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| **CODE ADMINISTRATION**  **Local Administrative Amendments**  **To the**  **8th Edition 2023 Florida Building Code - Building** | | | |
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| **JURISDICTION** | **DOCUMENT with**  **Administrative**  **AMENDMENTS** | **TEXT OF TECHNICAL AMENDMENETS** | **TAC REVIEW** |
| University of Central Florida | BUILDING  <https://floridabuilding.org/Upload/FBC/CodeID_7792_e9ea_UCF-8TH_ED_2023_FBC_BLDG_CH_1--2024-01-02.pdf> | **103.2 Appointment. The building official shall be appointed by Vice President for Compliance, Ethics and Risk.**  **104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are**  **not intended to prevent the installation of any material or to prohibit any design or method of construction not**  **specifically prescribed by this code, provided that any such alternative has been approved. An alternative material,**  **design or method of construction shall be approved where the building official finds that the proposed alternative**  **meets all of the following:**  **1. The alternative material, design or method of construction is satisfactory and complies with the intent of the**  **provisions of this code,**  **2. The material, method or work offered is, for the purpose intended, not less than the equivalent of that**  **prescribed in this code as it pertains to the following:**  **2.1. Quality.**  **2.2. Strength.**  **2.3. Effectiveness.**  **2.4. Fire resistance.**  **2.5. Durability.**  **2.6. Safety.**  **Where the alternative material, design or method of construction is not approved, the building official shall**  **respond in writing, stating the reasons why the alternative was not approved.** |  |
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| City of St. Augustine Beach | BUILDING  <https://floridabuilding.org/Upload/FBC/CodeID_7788_c33c_2023%20FBC%20Chapter%201%20Administrative%20Code.pdf> | 101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted. Florida Building Code-Building  **Appendix F-Rodent proofing**  101.4.4 Property maintenance. The provisions of the **2021** International Property Maintenance Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.   1. A drone port as defined in s. 330.41(2).   **102.6 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the Florida Building Code, Existing Building, **2021 International Property Maintenance Code** or the Florida Fire Prevention Code.  102.6.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the Florida Fire Prevention Code, **2021 International Property Maintenance Code** or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.  **103.3 Deputies**. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official. For the maintenance of existing properties, see the **2021 International Property Maintenance Code.**  **105.2 Work exempt from permit**. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of the local floodplain management ordinance. Permits shall not be required for the following:  **Building:**  1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m2) and not in a special flood hazard area.  **2. Fences of all materials other than masonry over 6 feet in height and not located on the A1A Beach Boulevard right of way boundary..**  **14. Roofing repairs or reroofs not exceeding 2 squares (200 square feet).**  **15. Siding repairs less than 100 square feet in area, including the area of door and window that are within the**  **work area.**  **16. Gutters and downspouts.**  **17. Pool re-marcite for one and two family dwellings.**  **18. Flag poles less than 35 feet in height for one and two family dwellings.**  **19. Wooden decks 12 inches or less from finished grade and not in a special flood hazard area**.  **Signs:**   1. **Face changes shall not require a building permit providing that there are no changes to the cabinet, structure or internal equipment**. |  |
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| City of Palm Bay | <https://floridabuilding.org/Upload/FBC/CodeID_7793_6cae_City%20of%20Palm%20Bay%20Local%20Amen%202023%20FBC%20-%20Exhibit%20A--2024-01-10.pdf> | CHAPTER 1  SCOPE AND ADMINISTRATION  PART 1—SCOPE AND APPLICATION  SECTION 101  GENERAL  101.2 Scope. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every  building or structure or any appurtenances connected or attached to such buildings or structures.  Exceptions:  1. Detached one-and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with **this Code or** the Florida Building Code  101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted. **The City of Palm Bay adopts Florida Building Code, Residential, Appendices M and Q.**  **101.2.2 Residential construction standards or practices which are not covered by Florida Building Code, Residential volume shall be in accordance with the provisions of Florida Building Code, Building.**  **101.3.1 Quality control. Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated herein.**  **101.3.2 Warranty and Liability. The permitting, plan review or inspection of any building, system or plan by this jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.**  **101.4.4 Property maintenance. The provisions of the City of Palm Bay Code of Ordinances shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.**  101.4.5 Fire prevention. For provisions related to fire prevention, refer to the Florida Fire Prevention Code. The Florida Fire Prevention Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, **automatic sprinkler systems** and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.  **SECTION 102**  **APPLICABILITY**  **102.2 Building.** The provisions of the Florida Building Code shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the Florida Building Code, Existing Building. The following buildings, structures and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the legislature and provided by law:  (a) Building and structures specifically regulated and preempted by the federal government.  (b) Railroads and ancillary facilities associated with the railroad.  (c) Nonresidential farm buildings on farms.  (d) Temporary buildings or sheds used exclusively for construction purposes.  (e) Mobile or modular structures used as temporary offices, except that the provisions of Part II (Sections 553.501-553.513, Florida Statutes) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures**. Permits shall be required for structural support and tie-down, electric supply and all other such utility connections to such mobile or modular structures as required by this jurisdiction.**  (f) Those structures or facilities of electric utilities, as defined in Section 366.02, Florida Statutes, which hare directly involved in the generation, transmission, or distribution of electricity**.**  (l) A drone port as defined in s. 330.41(2).  **See Florida Building Code, Existing Building Chapter 13 for additional requirements for Relocated or Moved Buildings**  102.2.5 Each enforcement district **or local enforcement** agency shall be governed by a board, the composition of which shall be determined by the affected localities  a. Addition, alteration, **or repairs** performed by the property owner upon his or her own property, provided any addition, alteration or repair shall not exceed 1,000 square feet (93 m2 ) or the square footage of the primary structure, whichever is less.  b. Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not exceed $5,000 within any 12-month period. c. Building **plans review** and inspection fees.  **102.5 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions**  102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the Florida Building Code, Existing Building, **City of Palm Bay Code of Ordinances**, or the Florida Fire Prevention Code.  2. A relocated building shall comply with wind speed requirements of the new location, using the appropriate wind speed map. If the existing building wasmanufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed mapof the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the Florida Building Code **(on or** after March 1, 2002), the wind speed map of the Florida Building Code shall be applicable.  **103.1 Creation of enforcement agency. The Department of Building Safety is hereby created and the official in charge thereof shall be known as the building official.**  **103.2 Appointment. The building official shall be appointed by the chief appointing authority of the jurisdiction.**  **103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.**  **For the maintenance of existing properties, see the City of Palm Bay Code of Ordinances.**  **104.1 General. The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.**  **104.2 Applications and permits. The building official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.**  **104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas. For applications for reconstruction, rehabilitation, repair, alteration, addition or other improvement of existing buildings or structures located in flood hazard areas, the building official shall determine if the proposed work constitutes substantial improvement or repair of substantial damage. Where the building official determines that the proposed work constitutes substantial improvement or repair of substantial damage, and where required by this code, the building official shall require the building to meet the requirements of Section 1612 or R322 of the Florida Building Code, Residential, as applicable.**  **104.3 Notices and orders. The building official shall issue all necessary notices or orders to ensure compliance with this code.**  **104.4 Inspections. The building official shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.**  **104.5 Identification. The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.**  **104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.**  **104.7 Department records. The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records per FS 119.**  **104.8 Liability. The building official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be civilly or criminally rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.**  **104.8.1 Legal defense. Any suit or criminal complaint instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representatives of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.**  **104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner’s representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.**  **104.10.1 Flood hazard areas. The building official shall coordinate with the floodplain administrator to review requests submitted to the building official that seek approval to modify the strict application of the flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to Section 117.**  **104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are**  **not intended to prevent the installation of any material or to prohibit any design or method of construction not**  **specifically prescribed by this code, provided that any such alternative has been approved. An alternative material,**  **design or method of construction shall be approved where the building official finds that the proposed alternative**  **meets all of the following:**  **1. The alternative material, design or method of construction is satisfactory and complies with the intent of the**  **provisions of this code,**  **2. The material, method or work offered is, for the purpose intended, not less than the equivalent of that**  **prescribed in this code as it pertains to the following:**  **2.1. Quality.**  **2.2. Strength.**  **2.3. Effectiveness.**  **2.4. Fire resistance.**  **2.5. Durability.**  **2.6. Safety.**  **Where the alternative material, design or method of construction is not approved, the building official shall**  **respond in writing, stating the reasons why the alternative was not approved.**  **104.12 Requirements not covered by code. Any requirements necessary for strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or other technical codes, shall be determined by the building official.**  105.1.2 Annual **Facility p**ermit records. The person towhom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated.  **105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant**  **authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or**  **ordinances of this jurisdiction, to include work in any special flood hazard area. Exemptions granted under this**  **section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida**  **Building Code, and requirements of the local floodplain management ordinance. Permits shall not be required for**  **the following:**  **Building:**  **1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided**  **the floor area does not exceed 120 square feet (11 m2).**  **2. Fences not over 6 feet (1829 mm) high.**  **3. Oil derricks.**  **4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the**  **top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.**  **5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio**  **of height to diameter or width does not exceed 2:1.**  **6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement**  **or story below and are not part of an accessible route.**  **7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.**  **8. Temporary motion picture, television and theater stage sets and scenery.**  **9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep,**  **do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.**  **10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.**  **11. Swings and other playground equipment accessory to detached one- and two-family dwelling except for the**  **electrical service.**  **12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the**  **exterior wall and do not require additional support, of Groups R-3 and U occupancies.**  **13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in**  **height.**  **Electrical:**  **Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved**  **portable electrical equipment to approved permanently installed receptacles.**  **Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment**  **used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the**  **installations of towers and antennas.**  **Temporary testing systems: A permit shall not be required for the installation of any temporary system required**  **for the testing or servicing of electrical equipment or apparatus.