SPECIFIC PURPOSE SURVEY

LOCATED IN SECTION 3
TOWNSHIP 39 SOUTH
RANGE 34 EAST

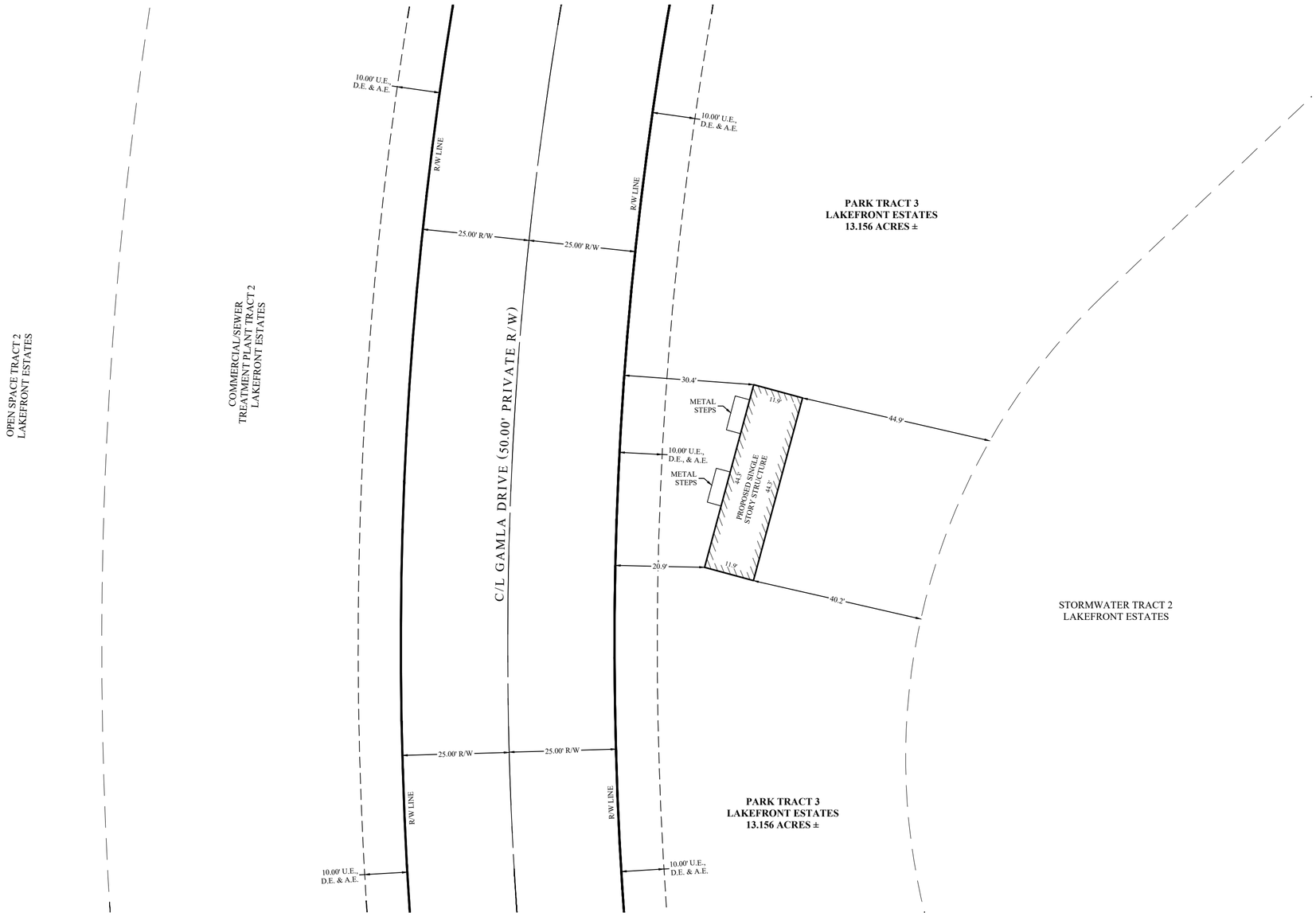
PROPERTY ADDRESS:

PARK TRACT 3, LAKEFRONT ESTATES
OKEECHOBEE, FLORIDA 34974

GRAPHIC SCALE

0 20 40 Feet

1 INCH = 20 FT.
(INTENDED DISPLAY SCALE 18"X24")



LEGEND:

P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
PG.	= PAGE
O.R.B.	= OFFICIAL RECORDS BOOK
R/W	= RIGHT OF WAY
C/L	= CENTERLINE
ID	= IDENTIFICATION
R	= RANGE OR RADIUS
S	= SECTION OR SOUTH
T	= TOWNSHIP
CB	= CHORD BEARING
CD	= CHORD DISTANCE
L	= ARC LENGTH
Δ	= DELTA ANGLE
MAINT.	= MAINTENANCE
A.&U.E.	= ACCESS & UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
●	= SET 1/2" IRON ROD & CAP STAMPED "BSM LB 8155" (UNLESS OTHERWISE NOTED)
⌀	= UTILITY POLE
OHU	= OVERHEAD UTILITY LINE

SURVEYOR'S NOTES:

1. THIS IS A **SPECIFIC PURPOSE SURVEY**, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
2. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS NOT VALID.
3. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE COORDINATE SYSTEM UTILIZED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS. THE CORRECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
6. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM GLADES COUNTY PROPERTY APPRAISER OFFICE.
7. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12043C, PANEL NUMBER 0250D, WITH AN EFFECTIVE DATE OF 03/06/20.
8. THE PROPOSED TEMPORARY SINGLE STORY STRUCTURE IS LOCATED WITHIN A PORTION OF PARK TRACT 3.
9. THE ADJACENT PROPERTY LINES, RIGHT-OF-WAYS, AND EASEMENTS SHOWN HEREON ARE REFLECTANT OF THE PLAT OF LAKEFRONT ESTATES PHASE 1, WHICH IS UNDER REVIEW FOR COUNTY RECORDING.
10. CURRENT SITE CONDITIONS ARE EVER CHANGING WHILE MID-CONSTRUCTION

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

1) B & B CONSTRUCTION

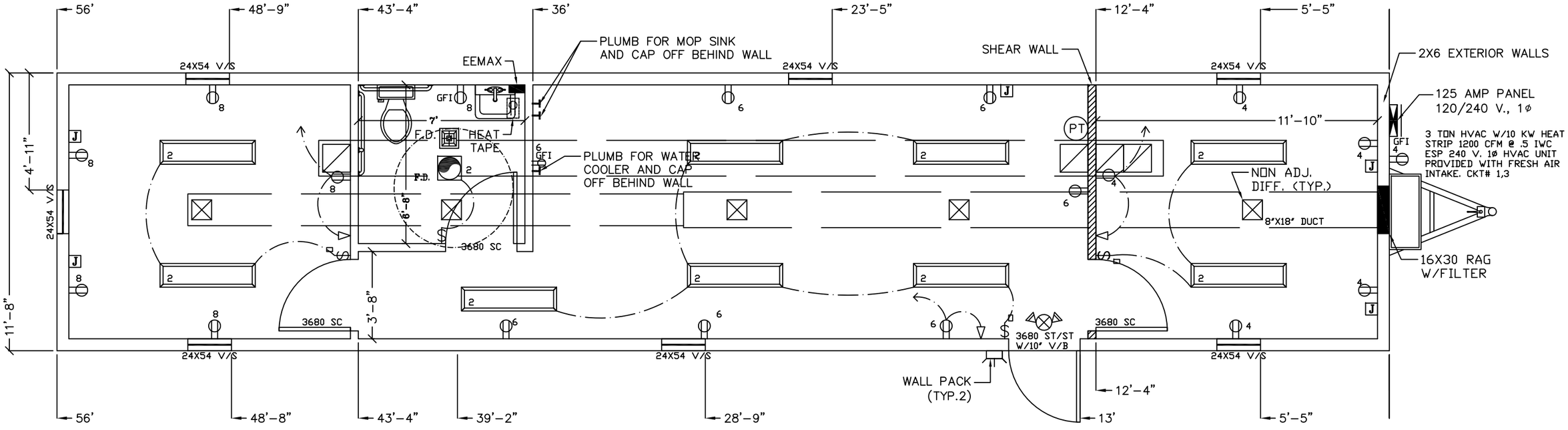
SIGNED: _____ DATE: _____

BRANDON MCKEE, PROFESSIONAL SURVEYOR AND MAPPER # 7595

FIELD WORK DATE	03/23/26
REVISION DATE	
SHEET	1 OF 1
DRAWN BY:	TJL
CHECKED BY:	REB
JOB #:	23-109

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155

MODULAR BUILDING INVENTORY



Single Wide 12 x 56 Floor Plan

EXPERT
MODULAR
CONSULTANTS, LLC

13103 W. Linebaugh Avenue, Suite 102
Tampa, Florida 33626
Tel: 813-336-**4930**

March 5, 2021

T&R Custom, Inc.
892 Broad Street
Ellaville, GA 31806

RE: Plan No.: TRC-1256
Building Size: 12 x 56
Occupancy Classification: Business
EMC Approval Date: 2-18-2021

To Whom It May Concern:

This is to confirm that Expert Modular Consultants, LLC (EMC) approved the above referenced plan under the Florida Manufactured Buildings Program administered by the Florida Department of Business and Professional Regulation (DBPR) (FAC Chapter 61-41). EMC's review confirmed that the design complies with the Florida Building Code, 7th Edition (2020), with the following limitations.

1. The Manufactured Buildings Program approval pertains to the factory built modular structure only (and does not include the foundation system).
2. The foundation and anchoring system, utility connections, and items constructed and installed on-site are subject to review, approval and inspection by the local authority having jurisdiction.
3. See the site installed items list on the approved plans for list of items that must be completed on-site.
4. Chapter 633 Fire Safety plan review and inspection are reserved for the local fire safety authority having jurisdiction.
5. This plan is valid for use only in those jurisdictions where the structural design loads are less than or equal to the design loads indicated on the approved plans.
6. This plan is NOT approved for the High Velocity Hurricane Zone (Miami-Dade and Broward Counties).
7. The use of the building with fewer plumbing fixtures than required by Section 403 of the Florida Plumbing Code is subject to the review and approval of the local authority having jurisdiction.

EMC's review included a review of products for compliance with 553.842(5) or FAC Chapter 61-G20-3. A set of signed and sealed plans will be retained on file at EMC, in accordance with the Manufactured Buildings Program requirements.

Sincerely,



Robert A. Johnson
SMP-29

(file: PLANS – EMC APPROVED folder)

ACCESSIBILITY NOTES:

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
2. ACCESSIBLE DRINKING FOUNTAINS SHALL HAVE A SPOUT HEIGHT NO HIGHER THAN 36 INCHES ABOVE THE FLOOR AND EDGE OF BASIN NO HIGHER THAN 34 INCHES ABOVE THE FLOOR FOR INDIVIDUALS IN WHEELCHAIRS. ADDITIONALLY, DRINKING WATER PROVISIONS SHALL BE MADE FOR INDIVIDUALS WHO HAVE DIFFICULTY BENDING.
3. WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS AND DRAWERS ARE PROVIDED AT LEAST ONE TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH THE FOLLOWING. DOORS ETC. TO SUCH SPACES SHALL BE ACCESSIBLE (IE. TOUCH LATCHES, U-SHAPED PULLS); SPACES SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR FOR FORWARD REACH OR SIDE REACH; CLOTHES RODS OR COAT HOOKS SHALL BE A MAXIMUM OF 48 INCHES ABOVE THE FLOOR (46 INCHES MAXIMUM WHEN DISTANCE FROM WHEEL CHAIR TO ROD EXCEEDS 10 INCHES). SHELVES IN KITCHENS OR TOILET ROOMS SHALL BE 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE IN FLOOR.
4. CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 48 INCHES ABOVE THE FLOOR. RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR. EXCEPTION; HEIGHT LIMITATIONS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
5. WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOM, AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING,WHICH-EVER IS LOWER.
6. ALL DOORS SHALL BE OPENABLE BY A SINGLE EFFORT. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL NOT EXCEED 5 LBS. FOR ALL SLIDING, FOLDING, AND INTERIOR HINGED DOORS.
7. FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. CHANGES IN LEVEL BET-WEEN 0.25 INCH AND 0.5 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. CARPET PILE THICKNESS SHALL BE 0.5 MAX. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
8. ACCESSIBLE WATER CLOSETS SHALL BE 17 INCHES TO 19 INCHES, MEASURED FROM THE FLOOR TO THE TOP OF THE SEAT. GRAB BARS SHALL BE 36 INCHES LONG MINIMUM WHEN LOCATED BEHIND WATER CLOSET AND 42 INCHES MINIMUM WHEN LOCATED ALONG SIDE OF WATER CLOSET, AND SHALL BE MOUNTED 33 INCHES TO 36 INCHES ABOVE THE FLOOR. IN ADDITION, A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE MOUNTED ON THE SIDEWALL WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 AND 41 INCHES ABOVE THE FLOOR, AND WITH THE CENTER LINE OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES FROM THE REAR WALL.
9. ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
10. ACCESSIBLE LAVATORIES AND SINKS SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR. KNEE CLEARANCE OF AT LEAST 27 INCHES HIGH MUST BE PROVIDED WITH A MINIMUM DEPTH OF 8 INCHES BENEATH THE FIXTURE, AND 9 INCHES HIGH MINIMUM WITH A MINIMUM DEPTH OF 11 INCHES BENEATH THE FIXTURE. THE KNEE SPACE MUST BE AT LEAST 30 INCHES WIDE.
11. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. INSULATION OR PROTECTION MATERIALS MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS.
12. MIRRORS LOCATED ABOVE LAVATORIES, SINKS OR COUNTERS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE A MAXIMUM OF 40 INCHES ABOVE THE FLOOR. OTHER MIRRORS IN TOILET ROOMS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FLOOR.
13. GRAB BARS HAVING A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1.25 INCHES MINIMUM AND 2.0 INCHES MAXIMUM. THE SPACE BETWEEN THE GRAB BAR AND THE WALL SHALL BE 1.5 INCHES.
14. WATER CLOSET FLUSH CONTROL SHALL BE INSTALLED A MAXIMUM OF 36 INCHES ABOVE THE FLOOR AND SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
15. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (I.E. LEVER – OPERATED, PUSHTYPE, U-SHAPED) MOUNTED WITH OPERABLE PARTS BETWEEN 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR.
16. TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE.
17. A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.

