



Alternative Plans Review and Inspections¹

Background

Traditionally, construction plans review and approval and construction work inspections are done by government personnel—usually city or county building department personnel. Certain types of construction (such as restaurants, hospitals, and more) are subject to state and/or federal requirements and inspection.

As of 2002, Florida allows the use of “private providers” for some plans review and inspection services, subject to a number of requirements or restrictions:

1. The decision to use a private provider must be made by the property owner.
2. Private providers include:
 - Engineer licensed under chapter 471, Florida Statutes
 - Architect licensed under chapter 481, Florida Statutes
 - Standard certificate licensee under part XII, chapter 468, Florida Statutes

The type of inspection or review that may be performed by any of these licensees depends on their respective qualifications.

3. Private provider services are limited to building code compliance (structural,

mechanical, electrical, plumbing, and accessibility components of the building) and do not include review for other codes such as land use, environmental, or fire.

4. The building department must be notified of the use of a private provider when applying for a building permit. The permit application must identify a “duly authorized representative” (defined as an agent of the private provider who reviews plans or performs inspections). See required forms located at www.dca.state.fl.us/fbc/forms/1_forms.htm and verify requirements in sections 553.73 and 553.791, Florida Statutes.
5. The building department may concurrently inspect subject to specified time limitations. The building official may require that a private provider perform both plan review and inspection services.
6. On completion of all required inspections, the private provider must provide a certificate of compliance and a request for a certificate of occupancy on a form acceptable to the local building official. See required forms located at www.dca.state.fl.us/fbc/forms/1_forms.htm and verify requirements in sections 553.73 and 553.791, Florida Statutes.

¹*DISCLAIMER – This piece is intended to give the reader only general factual information current at the time of publication. This piece is **not** a substitute for professional advice and should not be used for guidance or decisions related to a specific design or construction project. This piece is not intended to reflect the opinion of any of the entities, agencies or organizations identified in the materials and, if any opinions appear, are those of the individual author and should not be relied upon in any event. Applicable to 2004 Florida Building Code.*

Cautions:

- While a property owner may save time and achieve other benefits with the use of a private provider, extreme care must be taken to ensure a complete understanding of the requirements and limitations of this process.
- Necessary resources and references include:
 - Section 553.791, Florida Statutes
 - Section 553.73, Florida Statutes
 - Alternative Plans Review forms found at www.dca.state.fl.us/fbc/forms/1_forms.htm
 - Applicable local city or county ordinances
 - Verification of proper qualification of the private provider (chapters 471 or 481 or part XII of chapter 468, Florida Statutes)

Government Agencies/Offices

Florida Building Commission: 850-487-1824 / www.floridabuilding.org

Florida Department of Business and Professional Regulation: 850-487-1395 / www.myflorida.com/dbpr

Florida Board of Professional Engineers: 850-521-0500 / www.fbpe.org

Florida Statutes: 850-488-4371 / www.leg.state.fl.us (select “Florida Statutes”)

Your county or municipal building department (please see the government section of your telephone book—look under “building,” “plans,” “inspections,” or “zoning.”)

Other Resources

American Society of Civil Engineers, Florida Section: www.fla-asce.org

Associated Builders and Contractors: www.abcfloida.com

Associated General Contractors: www.agcgf.org, www.sfagc.org, or www.agcfla.com

Building Officials Association of Florida: www.boaf.net

Florida Association of the American Institute of Architects: www.aiafla.org

Florida Engineering Society: www.fleng.org

Don't know where to go for an answer to a specific question?

Contact: Building A Safer Florida, Inc. 1-850-222-2772 or www.buildingasafeflorida.org

This document was developed jointly by Building a Safer Florida and the University of Florida's Program for Resource Efficient Communities (www.energy.ufl.edu), with input and assistance from:

- American Society of Civil Engineers, Florida Section
- Associated Builders and Contractors
- Associated General Contractors
- Florida Association of the American Institute of Architects
- Florida Engineering Society

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