**  **105.2.3 Public service agencies. A permit shall not be required for the installation, alteration or repair of**  **generation, transmission, distribution or metering or other related equipment that is under the ownership and**  **control of public service agencies by established right**  105.3.1.2 No permit may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such permit provides to the enforcing agency which issues the permit any of the following documents which apply to the construction for which the permit is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, Florida Statutes:  1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than $125,000.  2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 Florida Statutes, may design a new fire **protectio**n system of 49 or fewer **sprinklers**; may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of 249 or fewer sprinklers and **the addition of up to 49 sprinklers, as long as the cumulative total number of fire sprinklers being added, relocated, or deleted does not exceed 249, notwithstanding the size of the existing fire sprinkler system**; or may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation or deletion of 249 or fewer sprinklers, notwithstanding the size of the existing fire sprinkler system, if there is no change of occupancy of the affected areas, as defined in this Code and the Florida Fire Prevention Code, and there is no change in the water demand as defined in NFPA 13, “Standard for the Installation of Sprinkler Systems,” and if the occupancy hazard classification as defined in NFPA 13 is reduced or remains the same as a result of the alteration.  Any specialized mechanical, electrical, orplumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than $5,000. Exception: Simplified permitting processes. (1) As used in this section, the term:  **(a) "Component" means valves, fire sprinklers, escutcheons, hangers, compressors, or any other item deemed acceptable by the local enforcing agency. For purposes of this paragraph, a valve does not include pressure-regulating, pressure-reducing, or pressure-control valves**.  **(b) “Contractor” means a person who: 1. Is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of chapter 489, Florida Statutes; or 2. Is qualified to engage in the business of fire protection system contracting pursuant to a license or certificate issued by the State Fire Marshal.**  **(d) "Fire sprinkler system project" means a fire protection system alteration of a total of 20 or fewer fire sprinklers in which the sprinklers are of the same K-factor and located in spaces where there is no change of hazard classification or increased system coverage area, or the installation or replacement of an equivalent fire sprinkler system component in an existing commercial, residential, apartment, cooperative, or condominium building. For purposes of this paragraph, a component is equivalent if the component has the same or better characteristics, including electrical, hydraulic, pressure losses, and required listings and spacing as the component being replaced.**  **(2)(a) A local enforcement agency may require a contractor, as a condition of obtaining a permit for a fire alarm system project or fire sprinkler system project, to submit a completed application and payment. (b) A local enforcement agency may not require a contractor to submit plans or specifications as a condition of obtaining a permit for a fire alarm system project or fire sprinkler system project. (3) A local enforcement agency must issue a permit for a fire alarm system project or fire sprinkler system project in person or electronically. (4) A local enforcement agency must require at least one inspection of a fire alarm system project or fire sprinkler system project to ensure compliance with applicable codes and standards. If a fire alarm system project or fire sprinkler system project fails an inspection, the contractor must take corrective action as necessary to pass inspection. (5) (a) For a fire sprinkler alarm system project, a contractor must keep a copy of the plans and specifications at the fire alarm system project worksite and make such plans and specifications available to the inspector at each inspection. (b) For a fire sprinkler system project to alter an existing fire protection system, a contractor must keep a copy of the plans and specifications at the fire sprinkler system project worksite and make such plans and specifications available to the inspector at each inspection. (c) For a fire sprinkler system project to install or replace a component, a contractor must keep a copy of the manufacturer's installation instructions and any pertinent testing instructions needed to certify or accept the component at the fire sprinkler system project worksite and make such documents available to the inspector at each inspection. 5. Electrical documents. See Florida Statutes 471.003(2)(h). Any electrical or plumbing or air-conditioning and refrigeration system meeting the following thresholds are required to be designed by a Florida Registered Engineer. The system, requires an electrical system with a value of over $125,000; and Requires an aggregate service capacity of over 600 amperes (240 volts) on a residential electrical system or over 800 amperes (240volts) on a commercial or industrial electrical system; Note: It was further clarified by the Commission that the limiting factor of 240 volt or over is required to be designed by an Engineer. Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, Florida Statutes.**  **105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned becoming null and void 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.**  **105.3. 9 Public right of way. A permit shall not be given by the building official for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the applicant has received a right of way permit from the authority having jurisdiction over the street, alley or public lane.**  **105.4 Conditions of the permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinance of this jurisdiction,**  **105.4.1.5 After the local enforcing agency issues a permit, the local enforcing agency may not make or require any substantive changes to the plans or specifications except changes required for compliance with the Florida Building Code, the Florida Fire Prevention Code, or the Life Safety Code, or local amendments thereto. If a local enforcing agency makes or requires substantive changes to the plans or specifications after a permit is issued, the local enforcing agency must identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide the information to the permitholder in writing.**  **105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit holder and property owner shall be responsible to either complete all work in accordance with the permitted plans and inspection or remove any partially completed work in a safe and code compliant manner. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated as determined by the building official.**  **105.5.1 Additional options for closing a permit. Pursuant to Section 553.79(15), Florida Statutes, a property**  **owner, regardless of whether the property owner is the one listed on the application for the building permit, may**  **close a building permit by complying with the following requirements:**  **105.5.2 For the purposes of this subsection, a closed permit shall mean a permit for which all requirements for completion have been satisfied or a permit that has been administratively closed by the building official.