GENERAL NOTES:

1. ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION APPROVAL. THE PRIMARY ENTRANCE MUST BE ACCESSIBLE.
2. ALL DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
3. ALL GLAZING WITHIN A 24 INCH ARC OF DOORS, WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR, AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED OR ACRYLIC PLASTIC SHEET.
4. ALL STEEL STRAPS REFERENCED ON FLOOR PLAN SHALL BE 1.5 INCH x 26 GA. WITH 8 – 15 GA. x 7/16 INCH CROWN x 1 INCH STAPLES EACH END OF STRAP OR EQUIVALENT FROM RIDGE BEAM TO COLUMN, AND COLUMN TO FLOOR.
5. PORTABLE FIRE EXTINGUISHER PER N.F.P.A. – 10 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION.
6. PROVISIONS FOR EXIT DISCHARGE LIGHTING ARE THE RESPONSIBILITY OF THE BUILDING OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL WHEN NOT SHOWN ON THE FLOOR PLAN (INCLUDING EMERGENCY LIGHTING, WHEN REQUIRED).
7. WHEN LOW SIDES OF ROOF PROVIDE LESS THAN 6" OF OVERHANG, GUTTERS AND DOWN SPOUTS SHALL BE SITE INSTALLED, DESIGNED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
8. IN WIND-BORNE-DEBRIS REGIONS, GLAZING SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT RESISTANT STANDARD, OR ASTM E1996. WIND-BORNE-DEBRIS REGIONS ARE DESIGNATED IN SECTION 1609 OF THE IBC.
9. FIRE SAFETY PLAN REVIEW AND INSPECTION IS RESERVED FOR THE LOCAL AUTHORITY HAVING JURISDICTION.
10. WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.
11. STRUCTURAL DETAILS NOT INCLUDED IN THIS PLAN SET ARE TO BE CONSTRUCTED ACCORDING TO THE MANUFACTURERS STATE APPROVED BUILDING SYSTEM MANUAL.

PLUMBING NOTES:

1. TOILETS SHALL BE ELONGATED WITH NONABSORBENT OPEN FRONT SEATS.
2. REST ROOM WALLS SHALL BE COVERED WITH NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F. FLOORS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES.
3. THIS UNIT MUST BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM IF THESE ARE AVAILABLE.
4. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.
5. WATER HEATER SHALL HAVE SAFETY PAN WITH 1 INCH DRAIN TO EXTERIOR, T&P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUT OFF VALVE WITHIN 3 FEET ON A COLD WATER SUPPLY LINE.
6. DWV SYSTEM SHALL BE EITHER ABS OR PVC – DWV.
7. WATER SUPPLY LINES SHALL BE CPVC, OR COPPER; AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LIMITATIONS AND INSTRUCTIONS.
8. WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH TANK TYPE UNLESS OTHERWISE SPECIFIED.
9. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
10. SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 120°F (48.8°C).
11. THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLED, AND IF NOT SHOWN ON PLUMBING PLAN, IS DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL APPROVAL.
12. WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION. WATER PIPING INSTALLED IN AN UNCONDITIONED ATTIC SHALL BE INSULATED WITH AN INSULATION OF R-6.5 MINIMUM.
13. PIPING IN UNCONDITIONED SPACES MUST BE PROTECTED WITH INSULATION HAVING A MINIMUM R FACTOR OF 6.5 IN ACCORDANCE WITH SECTION 305.6.
14. THE USE OF THIS BUILDING WITHOUT THE MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES IS SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION.
15. THE WATER HEATER SHALL HAVE CONTROLS TO ALLOW A SET POINT OF 90 DEGREES F. THE OUTLET TEMPERATURE OF LAVATORIES SHALL BE LIMITED TO 110 DEGREES F.
16. WATER HEATER SHALL BE PLUMBED WITH HEAT TRAPS ON THE SUPPLY AND DISCHARGE PIPING CONNECTED TO THE HEATER.
17. THE FIRST 8 FEET OF HOT WATER PIPING FROM THE WATER HEATER SHALL BE INSULATED WITH 0.5 INCH OF MATERIAL HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH / h x ft x F.
18. TEMPERED WATER MUST BE DELIVERED THROUGH AN APPROVED WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3.

APPROVED PRODUCTS LIST

CATEGORY	SUB CATEGORY	MANUFACTURER	FLORIDA APPROVAL NUMBER	USED
ROOFING	SINGLE PLY EPDM	MULE HIDE	FL 10703.1 R9	✓
WINDOWS	SINGLE HUNG V.S.	KINRO	FL 993.2 R17	✓
WINDOWS	HORIZONTAL SLIDE	KINRO	FL 993.5 R17	✓
EXT. DOORS	SWINGING EXT.	ELIXER	FL 17996 R2	✓
PANEL WALLS	SIDING	JAMES HARDIE	FL 13223 R5	—
PANEL WALLS	26 GA. GALV. STEEL SIDING	FABRAL	ENGINEERED DESIGN	✓
STRAPS	STRAPS	LIPPERT COMP.	RADCO #1235	✓

MECHANICAL NOTES:

1. ALL SUPPLY AIR REGISTERS SHALL BE 10 INCHES x 10 INCHES ADJUSTABLE WITH 10 INCHES x 20 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-6.5 MINIMUM INSULATION EXCEPT DUCTS EXPOSED TO VENTILATED ATTICS AND CRAWL SPACES SHALL HAVE R-8 INSULATION.
2. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND/OR AS NOTED ON FLOOR PLAN.
3. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES PROVIDING 5 CFM FOR EACH OCCUPANT AND 0.06 AREA-OUTDOOR RATE PER IMC SECTION 403.
4. RESTROOM VENT FANS SHALL PROVIDE 70 CFM OR MORE EXHAUST PER WATER CLOSET OR URINAL.
5. RESTROOM VENT FANS SHALL BE DUCTED DIRECTLY TO EXTERIOR OF BUILDING.
6. PERMISSABLE TYPE OF GAS FOR APPLIANCES–NONE (ALL ELECTRIC)

ELECTRICAL NOTES:

1. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
2. WHEN LIGHT FIXTURES ARE INSTALLED IN "CLOSET STORAGE SPACE" THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM "CLOSET STORAGE SPACE" AS DEFINED BY NEC 410.2
3. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
4. HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
5. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLI-ANCE WITH ARTICLES 110.9 & 110.10 THE NEC BY LOCAL ELECTRICAL CONSULTANT.
6. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
7. ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES, OR CABLE CONNECTORS.
8. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (WP) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED. THE RECEPT ITSELF SHALL ALSO BE LISTED FOR DAMP AND WET LOCATIONS.

ATTENTION LOCAL INSPECTIONS DEPARTMENT

SITE INSTALLED ITEMS

THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY THE MANUFACTURER, HAVE NOT BEEN INSPECTED BY 3rd PARTY AND ARE NOT CERTIFIED BY THE STATE MODULAR LABEL. NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIAL THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION APPROVAL. CODE COMPLIANCE MUST BE DETERMINED AT THE LOCAL LEVEL.

1. THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.
2. RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
3. PORTABLE FIRE EXTINGUISHER(S).
4. DRINKING FOUNTAIN OR BOTTLED WATER, BUILDING DRAINS, CLEANOUTS, SERVICE SINK AND HOOK-UP TO PLUMBING SYSTEM.
5. ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
6. THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS
7. CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATELINE(S) – (MULTI-UNITS ONLY).
8. STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN MODULES (MULTI-UNITS ONLY).
9. EXIT DISCHARGE LIGHTING (INCLUDING EMERGENCY)
10. WINDOW AND DOOR HIGH WIND STORM COVERINGS (PER CODE) REFER TO GENERAL NOTES 3, 8 & 10.
11. OCCUPANCY LIGHTING.
12. LIGHT FRAMED TRUSS CONSTRUCTION SIGNAGE PER FAC 69A-3.012(6).
13. TACTILE SIGNAGE (ADA)
14. BONDING OF METAL FRAMING MEMBERS TO BUILDING ELECTRICAL GROUNDING SYSTEM.

FOUNDATION

IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DBPR, THESE BUILDING PLANS DO NOT CONTAIN FOUNDATION SUPPORT AND THE TIE DOWN DETAILS AND SPECIFICATIONS. THE ENGINEER OF THE BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

STRAPPING:

STRAPPING MUST BE TESTED AND/OR CERTIFIED TO VERIFY THE STRUCTURAL CAPACITY. APPROPRIATE DOCUMENTATION MUST BE ON FILE AT THE MODULAR BUILDING FACTORY.

(1) SKIRT, SKIRT VENTILATION, & ACCESS TO BE PROVIDED & INSTALLED BY OWNER ON SITE.
(2) ALL GLASS IN DOORS & WITHIN 24" OF DOORS IS SAFETY GLAZED.
(3) HANDICAP ACCESS REQUIREMENTS TO BE PROVIDED & INSTALLED BY OWNER ON SITE.
(4) FOUNDATION ENCLOSURES(WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 150 SQ.FT. OF THE FLOOR AREA.
(5) AN 18"x24" MINIMUM CRAWL SPACE ACCESS TO BE SITE INSTALLED BY OTHERS.

STRUCTURAL LOAD LIMITATIONS

BUILDING RISK CATEGORY: II

FLOOR LIVE LOAD:
A. 50 PSF
B. 2000 LB. CONCENTRATED LOAD OVER 30 INCH x 30 INCH AREA LOCATED ANYWHERE ON FLOOR

ROOF LIVE LOAD:
A. 20 PSF

ROOF SNOW LOAD:N/A

WIND LOAD: ASCE 7-16

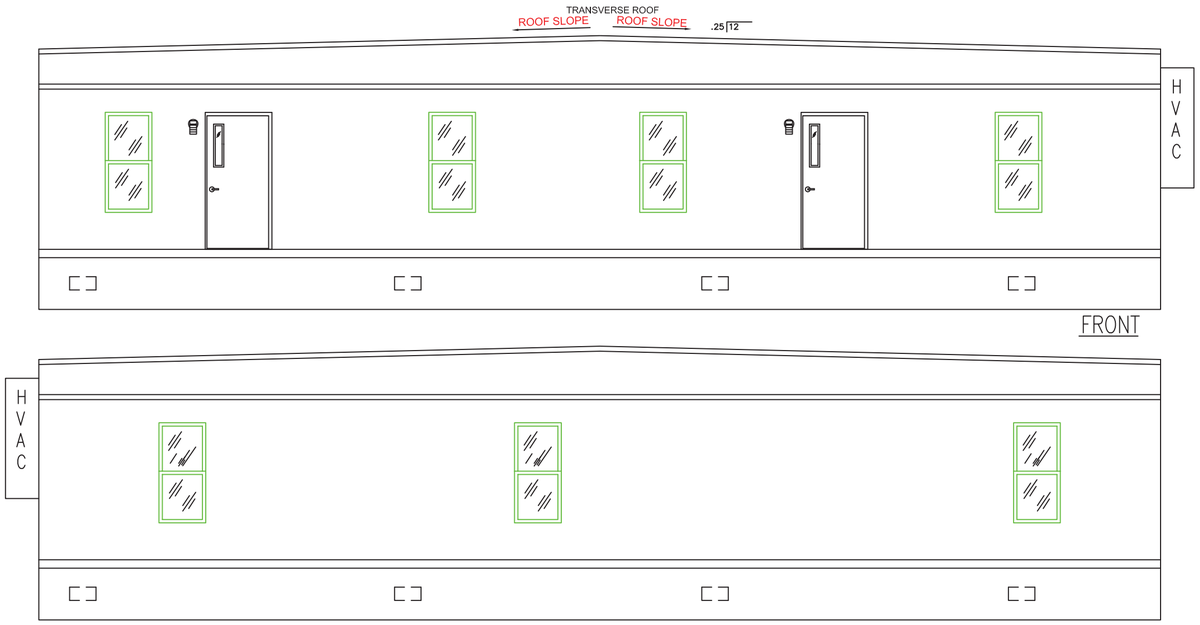
A. ULTIMATE WIND SPEED (3-SEC GUST): V=180 MPH
B. ASD WIND SPEED (3-SEC GUST): Vasd=139 MPH
C. RISK CATEGORY: II
D. WIND EXPOSURE CATEGORY: EXP.=C
E. INTERNAL PRESSURE COEFFICIENT: GCpi=0.18
F. COMPONENT & CLADDING ULTIMATE DESIGN PRESSURES (ASD DESIGN PRESSURE) FOR ROOF ANGLES 0 TO 7 DEGREES:
WALL ZONE 5:P=+/-94.4 PSF (Pasd=+/-56.6 PSF)
WALL ZONE 4:P=+/-76.5 PSF (Pasd=+/-45.9 PSF)
ROOF ZONE 3:P=-202.0 PSF (Pasd=-121.2 PSF)
ROOF ZONE 2:P=-148.2 PSF (Pasd=-88.9 PSF)
ROOF ZONE 1':P=-112.4 PSF (Pasd=-67.4 PSF)
ROOF ZONE 1:P=-64.5 PSF (Pasd=-38.7 PSF)

SEISMIC LOAD:N/A

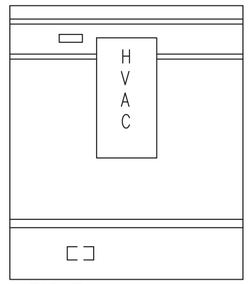
FLOOD LOAD:
THE MODULAR BUILDING UNITS ARE NOT DESIGNED TO BE SUBMERGED OR SUBJECTED TO WAVE ACTION. IF INSTALLED IN A FLOOD PLAIN, THE MODULAR BUILDING UNITS MUST BE INSTALLED ABOVE THE MINIMUM BASE FLOOD ELEVATION DERIVED FROM APPROPRIATE FLOOD ELEVATION MAPS FOR FOR FLOOD LOADS.

