



Office of Building Services

Electronic Plan Review Submission Guidelines

In our continuing effort to improve the building permitting process, Lake County Office of Building Services offers the option of electronic submission of building plans. This process is strictly optional.

Those opting to use the online electronic submittal must first apply for a permit online. Please contact our office with any specific questions at planreview@lakecountyfl.gov.

The following requirements apply to all digital submittals:

- **All documents, construction plans, product approvals, project manuals and energy calculations shall be submitted electronically in pdf format.**
- All sheets shall be properly oriented so that the top of the page is always at the top of the monitor and the pages must be set to landscape.
- The cover sheet for the construction plans shall be indexed to correspond with the order of all pages submitted. This index should use the same names, page numbers and order of the actual paper plans.
- Each page shall contain a minimum 2" x 4" space in the title box for the Lake County Building Services approval stamp. This space must be in the right hand corner of the each page.
- All architectural, structural, mechanical, electrical, and plumbing plans shall be in one file so that the plans examiner may scroll through the file and have the ability to view all pages without opening another file.
- Each submitted pdf file shall include bookmarks that will clearly identify each sheet in the file. Bookmarks shall have the same name as the cover sheet index.

Example of Bookmarks:

COVER:	CS-1 Cover Sheet
SITE:	CS-2 Site plan
ARCHITECTURAL:	A-1 First Floor Plan A-2 Second Floor Plan A-3 Exterior Elevations
STRUCTURAL:	S-1 Foundation Plan S-2 Roof Framing Plan
MECHANICAL:	M-1 Duct Layout M-2 Equipment Specs
ELECTRICAL:	E-1 Power Plan E-2 Lighting Plan
PLUMBING:	P-1 Plumbing Plan

- The design professionals will be required to set the scale of their drawings to no less than 1/8" = 1'- 0" and print legibly on 11" x 17" paper. It is critical that this format be followed; there may be cases where a plans examiner will need to print the plans during the review process. The font must be readable when printed or photocopied; no bold or thick fonts will be accepted.
- Pages may not be "shaded" or use different colored layers to insure easy electronic viewing and printing.

- The security options selected by the design professional shall allow the plans examiners to mark-up digital documents, create notes, and to apply digital signatures. The digital documents must be un-locked.
- As part of the online permitting process, an architect or engineer must be able to digitally/electronically sign their plans for a single-family dwelling unit, commercial structure, site plan or preliminary plat. The specific requirements an engineer has to meet for a digital signature are found in the Florida Administrative Code 61G15-23 and for an architect they are found at 61G1-16.
- For your convenience, below is a sample list of companies that create digital/electronic signatures that meet the requirements of the Florida Administrative Code (FAC). Please ensure, with the company you choose, that the specific requirements of the FAC will be met; also, that the digital/electronic signatures are usable on PDF documents, as we will only be accepting PDF documents for online permitting/submittals.
 - Entrust - Securing Digital Signatures and Identities
<http://www.entrust.net/adobe-cds-certificates.htm>
 - GeoTrust
www.geotrust.com
 - ARX CoSign
www.arx.com
 - GlobalSign
www.globalsign.com
 - Chosen Security
www.chosensecurity.com
- Be advised that Lake County does not endorse any of the companies listed, nor has Lake County thoroughly researched the qualifications of these companies; they are listed as a helpful tool in your process of obtaining a digital/electronic signature.
- It is necessary for all re-submittals to be in the same format as the original submission. Revisions to the construction plans must be indicated by clouding and deltas, with a narrative in the title box. A written response from the design professional/contractor addressing the plans examiners' comments, item by item, is required to accompany all re-submittals.
- Upon successful completion of the plan review process, the plans examiner will “stamp” the file electronically and apply digital approval signature. This will create an image on each sheet of the plans that indicates the plans have been reviewed for compliance with the Florida Building Code. These plans will be saved as read-only and set to print with the stamp. Approved plans will be uploaded to the Lake County Building Services ftp site to be retrieved by the design professional, or the design professional can contact our office about saving the approved construction documents to disc. The design professional will then print the approved plans and sign and seal them. The applicant will be required to bring the signed and sealed approved construction plans and documents to our office at the time the permit is to be issued. Our plans examiners will verify authenticity and these plans will be stamped with a “Plans for Inspector’s Use Only – Must be on Jobsite for Inspection” stamp; these plans shall be at the job site for construction and inspector’s use. The size and dimension of the print out shall be such that it is legible and readable. Plans shall be printed on paper a minimum of 11" x 17" in size, with other construction documents being on 8½" x 11" or larger.