



26 district requires substantive changes to building  
 27 plans after a permit is issued; providing that a local  
 28 fire official who is a certified firesafety inspector  
 29 is subject to disciplinary action under certain  
 30 circumstances; providing an effective date.

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32 Be It Enacted by the Legislature of the State of Florida:

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34 Section 1. Subsection (2) of section 553.79, Florida  
 35 Statutes, is amended to read:

36 553.79 Permits; applications; issuance; inspections.—

37 (2) (a)1. Except as provided in subsection (8), an  
 38 enforcing agency may not issue any permit for construction,  
 39 erection, alteration, modification, repair, or demolition of any  
 40 building or structure until the local building code  
 41 administrator or inspector has reviewed the plans and  
 42 specifications required by the Florida Building Code, or local  
 43 amendment thereto, for such proposal and found the plans to be  
 44 in compliance with the Florida Building Code. If the local  
 45 building code administrator or inspector finds that the plans  
 46 are not in compliance with the Florida Building Code, the local  
 47 building code administrator or inspector shall identify the  
 48 specific plan features that do not comply with the applicable  
 49 codes, identify the specific code chapters and sections upon  
 50 which the finding is based, and provide this information to the

51 local enforcing agency. If the building code administrator,  
52 plans examiner, or inspector requests another local enforcing  
53 agency employee or a person contracted by the local enforcing  
54 agency to review the plans and that employee or person  
55 identifies specific plan features that do not comply with the  
56 applicable codes, the building code administrator, plans  
57 examiner, or inspector must provide this information to the  
58 local enforcing agency. The local enforcing agency shall provide  
59 this information to the permit applicant.

60 2. ~~In addition,~~ An enforcing agency may not issue any  
61 permit for construction, erection, alteration, modification,  
62 repair, or demolition of any building until the appropriate  
63 firesafety inspector certified pursuant to s. 633.216 has  
64 reviewed the plans and specifications required by the Florida  
65 Building Code, or local amendment thereto, for such proposal and  
66 found that the plans comply with the Florida Fire Prevention  
67 Code and the Life Safety Code. Any building or structure which  
68 is not subject to a firesafety code shall not be required to  
69 have its plans reviewed by the firesafety inspector.

70 3. Any building or structure that is exempt from the local  
71 building permit process may not be required to have its plans  
72 reviewed by the local building code administrator. Industrial  
73 construction on sites where design, construction, and firesafety  
74 are supervised by appropriate design and inspection  
75 professionals and which contain adequate in-house fire

76 departments and rescue squads is exempt, subject to local  
 77 government option, from review of plans and inspections,  
 78 providing owners certify that applicable codes and standards  
 79 have been met and supply appropriate approved drawings to local  
 80 building and firesafety inspectors.

81 4. The enforcing agency shall issue a permit to construct,  
 82 erect, alter, modify, repair, or demolish any building or  
 83 structure when the plans and specifications for such proposal  
 84 comply with the Florida Building Code and the Florida Fire  
 85 Prevention Code and the Life Safety Code as determined by the  
 86 local authority in accordance with this chapter and chapter 633.

87 (b) After the local enforcing agency issues a permit, the  
 88 local enforcing agency may not make or require any substantive  
 89 changes to the plans or specifications except changes required  
 90 for compliance with the Florida Building Code, the Florida Fire  
 91 Prevention Code, or the Life Safety Code, or local amendments  
 92 thereto. If a local enforcing agency makes or requires  
 93 substantive changes to the plans or specifications after a  
 94 permit is issued, the local enforcing agency must identify the  
 95 specific plan features that do not comply with the applicable  
 96 codes, identify the specific code chapters and sections upon  
 97 which the finding is based, and provide the information to the  
 98 permitholder in writing.

99 (c)1. A plans examiner or inspector who fails to provide  
 100 the building code administrator with the reasons for making or

101 requiring substantive changes to the plans or specifications is  
 102 subject to disciplinary action against his or her certificate  
 103 under s. 468.621(1) (i).

104 2. A building code administrator who fails to provide a  
 105 permit applicant or permitholder with the reasons for making or  
 106 requiring substantive changes to the plans or specifications is  
 107 subject to disciplinary action against his or her certificate  
 108 under s. 468.621(1) (i).

109 Section 2. Subsection (2) of section 633.208, Florida  
 110 Statutes, is amended to read:

111 633.208 Minimum firesafety standards.—

112 (2)(a) Pursuant to subsection (1), each municipality,  
 113 county, and special district with firesafety responsibilities  
 114 shall enforce the Florida Fire Prevention Code as the minimum  
 115 firesafety code required by this section.

116 (b) If a municipality, county, or special district  
 117 determines that the building plans for a building permit  
 118 application do not comply with the Florida Fire Prevention Code  
 119 or the Life Safety Code, or local amendments thereto, the local  
 120 fire official must identify the specific plan features that do  
 121 not comply with the applicable codes, identify the specific code  
 122 chapters and sections upon which the determination is based, and  
 123 provide this information to the permit applicant.

124 (c) After a municipality, county, or special district  
 125 issues a building permit, it may not make or require any

126 substantive changes to the building plans except those required  
 127 for compliance with the Florida Fire Prevention Code or the Life  
 128 Safety Code, or local amendments thereto. If a municipality,  
 129 county, or special district makes or requires substantive  
 130 changes to building plans after a permit is issued, the local  
 131 fire official must identify the specific plan features that do  
 132 not comply with the Florida Fire Prevention Code or the Life  
 133 Safety Code, or local amendments thereto, identify the specific  
 134 code chapters and sections upon which the finding is based, and  
 135 provide this information to the permitholder.

136 (d) A local fire official who is also a certified  
 137 firesafety inspector and who fails to comply with paragraph (b)  
 138 or paragraph (c) is subject to disciplinary action against his  
 139 or her certificate under s. 633.216(5)(f).

140 Section 3. This act shall take effect July 1, 2023.