ROOF RAIN LOAD (IPC APPENDIX B):
A. RAIN INTENSITY: I=4.7 INCHES/HOUR

NOTE: GUTTERS & DOWNSPOUTS ON SITE (BY OTHERS)

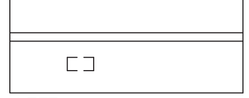


FRONT



RIGHT

REAR



LEFT

ELEVATIONS 3/16"=1'-0"

WINDOW & DOOR SPECIFICATIONS

1. DBL. PANE WINDOWS ARE REQUIRED FOR ALL CLIMATE ZONES. SEE THE COMCHECK ENERGY CALCULATIONS FOR THE MAXIMUM ALLOWED U-FACTOR AND SHGC.
2. THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR WINDOWS IS 0.3 CFM PER SQUARE FEET OF WINDOW AREA.
3. THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR EXTERIOR DOORS IS 0.3 CFM PER SQUARE FEET OF DOOR AREA.

BUILDING DESIGN PARAMETERS

1.	USE/OCCUPANCY:	BUSINESS
2.	CONSTRUCTION TYPE:	VB
3.	SPRINKLER SYSTEM:	NO
4.	BUILDING AREA:	654 S.F.
5.	BUILDING HEIGHT:	≤ 15 FEET
6.	NUMBER OF STORIES:	1
7.	NUMBER OF MODULES:	1
8.	OCCUPANT LOAD 5 BASED ON 150 SF/PERSON	
9.	EXTERIOR WALL FIRE RATING:	NOT RATED
10.	THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPARATION DISTANCES REQUIRED BY FBC TABLE 602 AND SECTION 705.3	
11.	ENERGY CODE COMPLIANCE: SEE ATTACHED ENERGY CALCULATIONS.	
12.	MANUFACTURERS DATA PLATE, STATE LABELS AND THIRD PARTY LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL.	

ELEVATIONS SHOWN ON THIS PAGE REPRESENT BASIC COMPONENTS AND ARE NOT INTENEDED TO BE ALL INCLUSIVE, NOR DO THESE ELEVATIONS DETAIL EVERY CODE REQUIRED ASPECT OF THIS BUILDING. SITE BUILT STOOPS, STEPS, DECKS, PORCHES, HANDRAILS AND/OR SIMILAR ITEMS MUST BE PROVIDED BY OTHERS ON SITE FOR COMPLIANCE WITH APPLICABLE CODES. COMPLIANCE WITH ALL APPLICABLE CODES PER LOCAL AUTHORITY HAVING JURISDICTION, WHETHER DETAILED IN THIS SET OR NOT, MUST BE MET.

SPECIAL CONDITIONS & REQUIREMENTS:

1. Any site added structures must be independent of the factory building unless the entire building is re-evaluated by the site engineer.
2.Typical foundation layout shown in this package is to aid the site engineer/architect for locations of required supports. Actual foundation must be designed to site conditions for all applicable loads. This includes but is not limited to construction of the foundation, seismic design and attaching the home to the foundation, along with the resistance to lateral, longitudinal shear, uplift and downward forces in both directions. Refer to bracing page for applicable bracing / seismic loads for attaching the home to foundations.
3. Engineer seal applies ONLY to FACTORY MANUFACTURED STRUCTURAL portion of the building. Seal does not apply to site installed elements or portions built on site such as, but not limited to; foundation, bracing tie down to foundation, exterior steps, or other site works. Site work must be designed BY OTHERS for site conditions, under local jurisdiction.

THESE DRAWINGS ARE PREPARED TO THE REQUIREMENTS OF THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 WITH CURRENT REVISIONS. INFORMATION NOT CONTAINED ON THESE DRAWINGS IS NOT REQUIRED BY THE STATE AND IS INTENTIONALLY OMITTED. ITEMS SUCH AS HANDICAP RAMPS, DECKS, ELECTRICAL RISERS, PLUMBING RISERS, AND FOUNDATION PLANS ARE EXAMPLES OF ITEMS NOT REQUIRED. THE ENGINEER OF RECORD IS ONLY CERTIFYING COMPLIANCE WITH THE PORTION OF THIS STRUCTURE THAT IS ACTUALLY MANUFACTURED AT OUR FACILITY.

EMC APPROVED 02 18 2021

NOTE: FIRE SAFETY PLAN REVIEW AND INSPECTION IS RESERVED FOR THE LOCAL FIRE AUTHORITY HAVING JURISDICTION.

FLORIDA APPLICABLE CODES

BUILDING	FBC 7th ED. (2020)-BUILDING
FIRE PREVENTION	FFPC 7th Ed. (2020)
PLUMBING	FBC 7th Ed. (2020)-PLUMBING
MECHANICAL	FBC 7th Ed. (2020)-MECHANICAL
ELECTRICAL	2017 NEC
ENERGY	FBC 7th Ed. (2020)-ENERGY CONSERVATION
ACCESSIBILITY	FBC 7th Ed. (2020)-ACCESSIBILITY

NOTES:
(1) THESE PLANS COMPLY WITH THE LATEST FBC AS LISTED IN CODE SUMMARY.
(2) THESE PLANS COMPLY WITH 553.8425 AND/OR RULE 61G20-3 (PRODUCT APPROVAL)
(3) THE RAISED SEAL SET OF PLANS ARE ON FILE IN THE THIRD PARTY AGENCY'S OFFICE AS DIRECTED BY DBPR.

NADER TOMASBI LICENSE No. 56556 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/18/21

Reviewed By:
Robert A. Johnson
Florida Modular Plans Examiner
No. SMP - 0000029

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA

CONST. TYPE	VB
OCCUPANCY	B
FLOOR LL	50 PSF
WIND VELOCITY	180/139 MPH
FIRE RATING OF EXT. WALLS	0 HRS
ALLOWABLE NO. OF FLOORS	1
MANUFACTURER	T&R
PLAN NUMBER	TRC-1256 (2020)
APPROVAL DATE	2-18-21
HIGH VELOCITY HURRICANE ZONE	NO

EMC

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FLOOR PLAN ELECTRICAL	
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CROSS SECTION ALTERNATE TRUSS & ELEVATIONS	

T&R Custom INCORPORATED
P.O. Box 1079 892 N. Broad St.
Ellaville, GA 31806 (229) 937-2581
www.trcustominc.com

SUBMITTAL #:TRC-1256 (2020)	
11'-8"x56'-0" BUS OCCUPANCY	
SERIAL #: STOCK	
DATE: FEBRUARY 18, 2021	
DRAWN BY: DRS	
SCALE: NOTED	SHEET #: 1 of 3
DESTINATION: STOCK	

FRAME & FLOOR

BONDING STRAP

BOX SIZE: **11'-8"x56'-0"**

(NEW) AXLES: (2+2) | BEAM: 10" [1]

HITCH: | STD. | | DET. | XXX

JOISTS: **2"x8" @ 16" O.C.**

NOTE: DBL. FLOOR JOISTS @ 14' SEE SHEAR WALL DETAIL

INSULATION: **R-30** HIGH DENSITY (R-28 EFFECTIVE)

DECKING: 23/32" T&G

COVERING: 1/8" BLOCK TILE

COLOR: **#51830 "COTTAGE TAN"**

[1] OUTRIGGER FRAME w/ CROSSMEMBERS & OUTRIGGERS @ 48" O.C.

USE OFFSET FLANGE

(OPT.)
(1) FLOOR DRAIN w/TRAP PRIMER (P-TRAP BY OTHERS) F.D.

WALLS, WINDOWS, DOORS

STRAPS 16" O.C. WALL HGT. 8'

EXT. WALLS: **2"x4" @ 16" O.C. w/DBL. TOP PLATES** (OPT. 2x6)

INT. WALLS: 2"x4" STUDS @ 16" O.C.

PLUMBING WALL: 8" @ 24" PER PLAN

PLYWOOD SUPPORT: PORCH LIGHTS, T.P. HOLDERS, GRAB BARS, LAV & CABINET

3/4" PLYWOOD BEHIND ALL PLUMBING FIXTURES

COVERING: 1/2" VINYL COVERED GYPSUM THRU OUT

COLOR: **"HAMPTON GRAY"**

NOTE: SEE SHEAR WALL DETAIL @ 14'

EXT. INSUL: **R-21** | INT. INSUL: **R-11 IN R.R. ONLY**

EXT. DOORS:

(2) 36"x80" H.D. ALUM. w/4"x24" V.B./LEVER HDW & DRIP CAP

INT. DOORS: (3) 36"x80" 6-PANEL w/ LEVER HDW

(2) TELL #LC3575 PASSAGE
(1) TELL #LC3526 PRIVACY

WINDOWS: **(7) 24"x60" V.S. WHITE VINYL/LOW-E TINT INSUL. 1/1 LOW E w/MINI-BLINDS**

NOTE: USE SGL. GANG BOX FOR OCCUPANCY SENSOR SWITCHES.

NOTE: DOUBLE EXTERIOR STUDS @ 48" O.C.

20 GAUGE STRAPS 16" O.C. — (6) 3"x.148 NAIL ON EA. END OF STRAP

NOTE: ALL INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS A OR BETTER IN CORRIDORS, AND CLASS B OR BETTER IN ROOMS AND ENCLOSED SPACES; CARPET SHALL BE CLASS II OR BETTER.

ELECTRICAL

SGL PHASE

ENT. PANEL: (1) 100 AMP

LIGHTS: (ELECTRONIC BALLAST)

(8) 4' 2-TUBE w/ LENS

(4) OCCUPANCY SENSOR SWITCHES

(2) EXTERIOR W.P. PORCH LIGHT w/ PHOTO CELL

(2) LIGHTED EXIT SIGN w/ BATTERY BACKUP

GFI (1) 110V GFI RECEPT @ 44" AFF

(1) 110V EXT. W.P. GFI RECEPT (WHILE IN USE)

(1) 110V DED. W/H RECEPT @ 66" A.F.F.

(1) 110V EXT. W.P. RECEPT UNDER UNIT FOR HEAT TAPE

(3) PHONE JACK J-BOX (NO COVER) w/CONDUIT THRU FLOOR

PLUMBING

TYPE: CPVC SUPPLY LINES — STUB THRU FLOOR CONNECT & INSULATE

PVC WASTE LINES

WALL HUNG LAV: (1) w/ PLYWOOD SUPPORT

MIRROR: (1) 40" AFF TO BOT.

COMMODE: (1) HANDICAP (1) T.P. HOLDER

WATER HEATER: (1) 4 GAL. IN O.H. CAB. IN R.R.

GRAB BARS: (1) 36" (1) 42" @ 33" AFF

(1) 18" VERTICAL

(OPT.)
FURNITURE:

5 LF FORMICA COUNTERTOP @ 34" A.F.F. w/15"x15" S.S. BAR SINK & GOOSENECK FAUCET
30" BASE CABINET & 30" KNEESPACE BELOW

FORMICA COLOR: ALMOND TOP w/ WOODGRAIN FRONT

(OPT.)
(1) FLOOR DRAIN w/TRAP PRIMER (P-TRAP BY OTHERS) F.D.

ROOF

2x6 TOP ROOF RAIL STACKED 2X6 BOT. ROOF RAIL — CLG HGT. 8'

45 MIL BLACK RUBBER

TRUSS: #F0500002 @ 24" O.C.

TRANSVERSE (20-27-20) 137"

NOTE: DBL. TRUSS @ 14' SEE SHEAR WALL DETAIL

CEILING: 1/2" SEASPRAY

FIBERGLASS DUCT (R-6) SUPPLY

BRANCH DUCTED SUPPLY REGISTER INTO R.R.

INSULATION: **R-49**

DECKING: 7/16" FR DECK **USE 8d NAILS**

BLOCK ROOF DECK SEAMS 4' FROM EA. END

ROOF DECKING TO BE FASTENED TO TRUSSES w/ .131 DIA.x2 1/2" NAILS @ 6" O.C. WITHIN 9' FROM ENDWALLS & 12" O.C. EVERYWHERE ELSE.

ATTIC VENTILATION: SEE PRINT

(1) COMBO VENT FAN/LIGHT

STRAPS 16" O.C.