**  **105.5.3 For the purposes of this subsection, an open permit shall mean a permit that has not satisfied all requirements for completion as defined in 105.5.1.1.**  **105.6.1 Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building permit to; issue a notice of violation to; or fine, penalize, sanction or assess fees against an arm’s-length purchaser of a property for value solely because a building permit applied for by a previous owner of the property was not closed. The local enforcement agency shall maintain all rights and remedies against the property owner and contractor listed on the permit.**  **105.6.2 Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a buildingpermit to a contractor solely because the contractor is listed on other building permits that were not closed. A local enforcement agency has the authority to deny a new permit application from an applicant for other reasons.**  **105.15 Opening protection**. When any activity requiring a building permit, not including roof covering replacement or repair work associated with the prevention of degradation of the residence, that is applied for on or after July 1, 2008, and for which the estimated cost is $50,000 or more for a site built single-family detached residential structure that is located in the wind-borne debris region as defined in this code and that has an insured value of $750,000 or more, or, if the site built single-family detached residential structure is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of $750,000 or more; opening protections as required within this code or Florida Building Code, Residential for new construction shall be provided.  **Exception:** **Where defined wind-borne debris regions have not changed**, single family **detached** residential structures permitted subject to the Florida Building Code are not required to comply with this section.  **107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted with each permit application in accordance with Florida Statute 553.79. The construction documents shall be prepared by a registered design professional where required by Chapter 471, Florida Statutes & 61G15 Florida Administrative Code or Chapter 481, Florida Statutes & 61G1 Florida Administrative Code. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.**  **107.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted where approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design.**  **107.3 Examination of documents. The building official shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.**  **Exceptions:**  **Industrial construction on sites where design, construction and fire safety are supervised by appropriately licensed design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt, subject to approval by the building official, from review of plans and inspections, providing the appropriate licensed design and inspection professionals certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.**  **107.3.4 Design professional in responsible charge. Where it is required that documents be prepared by a registered design professional, the building official shall be authorized to require the owner or the owner’s authorized agent to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner or the owner’s authorized agent shall designate a successor registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner or owner’s authorized agent if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. Successor registered design professional in responsible charge licensed under Chapter 471 Florida Statutes shall comply with Section 471.025(4) Florida Statute and the procedure set forth in 61G15-27.001 Florida Administrative Code; or licensed under Chapter 481 Florida Statutes shall comply with Section 481.221(6) Florida Statute and the procedure set forth in 61G1-18.002 Florida Administrative Code.**  **The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.**  **107.3.4.1 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official.**  107.3.5 Minimum plan review criteria for buildings. The examination of the documents by the building official shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration **and building envelope** penetrations; flashing; and rough opening dimensions; and all exterior elevations  **2. Occupancy group and special occupancy requirements shall be determined (with cross check with the energy code submittal).**  **9. Building envelope portions of the Energy Code (including calculation and mandatory requirements)**  **11.** Interior requirements shall include the following: Interior finishes (flame spread/smoke development) Light and ventilation **(including corresponding portion of the energy code)**  **Electrical portions of the Energy Code (including calculation and mandatory requirements)**  **Water/plumbing portions of the Energy Code (including calculation and mandatory requirements)**  **Mechanical:**  **1. Mechanical portions of the Energy calculations**  **17. Smoke and/or Fire Dampers**  **11. Gas portions of the Energy Code (including calculation and mandatory requirements)**  **4. Smoke and/or carbon monoxide alarm/detector locations**  **6. Structural requirements shall include:**  **Wall section from foundation through roof, including assembly and materials connector tables wind requirements structural calculations (if required)**  **Termite protection**  **Design loads**  **Wind requirements**  **Building envelope**  **Foundation Wall systems Floor systems**  **Roof systems**  **9. Residential Energy Code submittal (including calculation and mandatory requirements)**  **Manufactured buildings/housing:**  **1. Site requirements**  **Setback/separation (assumed property lines)**  **Location of septic tanks (if applicable)**  **2. Structural**  **Wind zone**  **Flood**  **Anchoring**  **Blocking**  **3. Plumbing**  **List potable water source and meter size (if applicable)**  **4. Mechanical**  **Exhaust systems**  **Clothes dryer exhaust**  **Kitchen equipment exhaust**  **5. Electrical exterior disconnect location**  **5. Prototype plans:**  **Except for local site adaptions, siding, foundations and/or modifications.**  **Except for structures that require waiver.**  **6. Manufactured buildings plan except for foundations and modifications of buildings on site and as**  **listed above in manufactured buildings/housing.**  **107.7 If the local building code administrator or inspector finds that the plans are not in compliance with the Florida Building Code, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. If the building code administrator, plans examiner, or inspector requests another local enforcing agency employee or a person contracted by the local enforcing agency to review the plans and that employee or person identifies specific plan features that do not comply with the applicable codes, the building code administrator, plans examiner, or inspector must provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the permit applicant.