

FIELD PROTOCOL

NO. 01



PERMIT PILOT

CAPE CORAL · RESIDENTIAL SINGLE-FAMILY
PRE-SUBMISSION PROTOCOL



CAPE CORAL EDITION

FIRST EDITION · 2026

A permit is not granted.
It is earned at the drawing board.

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How to Use This Protocol

Permit Pilot is worked in order. Each section gathers the review patterns a single discipline raises most often; clearing them in sequence mirrors the way the City assembles its consolidated comments.

Within each protocol, confirm every line under Verify against the actual set — not the intent. The Common Reviewer Issue is the failure observed in real correspondence; the Designer Action is the move that clears it.

Codes are cited where a section was named in the source record. A protocol marked Primary recurred across three or more files; Recurring, across two. Nothing here is theoretical — every protocol earned its place in the set.

“Approval speed is designed in before the first submittal, not negotiated after the first rejection.”

SCOPE & LIMITATIONS

This edition covers Cape Coral residential single-family work only. It is a pre-submission aid that supports — and never replaces — the Florida Building Code, the Cape Coral Land Development Code, the authority having jurisdiction, or the judgment of the Engineer or Architect of Record. Code citations are current as of 2026; codes change with each cycle, so confirm the currently adopted edition and verify local interpretation before you submit. Provided as professional reference, without warranty.

METHODOLOGY

Gathered. From real City of Cape Coral plan-review correction letters across completed residential projects, 2020–2026.

Verified. A pattern earns its place only by recurring across multiple records; comments are grouped and frequency-ranked — Primary at three or more records, Recurring at two. Office practice that is not code-backed is held separately and never promoted on plausibility alone.

Versioned. This is a frozen First Edition; changes are re-issued as a new edition, never silently edited.

Excluded. One-off issues, unverified practice, other jurisdictions, and commercial or multifamily work are intentionally left out.

VERIFIED, NOT GENERATED.

PROTOCOL 06.1

Flood Vents

Enclosed areas at or below base flood must relieve hydrostatic load.

VERIFY

- Every enclosed area at or below BFE has approved flood vents.
- Vent FL approval numbers shown and referenced on the foundation plan, ground level plan, and elevations.
- Where multiple enclosures exist, openings connect each area.

COMMON REVIEWER ISSUE

No flood-vent approval numbers, and no vents referenced on the foundation plan, ground level plan, or elevations of the signed drawings.

DESIGNER ACTION

Place and dimension approved vents on the foundation plan, ground level plan and elevations — or elevate the floor above DFE to remove the requirement.

Related code FBC R322.2.2

Primary · 4 records

PROTOCOL 06.2

Finished Floor and Freeboard

The lowest floor must clear base flood by one foot of freeboard.

VERIFY

- Finished floor at or above BFE plus 1 ft, including recessed showers and sunken areas.
- Finished-floor elevation printed on the site plan.

COMMON REVIEWER ISSUE

Finished floor — including the recessed shower floor — fell below base flood plus one foot.

DESIGNER ACTION

Set the lowest interior point to BFE plus 1 ft and state the FFE on the site plan, not only the architectural set.

Related code FBC R322.2.1 · LDC 9.1.4 / 9.2.3

Primary · 2 records

END OF PREVIEW EDITION

This Preview Edition contains one complete Field Protocol from Permit Pilot – Cape Coral Edition 01.

The complete Edition contains twenty-one verified Field Protocols arranged in the same sequence a residential permit is reviewed.

VERIFIED. NOT GENERATED.