20 GAUGE STRAPS 16" O.C. — (6) 3"x.148 NAIL ON EA. END OF STRAP

EXTERIOR

SHEATHING: 09/08/14 **FULL WRAP 7/16" O.S.B. *** **FULL WRAP HOUSE WRAP**

BOT. TRIM: **26 GA. STEEL**

COLOR: IVORY

SIDING: **26 GA. HI RIB STEEL**

COLOR: IVORY

TOP TRIM: **26 GA. HI RIB STEEL**

MANSARD COLOR: IVORY

*** SIDEWALLS & ENDWALLS**

CONTINUOUS FROM TOP OF TRUSS TOP CHORD TO 3/4" MINIMUM BELOW TOP OF RIM JOIST WITH ALL SHEATHING EDGES SUPPORTED BY 2"x4" LUMBER
#2 S.P.F. OR BETTER FASTENED WITH 8d SINKER NAILS 3" O.C. @ EDGES AND 10" O.C. IN THE FIELD

DECALS: **N/A**

LINE WINDOW, DOOR & A/C OPENINGS w/VYCOR TAPE

Single Package Vertical AC Unit A/C & HEAT

HVAC: (1) W36AB-A10

60 AMP #6 WIRE

HEAT: 10 KW

DUCT: **FIBERGLASS DUCT (R-6)** SUPPLY

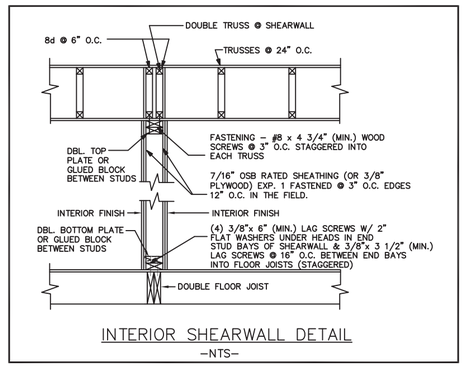
RETURN AIR: SEE PRINT

1,100 CFM @ .3 IWC ESP

THERMOSTAT: PROGRAMMABLE

#TH4110D1007 (PT)

RETURN AIR OPENING
28 1/2" x 14 1/2"



INTERIOR SHEARWALL DETAIL

-NTS-

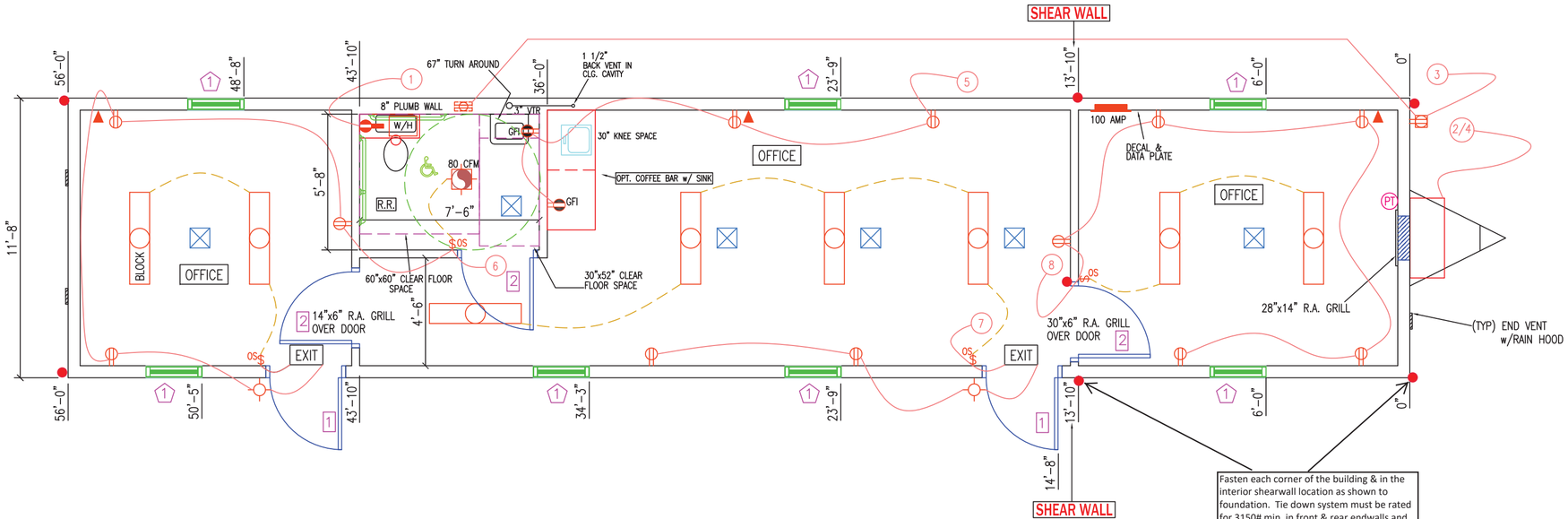
ELECTRICAL SCHEDULE

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1	WATER HEATER	20 A	12-2 NM
2/4	HVAC	60A(2P)	6-2 #10 GRND.
3	GFCI PROTECTED	20 A	12-2 NM
5	RECEPTS (GFCI RECEPTS)	20 A	12-2 NM
6,7,8	LIGHT, FAN, RECEPTS	20 A	12-2 NM

ELECTRICAL PANEL SIZING

DESCRIPTION	KVA
GENERAL LIGHTING	
.0035 KW/SF X 653 SF X 1.25=	2.86
16 RECEPTS AT 180VA/1000=	2.88
WATER HEATER 1.9 KW x 1.25=	2.38
1 FAN AT .3 KW X 1.25=	0.38
HVAC	10.90
TOTAL 19.4 KW	
TOTAL/240 X 1000= 80.83 AMPS	
INSTALL 100 AMP PANEL	
120/240 V 1ø	

	ELECTRICAL DISTRIBUTION PANEL
	110V EXT. W.P. GFI RECEPT (WHILE IN USE)
	DUPLEX RECEPTACLE 120V
	QUAD RECEPTACLE 120V
	SGL. RECEPTACLE 220V
	110V EXT. W.P. HEAT TAPE RECEPT
	J-BOX w/CONDUIT STUB FOR PHONE/DATA
$ $3 $05 $D	SWITCH, 3-WAY, OCCUPANCY SENSOR, DIMMER
	LED FIXTURE w/2-22W TUBES (44W INPUT WATTAGE)
	LED FIXTURE w/1-13W SPIRAL (13W INPUT WATTAGE)
	EXHAUST FAN
	COMBO EXHAUST FAN/LIGHT 80 CFM EXHAUST FAN/13W LIGHT (14W INPUT WATTAGE)
PT	PROGRAMMABLE THERMOSTAT
EXIT	EXIT SIGN W/BATT. BACK-UP
EXIT	DIRECTIONAL EXIT SIGN W/BATT. BACK-UP
EXIT	COMBO EXIT SIGN/DUAL HEAD EMERG. LIGHT W/BATT. BACK-UP
E	DUAL HEAD EMERG. LIGHT W/BATT. BACK-UP



Fasten each corner of the building & in the interior shearwall location as shown to foundation. Tie down system must be rated for 3150# min. in front & rear endwalls and 4800# min at interior shearwall locations. 7 total tie downs are noted. Building must also be connected to foundation for applicable horizontal loading.

#	SIZE	DESCRIPTION	FRAME/GLASS
1	24"x60"	VERTICAL SLIDE	VINYL LOW-E TINT INSUL.

DOOR SCHEDULE

#	SIZE	JAMB	DESCRIPTION	HARDWARE
1	36"x80"	ALUM.	ALUM. W/4"x24"V.B.	LEVER
2	36"x80"	PLASTIC	6 PANEL HOLLOW CORE	LEVER

EMC APPROVED 02 18 2021

2/18/21

NADER TOMASBI LICENSE No. 56556 STATE OF FLORIDA PROFESSIONAL ENGINEER

T&R Custom INCORPORATED
P.O. Box 1079 892 N. Broad St.
Ellaville, GA 31806 (229) 937-2581
www.trcustominc.com

SUBMITTAL #: TRC-1256 (2020)

11'-8"x56'-0" BUS OCCUPANCY

SERIAL #: **STOCK**

DATE: FEBRUARY 18, 2021

DRAWN BY: DRS

SCALE: NOTED | SHEET #: 2 of 3

DESTINATION: **STOCK**

OPTIONAL SIDING:

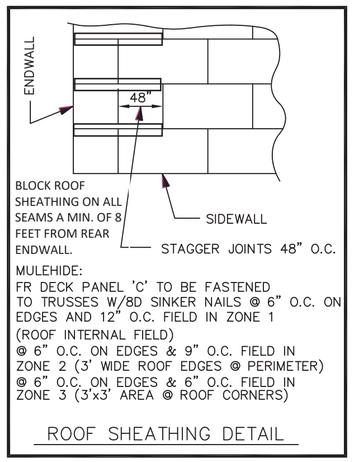
7/16" SMART PANEL SIDING (ESR-1301) OVER APPROVED MOISTURE BARRIER. DRY LINE ESR#2246

SIDEWALL BRACING: SMART PANEL SIDING SHALL EXTEND CONTINUOUS FROM TOP WALL TOP PLATE 3/4" MINIMUM BELOW TOP OF RIM JOIST WITH ALL SHEATHING EDGES SUPPORTED BY 2"x4" LUMBER #2 S.P.F. OR BETTER.

FASTENED WITH 8d NAILS @ 6"O.C. EDGES AND 12"O.C. IN THE FIELD.

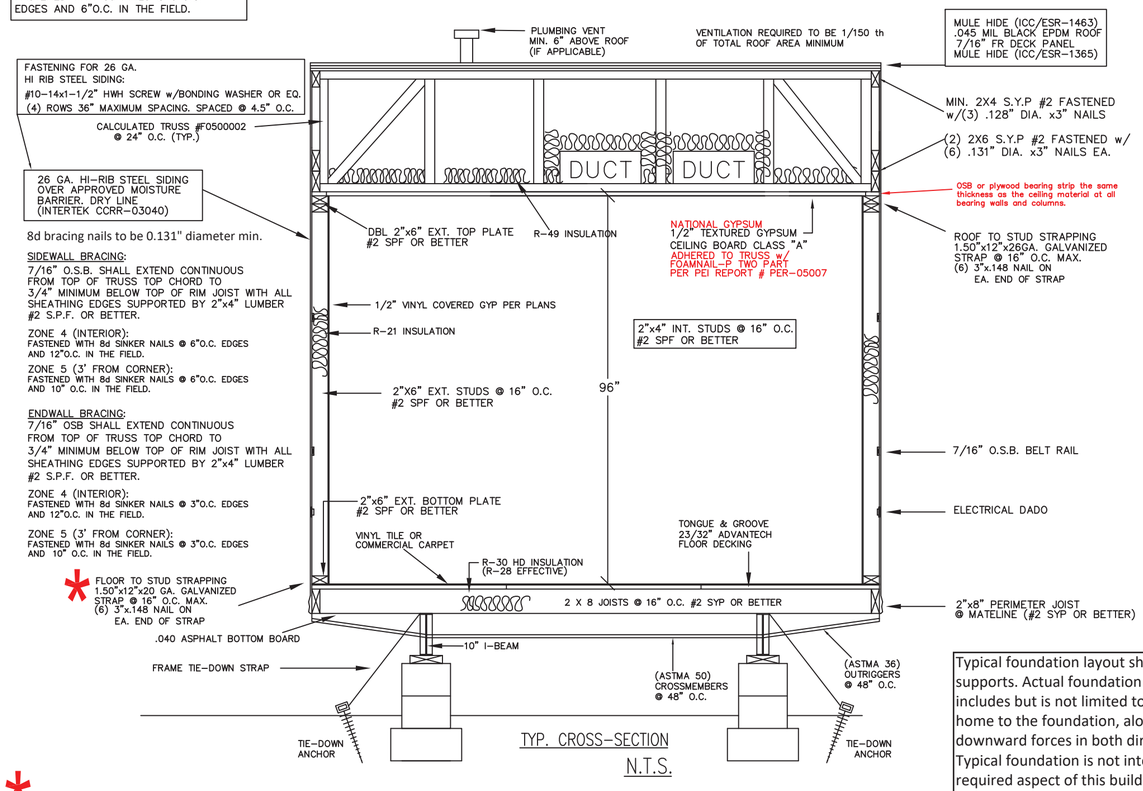
ENDWALL BRACING: SMART PANEL SIDING SHALL EXTEND CONTINUOUS FROM TOP OF TRUSS TOP CHORD TO 3/4" MINIMUM BELOW TOP OF RIM JOIST WITH ALL SHEATHING EDGES SUPPORTED BY 2"x4" LUMBER #2 S.P.F. OR BETTER.

FASTENED WITH 8d NAILS @ 3"O.C. EDGES AND 6"O.C. IN THE FIELD.



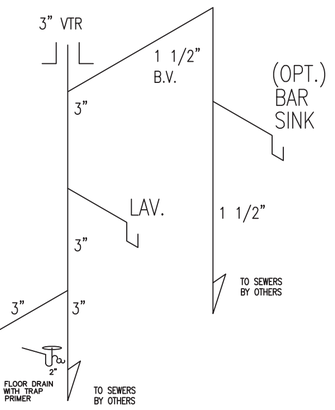
MULEHIDE:
FR DECK PANEL 'C' TO BE FASTENED TO TRUSSES W/8D SINKER NAILS @ 6" O.C. ON EDGES AND 12" O.C. FIELD IN ZONE 1 (ROOF INTERNAL FIELD)
@ 6" O.C. ON EDGES & 9" O.C. FIELD IN ZONE 2 (3' WIDE ROOF EDGES @ PERIMETER)
@ 6" O.C. ON EDGES & 6" O.C. FIELD IN ZONE 3 (3'x3' AREA @ ROOF CORNERS)

ROOF SHEATHING DETAIL



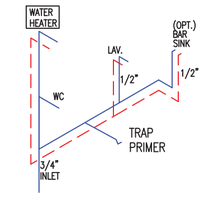
TYP. CROSS-SECTION
N.T.S.