**  **109.2.1 Types of Fees Enumerated. Fees may be charged for but not limited to the following:**  **1. Permits;**  **2. Plans examination;**  **3. Certificates of competency (including fees for applications, examinations, renewal, late renewal, and**  **reciprocity);**  **4. Re-inspections;**  **5. Administrative fees (including fees for investigative and legal costs incurred in the context of certain**  **disciplinary cases heard by the board);**  **6. Variance requests;**  **7. Administrative appeals;**  **8. Violations; and**  **9. Other fees as established by local resolution or ordinance.**  **109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or without prior approval from the building official as permitted in Section 105.2.2 or 105.12 shall be subject to a fee established by the building official that shall be in addition to the required permit fees or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing**  **109.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.**  **109.6 Refunds. The building official is authorized to establish a refund policy.**  **110.1 General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain exposed and provided with access for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner’s authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The building official shall be permitted to require a boundary line survey prepared by a Florida licensed professional surveyor and mapper whenever the boundary lines cannot be readily determined in the field. Neither the buildingofficial nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.**  **110.1.1 Manufacturers and fabricators. When deemed necessary by the building official, he/she shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.**  **110.1.2 Inspection service. The building official may make, or cause to be made, the inspections required by Section 110. He or she may accept reports of department inspectors, independent inspectors or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, qualifications and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the building official. The building official shall ensure that all persons making such inspections shall be certified in accordance to Chapter 468 Florida Statues; or licensed under Chapter 471 or 481 Florida Statutes.**  **110.3 Required inspections. The building official upon notification from the permit holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary and shall either release that**  **portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and**  **sequencing of when inspections occur and what elements are inspected at each inspection.**  **Building**  **1. Foundation inspection. To be made after trenches are excavated, any required reinforcing steel is in place,**  **forms erected and shall at a minimum include the following building components:**  **1.1. Slab Inspection: Concrete slab and under-floor inspections shall be made after in-slab or under-floor**  **reinforcing steel and building service equipment, conduit, piping accessories and other ancillary**  **equipment items are in place, but before any concrete is placed or floor sheathing installed, including the**  **subfloor.**  **1.2. A foundation/form board survey prepared and certified by a Florida licensed professional surveyor and**  **mapper may be required, prior to approval of the slab inspection. The survey shall certify placement of**  **the building on the site, illustrate all surrounding setback dimensions and shall be available at the job site**  **for review by the building inspector. In lieu of providing a survey, the contractor may elect to uncover all**  **property line markers and string-up all property lines in preparation for inspection.**  **1.3. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further**  **vertical construction, the elevation certification shall be submitted to the building official.**  **2. Framing inspection. To be made after the roof, all framing, fireblocking and bracing is in place, all concealing**  **wiring, all pipes, chimneys, ducts and vents are complete and the rough electrical, plumbing, heating wires,**  **pipes and ducts are approved and shall at a minimuminclude the following building components:**  **Window/doorframing**  **Window U-factor/SHGC (as indicated on approved energy calculations)**  **Vertical cells/columns**  **Lintel/tie beams**  **Framing/trusses/bracing/connectors (including truss layout and engineered drawings)**  **Draftstopping/fireblocking**  **Curtain wall framing**  **Energy insulation (Insulation R-factor as indicated on approved energy calculations)**  **Accessibility**  **Verify rough opening dimensions are within tolerances.**  **Window/door buck attachment**  **2.1 Insulation Inspection: To be made after the framing inspection is approved and the insulation is in place,**  **according to approved energy calculation submittal. Includes wall and ceiling insulation.**  **2.2 Lath and gypsum board inspection for fire-resistance rated or shear assemblies. Lath and gypsum board**  **inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before**  **ant plastering is applied or gypsum board joints and fasteners are taped and finished.**  **3. Sheathing inspection. To be made either as part of a dry-in inspection or done separately at the request of**  **the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include**  **the following building components:**  **Roofsheathing**  **Wall sheathing**  **Continuous air barrier**  **Exterior siding/cladding**  **Sheathing fasteners**  **Roof/wall dry-in**  **Sheathing fasteners installed and found to be missing the structural member (shiners) shall be removed and**  **properly reinstalled prior to installation of the dry-in material.**  **5. Roofing inspection. Shall at a minimum be made in at least two inspections and include the following building**  **components:**  **Dry-in**  **Insulation**  **Roof coverings (including In Progress as necessary)**  **Insulation on roof deck (according to submitted energy calculation)**  **Flashing**  **5.1 Re-roof sheathing inspection. An affidavit with a notarized signature of a state or locally licensed roofing**  **contractor for the installation of additional sheathing fasteners as required by the Existing Building Code**  **may be accepted at the discretion of the building official.**  **7. Swimming pool inspection. First inspection to be made after excavation and installation of reinforcing steel,**  **bonding and main drain and prior to placing of concrete.**  **1. Steel reinforcement inspection**  **2. Underground electric inspection**  **3. Underground piping inspection including a pressure test.**  **4. Underground electric inspection under deck area (including the equipotential bonding)**  **5. Underground piping inspection under deck area**  **6.. Deck inspection: to be made prior to installation of the deck material (with forms, deck drains, and any**  **reinforcement in place**  **7. Safety Inspection; Made prior to filling the pool with the bonding connections made, the proper drain**  **covers installed and the final barriers installed.**  **8. Final pool piping**  **9. Final Electrical inspection**  **10. Final inspection to be made when the swimming pool is complete and all required enclosure**  **requirements are in place.