

FBC PLANS & ENGINEERING SERVICE, INC.

David W. Smith, P.E.
License #: 53608
dwsflpe@earthlink.net

Thomas L. Hanson, P.E.
License #: 38654
thanson33@tampabay.rr.com

38351 C. R. 54
ZEPHYRHILLS, FL. 33542

1 (866) 824-7894
(813) 788-5314

REQUIREMENTS THAT MUST BE ON THE SITE SPECIFIC DRAWING PAGE FOR CONTRACTORS DRAWINGS TO BE REVIEWED, SIGNED, & STAMPED:

Job Name: (first & last) or Corporation name if applicable

Address: (complete with City & zip code), lot numbers if in Mobile Home/RV Parks

Wind zone: (with Exposure Category)

Site Plan or copy of survey: (when possible) this is mainly to see location to host structure & can be a quick sketch to show if the addition lines up with the end of the host structure or is in the middle, adjacent to, or between other additions.

FBC Plans & Engineering Service, Inc. is NOT responsible for knowing individual County or City zoning rules or regulations pertaining to the site.

DRAWING: Floor plan &/or Roof Beam layout, & ALL Wall Elevations

1. All measurements must be clearly labeled:
 - a. Overall width, length, and height (of walls or posts & beam)
 - b. Spacing of posts and beams
 - c. Roof Span & overhang
2. All structural members must be clearly labeled:
 - a. Post and beam sizes, including gauge
 - b. Roof type and gauge
 - c. Foundation type & footing size
3. Attachment to host structure must be labeled:
 - a. Type of host structure (wood frame, block, manufactured home, 1 or 2 story)
 - b. Location (fascia, wall, host beam provided by manufacturer)
 - c. 4th wall and flashing only
 - d. Roof line of host, especially if different from new addition

DRAWINGS THAT ARE NOT COMPLETE WILL TAKE LONGER TO PROCESS!

Jobs that are complete and follow the span charts correctly will be processed first.

It's up to you how fast your turn around is!

EXISTING STRUCTURES TO BE MODIFIED:

All materials and measurements must be shown for the existing structure, unless all of that structure is being removed.

Example #1. Adding a new addition to an existing aluminum structure - the size of posts & beams, spacing, type of roof & span of the existing structure must be shown and may need to be upgraded to support the new addition. Check with us if not sure.

Example #2. Adding to an existing pool cage – You have to draw the existing cage with the beams & post sizes, and spans, as well as the new section. Depending on where the new section is being attached or how under built the existing cage is; you may have to upgrade the existing cage. Check with us before going too far with pricing the job!

Example #3. Replacing any structure that has been damaged – Depending on how much has been damaged, all may have to be upgraded to current codes (this may be required by insurance as well). Always use your current charts to check existing materials against current requirements. Send pictures and call if not sure.

Example #4. Changing walls under existing roof –

- A. Screen walls added to existing open aluminum carport or patio roof: - Existing roof does not have to be changed, but needs to be noted.
- B. Windows or enclosed walls added under existing aluminum roof – Existing roof will have to meet current wind and building codes for an enclosed structure. Use your span charts for “Enclosed” structures to check the span. You may have to replace the existing roof or add support beams.

Example #5. Replacing Roofs only – The supporting walls must meet the current wind load requirements. This applies to screen walls and open patios as well as enclosed walls. Your drawing must show what the existing walls are, and they may need to be upgraded. Use your charts to check the sizes, spacing, and heights of posts & beams.

SUNROOMS, ROOM ADDITIONS, SHEDS, GARAGES:

Any enclosed additions such as Room Additions, Sunrooms, Sheds, or Garages, with no walkway between the addition and host, must include the floor plan of the existing host structure and bedroom egress must be verified.

Some Counties (Hernando) will not allow a Screen Room to block bedroom egress directly outside.

ADDITIONS TO MANUFACTURED HOMES:

Rules can vary from County to County, City to City. Check with the permitting office where the job is located for “4th wall only, detached construction” &/or zoning limitations for Manufactured Home and RV additions. They have the final say. Some will not accept attachment without proof of the manufacturers “host beam” on the unit, and some will limit the type of additions allowed.

Our requirement to attach an addition to a Manufactured Home or Park Model is that the home must be 1994 or newer and built with a minimum of 2x4 construction, 16” o.c., as well as permitted and properly set up to the 1994 standards or better.

Our site specific engineering shows minimum fascia or ledger board requirements if no manufacturers host beam is present.

H.U.D. has egress requirements for Manufactured Homes that need to be followed, in addition to the standard Florida Building Code Requirements.

When adding any enclosed structure or changing existing exterior doors to a Mobile Home or Park Model refer to:

Title 24—Housing and Urban Development, Chapter XX, Part 3280-Manufactured Home Construction and Safety Standards, Subpart B-Planning Considerations, Sec. 3280.105 Exit facilities; exterior doors. And Sec. 3280.106 Exit facilities; egress windows & devices.