NOTE: (OPT.) DBL. 1.50"x12"x26 GA. GALV. STRAP @ 16" O.C. MAX.



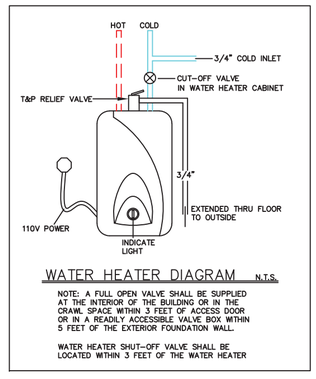
D.W.V. RISERS — N.T.S.

DWV NOTES
1) PIPING SHALL BE PVC SCHEDULE 40
2) ALL JOINTS SHALL BE MADE WITH FITTING EITHER SOLVENT WELDED OR THREADED ACCORDING TO APPROVED METHODS.
3) VERTICAL PIPING SHALL BE SUPPORTED AT BASE, MIDDLE, AND TOP.
4) HORIZONTAL PIPING SHALL BE SUPPORTED MINIMUM 48"O.C. AND AT EACH CHANGE OF DIRECTION.
5) ALL P-TRAP EXTENSION ARMS OVER 36" MIN. MUST BE SUPPORTED AT BASE AND AS CLOSE TO P-TRAP AS POSSIBLE.
6) PIPING 2.50" AND BELOW TO HAVE .25" FALL IN DIRECTION OF FLOW.
7) PIPING 3.00" AND ABOVE TO HAVE .125" FALL IN DIRECTION OF FLOW.
8) ALL VENTS THRU ROOF MUST PENETRATE ROOF COVERING A MIN. OF 6" AND MUST BE PROPERLY FLASHED.
9) FLASHING TO BE LEAD, COPPER, ALUMINUM, PLASTIC, OR NEOPRENE OF AN APPROVED TYPE.
10) ALL PIPING BELOW FLOOR NOT CONCEALED IN FLOOR CAVITY TO BE INSULATED WITH R-4 OR BETTER.



SUPPLY RISERS — N.T.S.

* NOTE: THERMAL EXPANSION TANK, BACKFLOW PREVENTER, AND CUT-OFF VALVE IF REQUIRED TO BE SUPPLIED AND INSTALLED ON SITE BY OTHERS.



WATER HEATER DIAGRAM N.T.S.

NOTE: A FULL OPEN VALVE SHALL BE SUPPLIED AT THE INTERIOR OF THE BUILDING OR IN THE CRAWL SPACE WITHIN 3 FEET OF ACCESS DOOR OR IN A READILY ACCESSIBLE VALVE BOX WITHIN 5 FEET OF THE EXTERIOR FOUNDATION WALL.

WATER HEATER SHUT-OFF VALVE SHALL BE LOCATED WITHIN 3 FEET OF THE WATER HEATER

SUPPLY LINE NOTES
1) ALL SUPPLY LINES TO BE CPVC EXCEPT WHERE NOTED OTHERWISE.
2) ALL JOINTS TO BE BY MANUFACTURER APPROVED METHODS.
3) ALL FITTINGS TO BE PLASTIC, CHROME, BRASS, OR OTHER APPROVED MATERIAL.
4) ALL SUPPLY LINES TO HAVE APPROVED SHUTOFF VALVES.
5) LINES TO BE SUPPORTED VERTICALLY MAXIMUM 48"O.C.
6) LINES TO BE SUPPORTED HORIZONTALLY MAXIMUM 32"O.C.
7) ALL PIPING BELOW FLOOR NOT CONCEALED IN FLOOR CAVITY TO BE INSULATED WITH MIN. R-4.
8) INTERCONNECTION OF SEPARATE WATER HEATERS TO BE DONE ON SITE BY LICENSED PLUMBER AND SUBJECT TO LOCAL CODE JURISDICTION.

Typical foundation layout shown is to aid the site engineer/architect for locations of required supports. Actual foundation must be designed to site conditions for all applicable loads. This includes but is not limited to construction of the foundation, seismic design and attaching the home to the foundation, along with the resistance to lateral, longitudinal shear, uplift and downward forces in both directions. Refer to floor plan page for required tie down locations. Typical foundation is not intended to be all inclusive, nor does this set detail every code required aspect of this building. Compliance with all applicable codes per local authority having jurisdiction whether detailed in this set or not must be met.

EMC APPROVED
02 18 2021

2/18/21
NADER TOMASBI
LICENSE
No. 56556
STATE OF FLORIDA
PROFESSIONAL ENGINEER

T&R Custom INCORPORATED
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SUBMITTAL #: TRC-1256 (2020)	
11'-8"x56'-0" BUS OCCUPANCY	
SERIAL #: STOCK	
DATE: FEBRUARY 18, 2021	
DRAWN BY: DRS	
SCALE: NOTED	SHEET #: 3 of 3
DESTINATION: STOCK	

Florida Building Code, Seventh Edition (2020) - Energy Conservation

EnergyGauge Summit® Fla/Com-2020, Effective Date: Dec 31, 2020

C402.1.3: FBC Total Building Performance Compliance Option

Check List

Applications for compliance with the Florida Building Code, Energy Conservation shall include:

- ☐ This Checklist
- ☐ The full compliance report generated by the software that contains the project summary, compliance summary, certifications and detailed component compliance reports.
- ☐ The compliance report must include the full input report generated by the software as contigous part of the compliance report.
- ☐ Boxes appropriately checked in the Mandatory Section of the complaince report.



3/4/2021



APPROVED

03 04 2021

PROJECT SUMMARY

Short Desc:	TRC-1256	**Description:**	TRC-1256
Owner:			
Address1:	Enter Address here	**City:**	Orlando
Address2:	Enter Address here	**State:**	FL
		Zip:	0
Type:	Office	**Class:**	New Finished building
Jurisdiction:	ORANGE COUNTY, ORANGE COUNTY, FL (581000)		
Conditioned Area:	654 SF	**Conditioned & UnConditioned Area:**	654 SF
No of Stories:	1	**Area entered from Plans**	654 SF
Permit No:	0	**Max Tonnage**	3
		If different, write in:	_____



Compliance Summary

Component	Design	Criteria	Result
Gross Energy Cost (in $)	402.0	443.0	**PASSED**
LIGHTING CONTROLS			**PASSES**
EXTERNAL LIGHTING			**PASSES**
HVAC SYSTEM			**PASSES**
PLANT			**No Entry**
WATER HEATING SYSTEMS			**Not Checked**
PIPING SYSTEMS			**No Entry**
Met all required compliance from Check List?			**Yes/No/NA**

IMPORTANT MESSAGE
Info 5009 -- -- -- An input report of this design building must be submitted along with this Compliance Report

EMC APPROVED
03 04 2021

CERTIFICATIONS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code

Prepared By: Nader Tomasbi, P.E.

Date: _____

Building Official:

Date:

Reviewed By:
Robert A. Johnson
Florida Modular Plans Examiner
No. SMP - 0000029

I certify that this building is in compliance with the FLorida Energy Efficiency Code

Owner Agent: _____ Date: _____

If Required by Florida law, I hereby certify (*) that the system design is in compliance with the Florida Energy Efficiency Code

Architect: _____ Reg No: _____

Electrical Designer: _____ Reg No: _____

Lighting Designer: _____ Reg No: _____

Mechanical Designer: _____ Reg No: _____

Plumbing Designer: _____ Reg No: _____

(*) Signature is required where Florida Law requires design to be performed by registered design professionals. Typed names and registration numbers may be used where all relevant information is contained on signed/sealed plans.

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Project: TRC-1256
Title: TRC-1256
Type: Office
(WEA File: FL_ORLANDO_INTL_ARPT.tm3)

Building End Uses

	1) Proposed	2) Baseline
Total	*25.80*	*33.40*
	$402	*$522*
ELECTRICITY(MBtu/kWh/$)	25.80 7555 *$402*	33.40 9768 *$522*
AREA LIGHTS	4.60 1341 *$71*	6.40 1861 *$99*
MISC EQUIPMT	9.80 2872 *$153*	9.80 2872 *$153*
SPACE COOL	8.90 2620 *$139*	9.40 2754 *$147*
SPACE HEAT	0.70 204 *$11*	0.70 193 *$10*
VENT FANS	1.80 518 *$28*	7.10 2088 *$111*

Credits Applied: None
Passing Criteria = 443
Design (including any credits) = 402
Passing requires Proposed Building cost to be at most 85% of Baseline cost. This Proposed Building is at 77.1%

PASSES



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Project: TRC-1256
Title: TRC-1256
Type: Office
(WEA File: FL_ORLANDO_INTL_ARPT.tm3)

External Lighting Compliance

Description	Category	Tradable?	Allowance (W/Unit)	Area or Length or No. of Units (Sqft or ft)	ELPA (W)	CLP (W)
Ext Light 1	Main entries	Yes	21.00	3.0	63	60
Ext Light 2	Other (doors) than main entries	Yes	21.00	3.0	63	60

Tradable Surfaces: 120 (W) Allowance for Tradable: 626 (W) **PASSES**
All External Lighting: 120 (W)
Complicance check includes a excess/Base allowance of 500.00(W)

Project: TRC-1256
Title: TRC-1256
Type: Office
(WEA File: FL_ORLANDO_INTL_ARPT.tm3)

Lighting Controls Compliance

Acronym	Ashrae ID	Description	Area (sq.ft)	Design CP	Min CP	Compliance
Pr0Zo1Sp1	17	Office - Enclosed	654	4	1	**PASSES**

PASSES

Project: TRC-1256
Title: TRC-1256
Type: Office
(WEA File: FL_ORLANDO_INTL_ARPT.tm3)

System Report Compliance

Pr0Sy2 **System 1** **Single Package Vertical A/C** **No. of Units 3**

Component	Category	Capacity	Design Eff	Eff Criteria	Design IPLV	IPLV Criteria	Comp-liance
Cooling System	Air Conditioners Single Package Vertical A/C	36000	11.00	9.00			**PASSES**
Heating System	Electric Furnace	34000	1.00	1.00			**PASSES**
Air Handling System -Supply	Air Handler (Supply) - Constant Volume	1100	0.26	0.82			**PASSES**

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PASSES

Plant Compliance

Description	Installed No	Size	Design Eff	Min Eff	Design IPLV	Min IPLV	Category	Compliance

None

Project: TRC-1256
Title: TRC-1256
Type: Office
(WEA File: FL_ORLANDO_INTL_ARPT.tm3)

Water Heater Compliance

Description	Type	Category	Design Eff	Min Eff	Design Loss	Max Loss	Compliance
Water Heater 1	Electric Storage water heater	Unknown	1.00				Not Checked

Not Checked

Piping System Compliance

Category	Pipe Dia [inches]	Is Runout?	Operating Temp [F]	Ins Cond [Btu-in/hr .SF.F]	Ins Thick [in]	Req Ins Thick [in]	Compliance

None

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03 04 2021

Mandatory Requirements (as applicable)

Requirements compiled by US Department of Energy and Pacific Northwest National Laboratory. Adopted for FBC with permission. Not all may be applicable

Topic	Section	Component	Description	Yes	N/A	Exempt
1. To be checked by Designer or Engineer						
Insulation	C303.2	Envelope	Below-grade wall insulation installed per manufacturer's instructions.	☐	☐	☐
Insulation	C303.2	Envelope	Slab edge insulation installed per manufacturer's instructions.	☐	☐	☐
Insulation	C303.2	Envelope	Above-grade wall insulation installed per manufacturer's instructions.	☐	☐	☐
Insulation	C402.3	Envelope	High-albedo roofs satisfy one of the following: 3-year-aged solar reflectance >= 0.55 and thermal emittance >= 0.75 or 3-year-aged solar reflectance index >= 64.0.	☐	☐	☐
Fenestration	C402.4.4	Envelope	U-factor of opaque doors associated with the building thermal envelope meets requirements.	☐	☐	☐
HVAC	C403.2.7	Mechanical	Exhaust air energy recovery on systems meeting Table C403.2.7(1) and C403.2.7(2).	☐	☐	☐
HVAC	C403.2.4.8	Mechanical	HVAC systems serving guestrooms in Group R-1 buildings with > 50 guestrooms: Each guestroom is provided with controls that automatically manage temperature setpoint and ventilation (see sections C403.2.4.8.1 and C403.2.4.8.2).	☐	☐	☐
SYSTEM_SPECIFIC	C403.3, C403.3.1, C403.3.2	Mechanical	Air economizers provided where required, meet the requirements for design capacity, control signal, ventilation controls, high-limit shut-off, integrated economizer control, and provide a means to relieve excess outside air during operation.	☐	☐	☐
SYSTEM_SPECIFIC	C403.3.2	Mechanical	Economizer operation will not increase heating energy use during normal operation.	☐	☐	☐
SYSTEM_SPECIFIC	C403.3.3.3	Mechanical	Air economizers automatically reduce outdoor air intake to the design minimum outdoor air quantity when outdoor air intake will not reduce cooling energy usage. See Table C403.3.3.3 for applicable device types and climate zones.	☐	☐	☐
SYSTEM_SPECIFIC	C403.3.3.4	Mechanical	System capable of relieving excess outdoor air during air economizer operation to prevent overpressurizing the building. The relief air outlet located to avoid recirculation into the building.	☐	☐	☐
SYSTEM_SPECIFIC	C403.3.3.5	Mechanical	Return, exhaust/relief and outdoor air dampers used in economizers have motorized dampers that automatically shut when not in use and meet maximum leakage rates. Reference section C403.2.4.3 for details.	☐	☐	☐
SYSTEM_SPECIFIC	C403.3.4, C403.3.4.1, C403.3.4.2, C403.3.1	Mechanical	Water economizers provided where required, meet the requirements for design capacity, maximum pressure drop and integrated economizer control.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.2.1	Mechanical	Three-pipe hydronic systems using a common return for hot and chilled water are not used.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.2.3.1	Mechanical	Hydronic heat pump systems connected to a common water loop meet heat rejection and heat addition requirements.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.3.2	Mechanical	Multiple-cell heat rejection equipment with variable speed fan drives are controlled to operate the maximum number of fans allowed and so that all fans operate at the same fan speed required for the instantaneous cooling duty. The minimum fan speed will be the minimum allowable speed of the fan drive system in accordance with the manufacturer's recommendations.	☐	☐	☐