**  **Plumbing**  **2. Rough-in inspection. To be made after the roof, framing, fireblocking and bracing is in place and all soil, waste**  **and vent piping is complete, and prior to this installation of wall or ceiling membranes.**  **Includes plumbing provisions of the energy code and approved energy calculation provisions**  **Mechanical**  **2. Rough-in inspection. To be made after the roof, framing, fireblocking and bracing are in place and all ducting,**  **and other concealed components are complete, and prior to the installation of wall or ceiling membranes.**  **Includes mechanical provisions of the energy code and approved energy calculation provisions.**  **Site Debris**  **1. The contractor and/or owner of any active or inactive construction project shall be responsible for the cleanup and removal of all construction debris or any other miscellaneous discarded articles during the course of**  **the construction project and prior to receiving final inspection approval. Construction job sites must be kept**  **clean and in a safe condition at all times.**  **2. All debris shall be kept in such a manner as to prevent it from being spread by any means.**  **110.3.1 Footing and foundation inspection.**  **Footing and foundation inspections shall be made after excavations for footings are complete and any required**  **reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection.**  **Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C**  **94, the concrete need not be on the job.**  **110.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after**  **in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other**  **ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the**  **subfloor.**  **110.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the**  **basement, and prior to further vertical construction, the elevation certification required in Section 1612.4 of the**  **Florida Building Code, Building and Section R322 of the Florida Building Code, Residential, shall be submitted to**  **the building official.**  **110.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing,**  **fireblocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough**  **electrical, plumbing, heating wires, pipes and ducts are approved.**  **110.3.8 Energy efficiency inspections. Inspections shall be made to determine compliance with FBC, Energy**  **Conservation and confirm with the approved energy code submittal (by appropriate trade) and corresponding**  **mandatory requirements and shall include, but not be limited to, inspections for: corresponding envelope**  **insulation R- and U-values, fenestration U-value, and Solar Heat Gain Coefficient, duct system R-value, and HVAC,**  **lighting, electrical and water-heatingequipment efficiency.**  **110.3.10 Special inspections. See section 110.10 of this code**  **110.3.11 Final inspection. The final inspection shall be made after all work required by the building permit is**  **completed.**  **110.3.11.1 Flood hazard documentation.**  **If located in a flood hazard area, documentation as required in Section 1612.5 of the Florida Building Code,**  **Building; or Section R322 of the Florida Building Code, Residential, shall be submitted to the building official prior**  **to the final inspection.**  **110.3.11.2 Commercial Energy Code documentation. If required by energy code path submittal, confirmation**  **that commissioning result requirements have been received by building owner.**  **110.3.11.3 Residential Energy Code documentation. If required by energy code path submittal (R405),**  **confirmation that the envelope and duct test requirements shall be received by building official.**  **110.4 Inspection agencies. The building official is authorized to accept reports of approved inspection agencies,**  **provided such agencies satisfy the requirements as to qualifications and reliability**  **110.9.1 General. The Legislature finds that maintaining the structural integrity of a building throughout the life of**  **the building is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a**  **threat to the public health, safety, or welfare. As such, the Legislature finds that the imposition of a statewide**  **structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure**  **that such buildings are safe for continued use.**  **110.9.2. As used in this section, the terms: (a) “Milestone inspection” means a structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural systems as those terms are defined in s. 627.706, Florida Statutes, by an architect licensed under chapter 481or engineer licensed under chapter 471 authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the fire safety code. The milestone inspection services may be provided by a team of professionals with an architect or engineer acting as a registered design professional in responsible charge with all work and reports signed and sealed by the appropriate qualified team member. (b) “Substantial structural deterioration” means substantial structural distress or substantial structural weakness that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.**  **110.9.3. (a) An owner or owners of a building that is three stories or more in height as determined by the Florida Building Code and that is subject, in whole or in part, to the condominium or cooperative form of ownership as a residential condominium under chapter 718, Florida Statutes, or a residential cooperative under chapter 719, Florida Statutes, must have a milestone inspection performed by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If a building reached 30 years of age before July 1, 2022, the building’s initial milestone inspection must be performed before December 31, 2024. If a building reaches 30 years of age on or after July 1, 2022, and before December 31, 2024, the building’s initial milestone inspection must be performed before December 31, 2025. If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building’s certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official. (b) The local enforcement agency may determine that local circumstances, including environmental conditions such as proximity to salt water as defined in s. 379.101, require that a milestone inspection must be performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. (c) The local enforcement agency may extend the date by which a building’s initial milestone inspection must be completed upon a showing of good cause by the owner or owners of the building that the inspection cannot be timely completed if the owner or owners have entered into a contract with an architect or engineer to perform the milestone inspection and the inspection cannot reasonably be completed before the deadline or other circumstance to justify an extension. (d) The local enforcement agency may accept an inspection report prepared by a licensed engineer or architect for a structural integrity and condition inspection of a building performed before July 1, 2022, if the inspection and report substantially comply with the requirements of this section. Notwithstanding when such inspection was completed, the condominium or cooperative association must comply with the unit owner notice requirements in Section 110.9.9. The inspection for which an inspection report is accepted by the local enforcement agency under this paragraph is deemed a milestone inspection for the applicable requirements in chapters 718 and 719. If a previous inspection and report is accepted by the local enforcement agency under this paragraph, the deadline for the building’s subsequent 10-year milestone inspection is based on the date of the accepted previous inspection.