scale, separated into folders for Architectural, Structural, Electrical, Mechanical, Plumbing and Fire, signed/sealed by a registered Florida design professional.
- Building construction drawings shall include the following minimum documentation:
 - Code analysis including applicable codes, construction type, occupancy group(s) classification, occupant load, egress requirements, building area and height, number of stories, fire sprinkler.
 - Life safety plan requirements.
 - Floor plan(s), exterior elevations, interior sections, wall sections, rooms finish schedule, door and windows schedule.
 - Fire rated assemblies, UL listings and construction details.
 - Accessibility requirements with all dimensions.
 - Foundation plan, structural design and calculations, framing plan, roof plan.
 - Identify all deferred submittals.
 - If applicable, statement of Special Inspection.
- Mechanical, Electrical, Plumbing, Gas, and Fire set of plans electronically signed/sealed by a Florida registered design professional.
- Geotechnical soil report for new buildings and additions.
- Commercial energy calculations form (ASHRAE/COMcheck).
- Florida product approval number of exterior components.
- Truss profiles/ layout shop drawings, EOR truss review letter.
- Steel building shop drawings

Code Reference:

FBC Building 7th Edition (2020) Section 107.3.5

This document is intended to be a guide and may not contain all requirements needed to obtain permits and approval from Manatee County.

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