SYSTEM_SPECIFIC	C403.4.3.4	Mechanical	Open-circuit cooling towers having water cooled chiller systems and multiple or vairable speed condenser pumps, are designed so that tower cells can run in parallel with larger of flow crtieria.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.4	Mechanical	Supply air systems serving multiple zones have VAV systems with controls configured to reduce the volume of air that is reheated, recooled or mixed in each zone. See section for details.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.4.1	Mechanical	Single-duct VAV systems use terminal devices configured to reduce the supply of primary supply air before reheating or recooling takes place.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.4.2	Mechanical	Systems that have 1 warm air duct and 1 cool air duct use terminal devices configured to reduce the flow from one duct to a minimum before mixing of air from the other duct takes place.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.4.3	Mechanical	Individual dual-duct or mixing heating and cooling systems with a single fan and with total capacities > 90,000 Btu/h not equipped with air economizers.	☐	☐	☐
SYSTEM_SPECIFIC	C404.2	Mechanical	Service water heating equipment meets efficiency requirements.	☐	☐	☐
SYSTEM_SPECIFIC	Table_C403.3.2(8)a	Mechanical	Heat Rejection Equipment: Minimum Efficiency Requirement >=40.2 gpm/hp .	☐	☐	☐
SYSTEM_SPECIFIC	Table_C403.3.2(8)b	Mechanical	Heat Rejection Equipment: Minimum Efficiency Requirement >=20.0 gpm/hp.	☐	☐	☐
SYSTEM_SPECIFIC	Table_C403.3.2(8)c	Mechanical	Heat Rejection Equipment: Minimum Efficiency Requirement >=16.1 gpm/hp.	☐	☐	☐
SYSTEM_SPECIFIC	Table_C403.3.2(8)d	Mechanical	Heat Rejection Equipment: Minimum Efficiency Requirement >=7.0 gpm/hp	☐	☐	☐
SYSTEM_SPECIFIC	Table_C403.3.2(8)e	Mechanical	Heat Rejection Equipment: Minimum Efficiency Requirement >=134 kBtu/h-hp w/ Ammonia test fluid.	☐	☐	☐
SYSTEM_SPECIFIC	Table_C403.3.2(8)f	Mechanical	Heat Rejection Equipment: Minimum Efficiency Requirement >=110 kBtu/h-hp w/ Ammonia test fluid.	☐	☐	☐
SYSTEM_SPECIFIC	Table_C403.3.2(8)g	Mechanical	Heat Rejection Equipment: Minimum Efficiency Requirement >=157 kBtu/h-hp w/ R-507A test fluid.	☐	☐	☐
SYSTEM_SPECIFIC	Table_C403.3.2(8)h	Mechanical	Heat Rejection Equipment: Minimum Efficiency Requirement >=135 kBtu/h-hp w/ R-507A test fluid.	☐	☐	☐
SYSTEM_SPECIFIC	Table_C403.3.2(8)i	Mechanical	Heat Rejection Equipment: Minimum Efficiency Requirement >=176 kBtu/h-hp.	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.12.1	Mechanical	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.12.2	Mechanical	HVAC fan motors not oversized beyond allowable limits.	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.12.3	Mechanical	Fans have efficiency grade (FEG) >= 67. The total efficiency of the fan at the design point of operation <= 15% of maximum total efficiency of the fan.	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.12.4	Mechanical	Motors for fans that are not less than 1/12 hp and less than 1 hp are electronically commutated motors or have a minimum motor efficiency of 70 percent. These motors have the means to adjust motor speed.	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.12.5	Mechanical	Each DX cooling system > 65 kBtu and chiller water/evaporative cooling system with fans > 1/4 hp are designed to vary the indoor fan airflow as a function of load and comply with detailed requirements of this section.	☐	☐	☐
2. To be checked by Plan Reviewer						
Plan Review	C103.2	Envelope	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	☐	☐	☐

Plan Review	C103.2	Mechanical	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical systems and equipment and document where exceptions to the standard are claimed. Load calculations per acceptable engineering standards and handbooks.	☐	☐	☐
Plan Review	C103.2	Mechanical	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the service water heating systems and equipment and document where exceptions to the standard are claimed. Hot water system sized per manufacturer's sizing guide.	☐	☐	☐
Plan Review	C103.2	Interior Lighting	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐	☐	☐
Plan Review	C103.2	Exterior Lighting	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐	☐	☐
Insulation	C402.2.5	Envelope	Slab edge insulation depth/length. Slab insulation extending away from building is covered by pavement or >= 10 inches of soil.	☐	☐	☐
Insulation	C402.2.4	Envelope	Installed floor insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐	☐	☐
Insulation	C402.2.6	Project	Radiant heating systems panels insulated to >=R-3.5 on face opposite space being heated.	☐	☐	☐
HVAC	C402.2.6	Mechanical	Thermally ineffective panel surfaces of sensible heating panels have insulation >= R-3.5.	☐	☐	☐
Insulation	C402.2.6	Envelope	Radiant panels and associated components, designed for heat transfer from the panel surfaces to the occupants or indoor space are insulated with a minimum of R-3.5.	☐	☐	☐
Air Leakage	C402.5.7	Envelope	Vestibules are installed on all building entrances. Doors have self-closing devices.	☐	☐	☐
HVAC	C403.2.13	Mechanical	Systems that heat outside the building envelope are radiant heat systems controlled by an occupancy sensing device or timer switch.	☐	☐	☐
HVAC	C403.2.4.2	Mechanical	Each zone equipped with setback controls using automatic time clock or programmable control system.	☐	☐	☐
HVAC	C403.2.4.2	Mechanical	Each zone equipped with setback controls using automatic time clock or programmable control system.	☐	☐	☐
HVAC	C403.2.4.2	Mechanical	Each zone equipped with setback controls using automatic time clock or programmable control system.	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.4.4	Mechanical	Zone isolation devices and controls installed where applicable.	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.4.4	Mechanical	Zone isolation devices and controls installed where applicable.	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.4.7	Mechanical	Fault detection and diagnostics installed with air-cooled unitary DX units having economizers.	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.5	Mechanical	Hot water boilers supplying heat via one- or two-pipe systems include outdoor setback control.	☐	☐	☐
HVAC	C403.2.6	Mechanical	Natural or mechanical ventilation is provided in accordance with International Mechanical Code Chapter 4. Mechanical ventilation has capability to reduce outdoor air supply to minimum per IMC Chapter 4.	☐	☐	☐

HVAC	C403.2.6.1	Mechanical	Demand control ventilation provided for spaces >500 ft2 and >25 people/1000 ft2 occupant density and served by systems with air side economizer, auto modulating outside air damper control, or design airflow >3,000 cfm.	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.12.5.1	Mechanical	Hydronic and multizone HVAC system controls are VAV fans driven by mechanical or electrical variable speed drive per Table C403.2.12.5.	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.12.5.3	Mechanical	Reset static pressure setpoint for DDC controlled VAV boxes reporting to central controller based on the zones requiring the most pressure.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.2	Mechanical	The heating of fluids in hydronic systems that have been previously mechanically cooled, and the cooling of fluids that have been previously mechanically heated are limited in accordance with Sections C403.4.2.1-C403.4.2.3. Single boiler systems >500,000 Btu/h have multistaged or modulating burner.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.2.3.2	Mechanical	Closed-circuit cooling tower within heat pump loop have either automatic bypass valve or lower leakage positive closure dampers. Open-circuit tower within heat pump loop have automatic valve to bypass all heat pump water flow around the tower. Open- or closed-circuit cooling towers used in conjunction with a separate heat exchanger have heat loss by shutting down the circulation pump on the cooling tower loop. Open- or closed circuit cooling towers have a separate heat exchanger to isolate the cooling tower from the heat pump loop, and heat loss is controlled by shutting down the circulation pump on the cooling tower loop.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.2.4	Mechanical	Hydronic systems greater than 500,000 Btu/h designed for variable fluid flow. See section language for full details.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.2.5	Mechanical	System turndown requirement met through multiple single-input boilers, one or more modulating boilers, or a combination of single-input and modulating boilers. Boiler input between 1.0 MBtu/h and 5 MBtu/h has 3:1 turndown ratio, boiler input between 5.0 MBtu/h and 10 MBtu/h has 4:1 turndown ratio, boiler input > 10.0 MBtu/h has 5:1 turndown ratio.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.2.6	Mechanical	Chilled water plants with multiple chillers have capability to reduce flow automatically through the chiller plant when a chiller is shut down. Boiler plants with multiple boilers have the capability to reduce flow automatically through the boiler plant when a boiler is shut down.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.3.1	Mechanical	Fan systems with total system motor capacity >=5 hp associated with heat rejection equipment configured to automatically modulate the fan speed to control the leaving fluid temperature or condensing temp/pressure of heat rejection device.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.3.3	Mechanical	Centrifugal fan open-circuit cooling towers having combined rated capacity >= 1100 gpm meets minimum efficiency requirement: >=40.2 gpm/hp.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.4.5	Mechanical	Multiple zone HVAC systems have supply air temperature reset controls.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.4.6	Mechanical	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.	☐	☐	☐

SYSTEM_SPECIFIC	C404.2.1	Mechanical	Gas-fired water-heating equipment installed in new buildings: where a singular piece of water-heating equipment >= 1,000 kBtu/h serves the entire building, thermal efficiency >= 90 Et. Where multiple pieces of water-heating equipment serve the building with combined rating >= 1,000 kBtu/h, the combined input-capacity-weighted-average thermal efficiency >= 90 Et. Exclude input rating of equipment in individual dwelling units and equipment <= 100 kBtu/h.	☐	☐	☐
SYSTEM_SPECIFIC	C404.2.1	Mechanical	Gas-fired water-heating equipment installed in new buildings: where a singular piece of water-heating equipment >= 1,000 kBtu/h serves the entire building, thermal efficiency >= 90 Et. Where multiple pieces of water-heating equipment serve the building with combined rating >= 1,000 kBtu/h, the combined input-capacity-weighted-average thermal efficiency >= 90 Et. Exclude input rating of equipment in individual dwelling units and equipment <= 100 kBtu/h.	☐	☐	☐
SYSTEM_SPECIFIC	C404.4	Mechanical	All piping insulated in accordance with section details and Table C403.2.10.	☐	☐	☐
SYSTEM_SPECIFIC	C404.5, C404.5.1, C404.5.2	Mechanical	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐	☐	☐
SYSTEM_SPECIFIC	C404.6.3	Mechanical	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐	☐	☐
SYSTEM_SPECIFIC	C404.7	Mechanical	Demand recirculation water systems have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐	☐	☐
Wattage	C405.4.1	Exterior Lighting	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐	☐	☐
Plan Review	C405.5.2	Project	Group R-2 dwelling units have separate electrical meters.	☐	☐	☐
Plan Review	C406	Project	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐	☐	☐
SYSTEM_SPECIFIC	C408.2.2.2	Mechanical	HVAC hydronic heating and cooling coils have means to balance and have pressure test connections.	☐	☐	☐
3. To be checked by Inspector						
Insulation	C303.1	Envelope	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the roof slope is <=3 in 12.	☐	☐	☐
Insulation	C303.1	Envelope	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.	☐	☐	☐
Insulation	C402.2.2	Envelope	Insulation installed on a suspended ceiling having ceiling tiles is not being specified for roor/ceiling assemblies. Continuous insulation board installed in 2 or more layers with edge joints offset between layers.	☐	☐	☐
Insulation	C402.2.2	Envelope	Skylight curbs are insulated to the level of roofs with insulation above deck or R-5.	☐	☐	☐
Fenestration	C303.1.3	Envelope	Fenestration products rated in accordance with NFRC.	☐	☐	☐
Insulation	C303.2, C402.2.5	Envelope	Floor insulation installed per manufacturer's instructions. Cavity or structural slab insulation installed in permanent contact with underside of decking or structural slabs.	☐	☐	☐