**  **110.9.4. The milestone inspection report must be arranged by a condominium or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership. The condominium association or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership are each responsible for ensuring compliance with the requirements of this section. The condominium association or cooperative association is responsible for all costs associated with the milestone inspection attributable to the portions of a building which the association is responsible to maintain under the governing documents of the association. This section does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.**  **110.9.5. Upon determining that a building must have a milestone inspection, the local enforcement agency must provide written notice of such required inspection to the condominium association or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, as applicable, by certified mail, return receipt requested. The condominium or cooperative association must notify the unit owners of the required milestone inspection within 14 days after receipt of the written notice from the local enforcement agency and provide the date that the milestone inspection must be completed. Such notice may be given by electronic submission to unit owners who consent to receive notice by electronic submission or by posting on the association’s website**  **110.9.6. Phase one of the milestone inspection must be completed within 180 days after the owner or owners of the building receive the written notice under Section 110.9.5. For purposes of this section, completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency.**  **110.9.7.2. A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector’s direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. If a phase two inspection is required, within 180 days after submitting a phase one inspection report the architect or engineer performing the phase two inspection must submit a phase two progress report to the local enforcement agency with a timeline for completion of the phase two inspection. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.**  **110.9.8. Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, to any other owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria**  **110.9.9. Within 45 days after receiving the applicable inspection report, the condominium or cooperative association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery at the mailing address, property address, or any other address of the owner provided to fulfill the association’s notice requirements under chapter 718 or chapter 719, as applicable, and by electronic transmission to the e-mail address or facsimile number provided to fulfill the association’s notice requirements to unit owners who previously consented to received notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and must publish the full report and inspector- prepared summary on the association’s website, if the association is required to have a website.**  **110.9.11. A board of county commissioners or municipal governing body may adopt an ordinance requiring that a condominium or cooperative association and any other owner that is subject to this section schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.**  **110.10 Special Building Inspector.**  **110.10.1 The Building Official may require the owner to employ a special inspector for the inspection of the**  **structural framework, or any part thereof, as herein required:**  **110.10.1.1 Buildings or structures or part thereof of unusual size, height, design or method of construction and**  **critical structural connections.**  **1. Placement of Piling.**  **2. Windows, glass doors, external protection devices and curtain walls on buildings when such systems are**  **over two (2) stories in height**  **3. The method or pace of construction requires continuous inspection.**  **4. In the opinion of the Building Official, any other additional inspections that are required.**  **110.10.2 The Building Official shall require the owner to employ a special building inspector for the inspections**  **herein required:**  **110.10.2.1 Precast Concrete Units.**  **110.10.2.2 Reinforced unit masonry above two (2) stories**  **110.10.2.3 Steel Connections – bolt torquing and welding**  **110.10.2.4 Metal Building Systems over two (2) stories**  **110.10.2.5 Smoke Control Systems.**  **110.10.2.6 Tilt Up Wall Panel System Reinforcement and Connection**  **110.10.2.7 Soil Compaction and any other requirement of the Geotechnical Report**  **110.10.2.8 Compound Floor Systems**  **110.10.3 The person employed by the owner as a Special Building Inspector shall be subject to verification of qualifications by the Building Official.**  **110.10.4 The Building Official shall require that the Architect or Engineer of record submit an inspection plan which shall specify the scope and nature of inspections to be performed. The special building inspector or their authorized representative shall make all inspections in accordance with the approved inspection plan.**  **110.10.5 The special building inspector shall be an Architect or Engineer or their duly authorized representative. For projects utilizing a Private Provider as permitted by State of Florida Statutes, the provider may conduct special inspections if the provider offers these types of services. Exception 1: Special building inspector for Smoke control systems shall meet the qualifications required in FBC 909.18.8.2.**  **110.10.6 The special building inspector shall be responsible for compliance with the applicable portions of the permitted construction documents as delineated in the special building inspection plan and shall submit inspection reports to the Building Official. Structural inspections performed by the special building inspector shall satisfy the requirements for mandatory inspections by the FBC.**  **110.10.7 At the completion of the work, the special building inspector shall submit a signed and sealed Certificate of Compliance to the Building Official, stating that the work was done, substantially in accordance with the applicable portions of the permitted construction documents as delineated in the special building inspection plan.**  **Exception: Reports for Smoke Control Systems shall comply with FBC 909.18.8.3 Reports, and FBC909.18.8.3.1 Report filing.**  **6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the building official.**  **113.1 General. Appeals relating to the Florida Building Code must be appealed to the Florida Building Commission.**  **114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend,**  **repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause**  **same to be done, in conflict with or in violation of any of the provisions of this code.**  **114.