

**2024 Supplement to the 8th Edition (2023) Florida Building Code
(Supplement 6)**

Approved by the Commission – December 20, 2024

8th Edition (2023) Florida Building Code – Existing Building

Chapter 18 Minimum Requirements for The Mandatory Milestone Inspections

Revise section 1808.3 to read as follows:

1808.3 Required Repairs or Modifications:

1. In the event that repairs or modifications are found to be necessary as a result of the milestone inspection, the building owner ~~shall have a total of 180~~ must commence such repairs or modifications within 365 days from the date the phase two milestone inspection report is received by the local enforcement agency, ~~unless otherwise permitted by the Building Official, in which to complete required repairs and correct the structural deficiencies.~~ All applicable requirements of this code shall be followed with all applicable permits obtained. If an owner or association fails to submit proof to the local enforcement agency that repairs have been ~~scheduled or have~~ commenced for substantial structural deterioration identified in the inspection report within the required timeframe, the structure may be deemed to be unsafe and unfit for occupation. Such findings shall be reviewed by the Building Official and shall be sent to the Special Magistrate, Code Enforcement Board, or Unsafe Structures Board, as appropriate. Such finding may also be reported as a complaint to the Department of Business and Professional Regulation Division of Condominiums, Timeshares, and Mobile Homes.
2. Once a permit is obtained for all necessary repairs or modifications from the local building department, which has jurisdiction, the *Florida Building Code* shall govern time restraints for such permits, or in accordance with a more restrictive timeframe as directed by the design professional.
- ~~3. For corrective action of deficiencies that cannot be commenced within 180 days, the time frame may be extended an additional 185 days not to exceed a total of 365 days when a time frame is specified by the architect or engineer responsible for the Milestone Inspection or the Architect or Engineer of Record for the repairs and approved by the Building Official. Such extensions shall be contingent on maintaining an active building permit as specified in Section 105.3.2 of the *Florida Building Code, Building*.~~
34. The building official may issue an extension of not more than 60 days to submit a building milestone inspection report or to obtain any necessary permits upon a written extension request from the architect or engineer responsible for the Milestone Inspection. Such request shall contain a signed and sealed statement from the architect or engineer responsible for the Milestone Inspection that the building may continue to be occupied while undergoing the building milestone inspection.
45. Once all required repairs have been completed, the architect or engineer responsible for

the milestone inspection and the report shall re-inspect the areas noted on the original report and shall provide the building owner, association, and building official an amended report with a signed and sealed letter stating that all of the required repairs and corrections have been completed and that the building or structure is acceptable for continued use under the present occupancy. The building owner or the architect or engineer responsible for the Milestone Inspection shall submit that letter to the building official.