Insulation	C303.2.1	Envelope	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.	☐	☐	☐
Insulation	C303.2.1	Envelope	Exterior insulation is protected from damage with a protective material. Verification for exposed foundation insulation may need to occur during Foundation Inspection.	☐	☐	☐
Insulation	C402.1.3	Envelope	Non-swinging opaque doors have R-4.75 insulation.	☐	☐	☐
Insulation	C104	Envelope	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐	☐	☐
Insulation	C104	Envelope	Installed slab-on-grade insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐	☐	☐
Insulation	C104	Envelope	Installed roof insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling systems, verification may need to occur during Framing Inspection.	☐	☐	☐
Air Leakage	C402.5	Envelope	Building envelope contains a continuous air barrier that has been tested and deemed to limit air leakage <= 0.40 cfm/ft2.	☐	☐	☐
Air Leakage	C402.5.1	Envelope	The building envelope contains a continuous air barrier that is sealed in an approved manner and either constructed or tested in an approved manner. Air barrier penetrations are sealed in an approved manner.	☐	☐	☐
Air Leakage	C402.5.1.1	Envelope	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.	☐	☐	☐
Air Leakage	C402.5.1.2.1	Envelope	The building envelope contains a continuous air barrier that is sealed in an approved manner and material permeability <= 0.004 dfm/ft2. Air barrier penetrations are sealed in an approved manner.	☐	☐	☐
Air Leakage	C402.5.1.2.2	Envelope	The building envelope contains a continuous air barrier that is sealed in an approved manner and average assembly air leakage <= 0.04 cfm/ft2. Air barrier penetrations are sealed in an approved manner.	☐	☐	☐
Air Leakage	C402.5.2, C402.5.4	Envelope	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	☐	☐	☐
Air Leakage	C402.5.5, C403.2.4.3	Envelope	Stair and elevator shaft vents have motorized dampers that automatically close. Refernece section C403.2.4.3 for operational details.	☐	☐	☐
Air Leakage	C402.5.6	Envelope	Weatherseals installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	☐	☐	☐
Air Leakage	C402.5.6	Envelope	Weatherseals installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	☐	☐	☐
Air Leakage	C402.5.8	Envelope	Recessed luminaires in thermal envelope to limit infiltration and be IC rated and labeled. Seal between interior finish and luminaire housing.	☐	☐	☐
HVAC	C403.2.1	Mechanical	HVAC systems and equipment design loads calculated in accordance with ANSI/ASHRAE/ACCA Standard 183 or by an approved equivalent computational procedure	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.10	Mechanical	HVAC piping insulation insulated in accordance with Table C403.2.10. Insulation exposed to weather is protected from damage and is provided with shielding from solar radiation.	☐	☐	☐
HVAC	C403.2.3	Mechanical	HVAC equipment efficiency verified.	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.3	Mechanical	PTAC and PTHP with sleeves 16 in. by 42 in. labeled for replacement only as per Footnote b to Table C403.2.3(3).	☐	☐	☐

SYSTEM_SPECIFIC	C403.2.3	Mechanical	Centrifugal fan open-circuit cooling towers having combined rated capacity >= 1100 gpm meets minimum efficiency requirement: >=38.2 gpm/hp.	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.4.1	Mechanical	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.4.1.1	Mechanical	Heat pump controls prevent supplemental electric resistance heat from coming on when not needed.	☐	☐	☐
HVAC	C403.2.4.1.2	Mechanical	Thermostatic controls have a 5 °F deadband.	☐	☐	☐
HVAC	C403.2.4.1.2	Mechanical	Thermostatic controls have a 5 °F deadband.	☐	☐	☐
HVAC	C403.2.4.1.3	Mechanical	Temperature controls have setpoint overlap restrictions.	☐	☐	☐
HVAC	C403.2.4.2.1, C403.2.4.2.2	Mechanical	Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.4.2.3	Mechanical	Systems include optimum start controls.	☐	☐	☐
HVAC	C403.2.4.5, C403.2.4.6	Mechanical	Snow/ice melting system and freeze protection systems have sensors and controls configured to limit service for pavement temperature and outdoor temperature. future connection to controls.	☐	☐	☐
HVAC	C403.2.6.2	Mechanical	Enclosed parking garage ventilation has automatic contaminant detection and capacity to stage or modulate fans to 50% or less of design capacity.	☐	☐	☐
Air Leakage	C403.2.4.3	Mechanical	Outdoor air and exhaust systems have motorized dampers that automatically shut when not in use and meet maximum leakage rates. Check gravity dampers where allowed. Reference section language for operational details.	☐	☐	☐
HVAC	C403.2.9.1, C403.2.9.2	Mechanical	HVAC ducts and plenums insulated in accordance with C403.2.9.1 and constructed in accordance with C403.2.9.2, verification may need to occur during Foundation Inspection.	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.12.5.2	Mechanical	VAV fans have static pressure sensors located so controller setpoint <=1.2 w.c..	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.2.2	Mechanical	Two-pipe hydronic systems using a common distribution system have controls to allow a deadband >=15 ºF, allow operation in one mode for at least 4 hrs before changeover, and have rest controls to limit heating and cooling supply temperature to <=30 ºF.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.2.3.3	Mechanical	Two-position automatic valve interlocked to shut off water flow when hydronic heat pump with pumping system >10 hp is off.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.4.7	Mechanical	Parallel-flow fan-powered VAV air terminals have automatic controls configured to 1) turn off the terminal fan except when space heating is required or where required for ventilation, 2) turn on the terminal fan as the first stage of heating before the heating coil is activated, and 3) during heating for warmup or setback temperature control, either operate the terminal fan and heating coil without primary air or, reverse the terminal damper logic and provide heating from the central air handler by primary air.	☐	☐	☐
SYSTEM_SPECIFIC	C403.2.12.5.3	Mechanical	Systems with DDC of individual zones reporting to the central control panel configured to reset the static pressure setpoint based on zone requiring the most pressure. The DDC is capable of monitoring zone damper positions or have an alternative method of indicating the need for static pressure. See section for details.	☐	☐	☐

SYSTEM_SPECIFIC	C403.2.12.5.2	Mechanical	Static pressure sensors used to control VAV fans located such that the controller setpoint is <= 1.2 inches w.c.. Where this results in one or more sensors being located downstream of major duct splits, not less than one sensor located on each major branch.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.5	Mechanical	Condenser heat recovery system that can heat water to 85 ºF or provide 60% of peak heat rejection is installed for preheating of service hot water.	☐	☐	☐
SYSTEM_SPECIFIC	C403.4.6	Mechanical	Hot gas bypass limited to: <=240 kBtu/h – 50% >240 kBtu/h – 25%	☐	☐	☐
SYSTEM_SPECIFIC	C404.3	Mechanical	Heat traps installed on supply and discharge piping of non-circulating systems.	☐	☐	☐
SYSTEM_SPECIFIC	C404.6.1	Mechanical	Controls are installed that limit the operation of a recirculation pump installed to maintain temperature of a storage tank. System return pipe is a dedicated return pipe or a cold water supply pipe.	☐	☐	☐
SYSTEM_SPECIFIC	C404.6.1, C404.6.2	Mechanical	Automatic time switches installed to automatically switch off the recirculating hot-water system or heat trace.	☐	☐	☐
SYSTEM_SPECIFIC	C404.9.1	Mechanical	Pool heaters are equipped with on/off switch and no continuously burning pilot light.	☐	☐	☐
SYSTEM_SPECIFIC	C404.9.2	Mechanical	Time switches are installed on all pool heaters and pumps.	☐	☐	☐
SYSTEM_SPECIFIC	C404.9.3	Mechanical	Vapor retardant pool covers are provided for heated pools and permanently installed spas.	☐	☐	☐
Controls	C405.2.1, C405.2.1.1	Interior Lighting	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐	☐	☐
Controls	C405.2.1.2	Interior Lighting	Occupancy sensors control function in warehouses: In warehouses, the lighting in aisleways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor.	☐	☐	☐
Controls	C405.2.1.3	Interior Lighting	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 3) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone, and 4) are configured such that any daylight responsive control will activate space general lighting or control zone general lighting only when occupancy for the same area is detected.	☐	☐	☐
Controls	C405.2.2, C405.2.2.1, C405.2.2.2	Interior Lighting	Each area not served by occupancy sensors (per C405.2.1) have time-switch controls and functions detailed in sections C405.2.2.1 and C405.2.2.2.	☐	☐	☐

Controls	C405.2.2.2	Interior Lighting	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	☐	☐	☐
Controls	C405.2.3, C405.2.3.1, C405.2.3.2	Interior Lighting	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	☐	☐	☐
Controls	C405.2.4	Interior Lighting	Separate lighting control devices for specific uses installed per approved lighting plans.	☐	☐	☐
Wattage	C405.2.4	Interior Lighting	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐	☐	☐
Controls	C405.2.6	Exterior Lighting	Exterior lighting systems shall be provided with controls that comply with Sections C405.2.6.1 through C405.2.6.4. Decorative lighting systems shall comply with Sections C405.2.6.1, C405.2.6.2, and C405.2.6.4.	☐	☐	☐
Wattage	C405.3.1	Interior Lighting	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐	☐	☐
Mandatory Additional Eff	C406.4	Project	Enhanced digital lighting controls efficiency package: Interior lighting has following enhanced lighting controls in accordance with Section C405.2.2: Luminaires capable of continuous dimming and being addressed individually, <= 8 luminaires controlled in combination in a daylight zone, digital control system for fixtures, "Sequence of Operations" documentation, and functional testing per Section C408.	☐	☐	☐
Mandatory Additional Eff	C406.6	Project	Dedicate outdoor air system efficiency package: Buildings with hydronic and/or multiple-zone HVAC systems are equipped with an independent ventilation system designed to provide >= 100-percent outdoor air to each individual occupied space, as specified by the IMC. The ventilation system is capable of total energy recovery and includes HVAC system controls that manage temperature resets >= 25 percent of delta design supply-air / room-air temp. Reference section C406.6 for qualifying systems/equipment.	☐	☐	☐
Mandatory Additional Eff	C406.7, C406.7.1	Project	Enhanced Service Water Heat System efficiency package. One of the following SWH system enhancements must satisfy 60 percent of buildings annual hot water requirements, or 100 percent if the building requirements otherwise complies with heat recovery per Section C403.9.5: Waste heat recovery (from SWH, process equipment, OR on-site renewable water-heating.	☐	☐	☐
HVAC	C408.2.2.1	Mechanical	Air outlets and zone terminal devices have means for air balancing.	☐	☐	☐
Testing	C408.2.3.2	Mechanical	HVAC control systems have been tested to ensure proper operation, calibration and adjustment of controls.	☐	☐	☐

HVAC	C403.2.14, C403.2.14.1, C403.2.14.2	Mechanical	Commercial refrigerators, freezers, refrigerator-freezers and refrigeration equipment, defined in U.S. 10 CFR part 431.62, shall have an energy use in kWh/day not greater than the values of Table C403.2.14.1(1) when tested and rated in accordance with AHRI Standard 1200. Walk-in cooler and walk-in freezer refrigeration systems, except for walk-in process cooling refrigeration systems as defined in U.S. 10 CFR 431.302, shall meet the requirements of Tables C403.2.14.2(1), C403.2.14.2(2) and C403.2.14.2(3).	☐	☐	☐
4. To be checked by Inspector at Project Completion and Prior to Issuance of Certificate of Occupancy						
Post Construction	C408.1.1, C408.2.5.2	Interior Lighting	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐	☐	☐
Post Construction	C408.1.1, C408.2.5.3	Mechanical	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	☐	☐	☐
Fenestration	C402.4.2.2	Envelope	Skylights in office, storage, automotive service, manufacturing, non-refrigerated warehouse, retail store, and distribution/sorting area have a measured haze value > 90 percent unless designed to exclude direct sunlight.	☐	☐	☐
Post Construction	C408.1.1	Project	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐	☐	☐
Post Construction	C408.2.1	Mechanical	Commissioning plan developed by registered design professional or approved agency.	☐	☐	☐
Post Construction	C408.2.3.1	Mechanical	HVAC equipment has been tested to ensure proper operation.	☐	☐	☐
Post Construction	C408.2.3.3	Mechanical	Economizers have been tested to ensure proper operation.	☐	☐	☐
Post Construction	C408.2.4	Mechanical	Preliminary commissioning report completed and certified by registered design professional or approved agency.	☐	☐	☐
Post Construction	C408.2.5.1	Mechanical	Furnished HVAC as-built drawings submitted within 90 days of system acceptance.	☐	☐	☐
Post Construction	C408.2.5.3	Mechanical	An air and/or hydronic system balancing report is provided for HVAC systems.	☐	☐	☐
Post Construction	C408.2.5.4	Mechanical	Final commissioning report due to building owner within 90 days of receipt of certificate of occupancy.	☐	☐	☐
Post Construction	C408.3	Interior Lighting	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐	☐	☐
Post Construction	C405.6	Project	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐	☐	☐
Post Construction	C405.7	Project	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐	☐	☐
Post Construction	C405.8.2, C405.8.2.1	Project	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐	☐	☐
Post Construction	C405.5.3	Project	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐	☐	☐

Input Data Report

Project Information

Project Name: TRC-1256 **Project Title:** TRC-1256

Address: Enter Address here **State:** FL **Zip:** 0

Owner:

Building Type: Office **Building Classification:** New Finished building

No.of Stories: 1 **GrossArea (SF):** 654

Bldg. Rotation: None

Zones

No	Acronym	Description	Type	Area [sf]	Multi	Total Area [sf]	
1	Pr0Zo1	Zone 1	CONDITIONED	653.5	1	653.5	☐

Spaces

No	Acronym	Description	Type	Depth [ft]	Width [ft]	Height [ft]	Mult	Total Area [sf]	Total Vol[cf]	
In Zone: Pr0Zo1										
1	Pr0Zo1Sp1	Zo0Sp1	Office - Enclosed	56.00	11.67	8.00	1	653.5	5228.2	☐

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Lighting

No	Type	Category	No. of Luminaires	Watts per Luminaire	Power [W]	Control Type	No.of Ctrl pts	
In Zone: Pr0Zo1								
In Space: Pr0Zo1Sp1								
1	Recessed Fluorescent - No vent	General Lighting	7	54	378	Manual On/Off	3	☐
2	Incandescent	General Lighting	1	60	60	Manual On/Off	1	☐

Walls (Walls will be rotated clockwise by building rotation value)

No	Description	Type	Width [ft]	H (Effec) [ft]	Multi plier	Area [sf]	Orient ation	Cond-uctance [Btu/h.sf.F]	Heat Capacity [Btu/sf.F]	Dens. [lb/cf]	R-Value [h.sf.F/Btu]	
In Zone: Pr0Zo1												
1	Pr0Zo1Wa1	0.5 Ply/35/8" Mtl std@24"oc/R19/0.5" Gyp	67.67	8.00	2	541.4	North	0.0444	1.009	8.59	22.5	☐

Windows (Windows will be rotated clockwise by building rotation value)

No	Description	Orientation	Shaded	U [Btu/hr sf F]	SHGC	Vis.Tra	W [ft]	H (Effec) [ft]	Multi plier	Total Area [sf]	
In Zone: Pr0Zo1											
In Wall: Pr0Zo1Wa1											
1	Pr0Zo1Wa1Wi1	North	No	0.4300	0.22	0.46	2.00	5.00	7	70.0	☐

Doors

No	Description	Type	Shade?	Width [ft]	H (Effec) [ft]	Multi plier	Area [sf]	Cond. [Btu/h.sf.F]	Dens. [lb/cf]	Ht Cap. [Btu/sf. F]	R [h.sf.F/ Btu]	
In Zone: Pr0Zo1												
In Wall: Pr0Zo1Wa1												
1	Pr0Zo1Wa1Dr1	Solid core flush (2.25)	No	3.00	6.67	2	20.0	0.3504	0.00	0.00	2.85	☐

Roofs

No	Description	Type	Width [ft]	H (Effec) [ft]	Multi plier	Area [sf]	Tilt [deg]	Cond. [Btu/h.Sf. F]	Heat Cap [Btu/sf. F]	Dens. [lb/cf]	R-Value [h.sf.F/Btu	
In Zone: Pr0Zo1												
1	Pr0Zo1Rf1	R-38 Batt Roof system	11.67	56.00	1	653.5	0.00	0.0263			38.0	☐

Skylights

No	Description	Type	U [Btu/hr sf F]	SHGC	Vis.Trans	W [ft]	H (Effec) [ft]	Multi-plier	Area [Sf]	Total Area [Sf]	
In Zone:											
In Roof:											☐

Floors

No	Description	Type	Width [ft]	H (Effec) [ft]	Multi plier	Area [sf]	Cond. [Btu/h.sf.F	Heat Cap. [Btu/sf. F]	Dens. [lb/cf]	R-Value [h.sf.F/Btu	
In Zone: Pr0Zo1											
1	Pr0Zo1Fl1	R-30 Ceiling	11.67	56.00	1	653.5	0.0330			30.30	☐

Systems

Pr0Sy2	System 1	Single Package Vertical A/C	No. Of Units 3

Component	Category	Capacity	Efficiency	IPLV	
1	Cooling System	36000.00	11.00		☐
2	Heating System	34000.00	1.00		☐
3	Air Handling System -Supply	1100.00	0.26		☐

Plant

Equipment	Category	Size	Inst.NoEff.	IPLV

Water Heaters

	W-Heater Description	Capacity	Cap.Unit	I/P Rt.	Efficiency	Loss	
1	Electric Storage water heater	4	[Gal]	2 [kW]	1.0000 [Ef]	[Btu/h]	☐

Ext-Lighting

	Description	Category	No. of Lumin-aires	Watts per Lumin-aire	Area/Len/No [sf/ft/No]	Control Type	Wattage [W]	
1	Ext Light 1	Main entries	1	60	3.00	Photo Sensor control	60.00	☐
2	Ext Light 2	Other (doors) than main entries	1	60	3.00	Photo Sensor control	60.00	☐

Piping

No	Type	Operating Temp [F]	Insulation Conductivity [Btu-in/h.sf.F]	Nomonal pipe Diameter [in]	Insulation Thickness [in]	Is Runout?

Fenestration Used

Name	Glass Type	No. of Panes	Glass Conductance [Btu/h.sf.F]	SHGC	VLT
Larry 1: metal, tinted, 2-pane, thermal break	User Defined	2	0.4300	0.2200	0.4600

Materials Used

Mat No	Acronym	Description	Only R-Value Used	RValue [h.sf.F/Btu]	Thick [ft]	Cond-uctivity [Btu/h.ft.F	Density [lb/cf]	Sp. Heat [Btu/lb.F]
187	Matl187	GYP OR PLAS BOARD,1/2IN	No	0.4533	0.0417	0.0920	50.00	0.2000
211	Matl211	POLYSTYRENE,EXP.,1/2IN ,	No	2.0850	0.0417	0.0200	1.80	0.2900
23	Matl23	6 in. Insulation	No	20.0000	0.5000	0.0250	5.70	0.2000
279	Matl279	Solid core flush (2.25")	Yes	2.8537				

Constructs Used

No	Name	Simple Construct	Massless Construct	Conductance [Btu/h.sf.F]	Heat Cap [Btu/sf.F]	Density [lb/cf]	RValue [h.sf.F/Btu]	
1017	0.5 Ply/35/8" Mtl std@24"oc/R19/0.5" Gyp	No	No	0.04	1.01	8.59	22.5	☐

Layer	Material No.	Material	Thickness [ft]	Framing Factor	
1	211	POLYSTYRENE,EXP.,1/2IN,	0.0417	0.000	☐
2	23	6 in. Insulation	0.5000	0.000	☐
3	187	GYP OR PLAS BOARD,1/2IN	0.0417	0.000	☐

No	Name	Simple Construct	Massless Construct	Conductance [Btu/h.sf.F]	Heat Cap [Btu/sf.F]	Density [lb/cf]	RValue [h.sf.F/Btu]	
1058	Solid core flush (2.25)	No	Yes	0.35			2.9	☐

Layer	Material No.	Material	Thickness [ft]	Framing Factor	
1	279	Solid core flush (2.25")		0.000	☐

No	Name	Simple Construct	Massless Construct	Conductance [Btu/h.sf.F]	Heat Cap [Btu/sf.F]	Density [lb/cf]	RValue [h.sf.F/Btu]	
1061	R-38 Batt Roof system	Yes	Yes	0.03			38.0	☐

No	Name	Simple Construct	Massless Construct	Conductance [Btu/h.sf.F]	Heat Cap [Btu/sf.F]	Density [lb/cf]	RValue [h.sf.F/Btu]	
1063	R-30 Ceiling	Yes	Yes	0.03			30.3	☐

Job	Truss	Truss Type	Qty	Ply	T&R Custom INC. 316 GA
104051	F0500002	FLAT	1	1	

UFP Industries Inc., Grand Rapids, MI 49525, Michael Adams 8.420 e Sep 14 2020 MiTek Industries, Inc. Mon Dec 14 15:41:47 2020 Page 1 of 1

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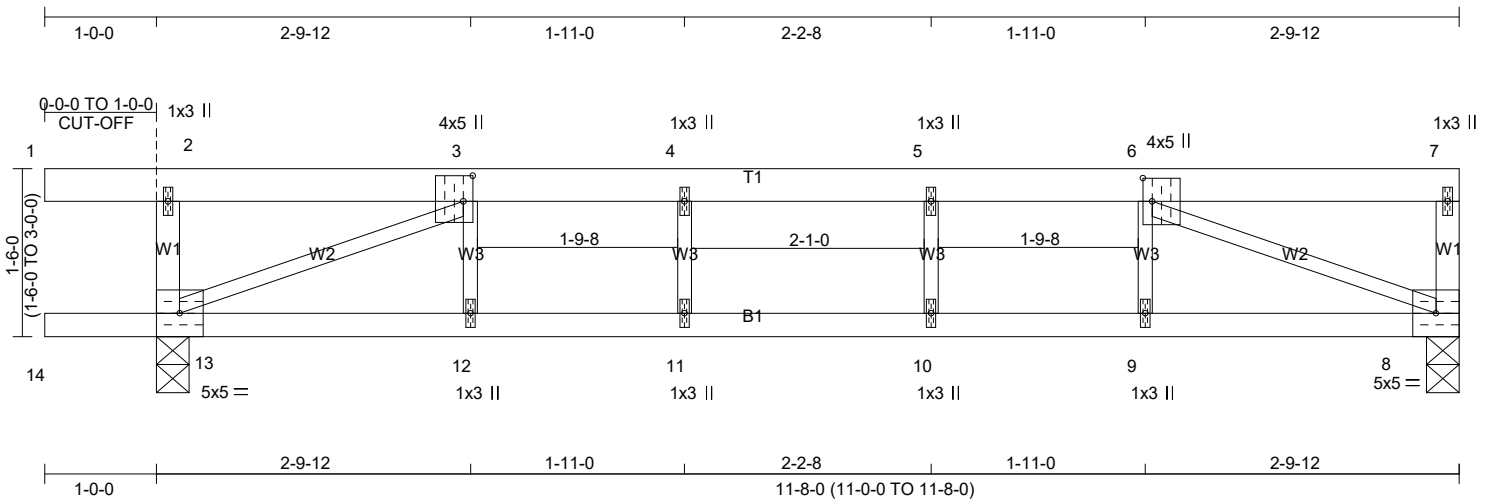


Plate Offsets (X,Y)-- [3:0-2-12,0-1-0], [6:0-2-8,0-1-0]

SPACING-:	2-0-0	**SPACING-:**	1-4-0	**SPACING-**	2-0-0	**CSI.**		**DEFL.**	in	(loc)	l/defl	L/d	**PLATES**	**GRIP**
LOADING	(psf)	**LOADING**	(psf)	Plate Grip DOL	1.25	TC	0.81	Vert(LL)	0.29	10-11	>471	240	MT20	244/190
TCLL	20.0	TCLL	30.0	Lumber DOL	1.25	BC	0.60	Vert(CT)	0.27	10-11	>509	180		
TCDL	7.0	TCDL	10.5	Rep Stress Incr	YES	WB	0.70	Horz(CT)	-0.04	8	n/a	n/a		
BCLL	0.0 *	BCLL	0.0 *	Code	FBC2020/TPI2014	Matrix-P							Weight: 40 lb	
BCDL	7.0	BCDL	10.5										FT = 0%	

LUMBER-

TOP CHORD	2x4 SP No.1
BOT CHORD	2x3 SP No.2
WEBS	2x2 SP No.2 *Except* W1: 2x3 SP No.2, W2: 2x2 SP No.1

BRACING-

TOP CHORD	Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals.	[PC]
BOT CHORD	Rigid ceiling directly applied or 2-7-15 oc bracing.	

REACTIONS. (lb/size) 8=386/0-3-8 (min. 0-1-8), 13=468/0-3-8 (min. 0-1-8)
Max Horz 13=122(LC 6)
Max Uplift 8=-533(LC 6), 13=-742(LC 5)

FORCES. (lb) - Maximum Compression/Maximum Tension

TOP CHORD	2-13=-101/395, 1-2=0/0, 2-3=-26/60, 3-4=-742/2342, 4-5=-742/2342, 5-6=-742/2342, 6-7=-26/60, 7-8=-36/171
BOT CHORD	13-14=0/0, 12-13=-2221/742, 11-12=-2221/742, 10-11=-2221/742, 9-10=-2221/742, 8-9=-2221/742
WEBS	4-11=-5/98, 3-12=-76/110, 6-9=-98/120, 5-10=-4/108, 3-13=-817/2513, 6-8=-817/2513

NOTES- (10-12)

1) This truss has been checked for uniform roof live load only, except as noted.
2) Wind: ASCE 7-16; Vult=180mph (3-second gust) Vasd=139mph @24in o.c.; TCDL=2.8psf; BCDL=2.8psf; (Alt. 180mph @16in o.c.; TCDL=4.2psf; BCDL=4.2psf); h=30ft; Cat. II; Exp C; Encl., GCpi=0.18; MWFRS (envelope) gable end zone; cantilever left exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
3) C-C wind load user defined.
4) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
5) Provide adequate drainage to prevent water ponding.
6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 533 lb uplift at joint 8 and 742 lb uplift at joint 13.
9) In the LOAD CASE(S) section, loads applied to the face of the truss are noted as front (F) or back (B).
10) When adjusting the variable span dimension, adjust the post placement dimensions proportional to the change in span.
11) Reference UFP Engineering Bulletin 06-06 for information on re-grading ripped lumber.
12) Based on F500001
13) Revisions: Updated code



12/15/2020

The professional engineering seal indicates that a licensed professional engineer has designed the truss under the standards referenced within this document, not necessarily the current state building code. The engineering seal is not an approval to use in a specific state. The final determination on whether a truss design is acceptable under the locally adopted building code rest with the building official or designated appointee.

WARNING - ***Verify design parameters and READ NOTES***

UFP Industries, Inc. 2801 EAST BELTLINE RD, NE
PHONE (616)-364-6161 FAX (616)-365-0060 GRAND RAPIDS, MI 49525

Truss shall not be cut or modified without approval of the truss design engineer.
This component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under TPI1. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult BCSI 1-06 from the Wood Truss Council of America and Truss Plate Institute Recommendation available from WTCA, 6300 Enterprise LN, Madison, WI 53719 J:\support\MitekSupp\templates\ufp.tpe