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person**  **responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or**  **occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or**  **certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action**  **or condition and the abatement of the violation.**  **114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the building official is**  **authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in**  **equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful**  **occupancy of the building or structure in violation of the provisions of this code or of the order or direction made**  **pursuant thereto.**  **114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the**  **requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the**  **approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.**  **116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire**  **hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken**  **down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.**  **116.2 Record. The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.**  **116.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required**  **repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to**  **the building official acceptance or rejection of the terms of the order.**  **116.4 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with**  **the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner’s agent or upon the person responsible for the structure shall constitute service of notice upon the owner.**  **116.5 Restoration. Where the structure or equipment determined to be unsafe by the building official is restored to a safe condition, to the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions and change of occupancy shall comply with the requirements of Section 105.2.2 and the Florida Building Code, Existing Building.** |  |
| Miami-Dade | <https://floridabuilding.org/Upload/FBC/CodeID_7561_ebbc_Local%20Flood%202023.pdf> | **[A] 101.2.1 Appendices**. Provisions in the appendices shall not apply unless specifically adopted.  ***101.2.2 Florida Building Code, Residential*** construction standards or practices which are not covered by Florida Building Code, Residential volume shall be in accordance with the provisions of Florida Building Code, Building.  **101.3.1 Quality Control**. Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated herein.  **101.3.2 Warranty and Liability**. The permitting, plan review or inspection of any building, system or plan by this jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, which may occur subsequent to such inspection or permitting.  **[A] 101.4.5 Fire prevention**. For provisions related to  fire prevention, refer to the Florida Fire Prevention  Code. The Florida Fire Prevention Code shall apply to  matters affecting or relating to structures, processes and  premises from the hazard of fire and explosion arising  from the storage, handling or use of structures, materials  or devices; from conditions hazardous to life, property or  public welfare in the occupancy of structures or premises;  and from the construction, extension, repair, alteration  or removal of fire suppression, *automatic sprinkler*  systems and alarm systems or fire hazards in the structure  or on the premises from occupancy or operation.  **101.4.10 Construction Safety Standards**. OSHA standards, as amended, are herein incorporated by reference. The building official may issue a stop work order or deny the issuance of a certificate of completion or temporary certificate of completion upon the discovery of any violations of Occupational Safety and Health Administration standards or Chapter 33 of this code  **Section 102**  **Applicability**  **102.2 Building**  (e) Mobile or modular structures used as temporary offices, except that the provisions of Part II (Sections 553.501-553.513, Florida Statutes) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures. Permits shall be required for structural support and tie-down, electric supply and all other such utility connections to such mobile or modular structures as required by this jurisdiction.  (l) A drone port as defined in §330.41(2), F.S  [**A] 102.5 Partial invalidity**. Reserved. In the event that  any part or provision of this code is held to be illegal or  void, this shall not have the effect of making void or illegal  any of the other parts or provisions.  **PART 2—ADMINISTRATION AND ENFORCEMENT**  **SECTION 103**  **~~DEPARTMENT OF BUILDING SAFETY~~**  **~~RESERVED~~**  **LOCAL ENFORCEMENT AUTHORITY**  **103.1 Local enforcement authority**. The City of Miami  department charged with the enforcement of this Code is  hereby created and shall be known as the City of Miami  Building Department. The official in charge of building  code enforcement shall be known as the building official.  **103.2 Organizational structure**. The Building  Department shall be under the administrative authority of  the Director of Building, and shall be comprised of the  Director of Building, the building official, deputies and all  other employees who have the authority to enforce the  Florida Building Code.  **103.3 Appointment**. The building official shall be  appointed by the City Manager or designee.  **SECTION 104**  **DUTIES AND POWERS**  **OF THE BUILDING OFFICIAL**  [**A] 104.1 General**. ~~Reserved.~~ The building official is  hereby authorized and directed to enforce the provisions of  this code and shall faithfully perform these duties without  interference; further, shall not be threatened, coerced,  tricked, or otherwise influenced by any person pursuant to  applicable Florida law, including but not limited to  §468.604. The building official shall have the authority to  render interpretations of this code and to adopt policies and  procedures in order to clarify the application of its  provisions. Such interpretations, policies and procedures  shall be in compliance with the intent and purpose of this  code. Such policies and procedures shall not have the effect  of waiving requirements specifically provided for in this  code.  Deputies and employees so designated under Section 103.3  by the building official will be referred to in this Section  interchangeably using the term building official for  purposes of plans review, inspections and other functions.  The building official and his/her designee shall remain the  only parties to have authority to interpret enforcement  requirements under the Florida Building Code and  determine procedures which shall be carried out by  designated staff.  **104.1.1 Departmental operations**. The building official  is authorized to establish policies and procedures  deemed necessary for the general business operations of  the enforcement agency; for the processing of permit  applications; for the scheduling and performance of  inspections; and for any other purpose consistent with  the enforcement of the Florida Building Code or any  federal, state or local regulations.  [**A] 104.2 Applications and permits.** ~~Reserved~~. The  building official shall receive applications, review  construction documents and issue permits for the erection,  and alteration, demolition and moving of buildings and  structures, inspect**ion of** the premises for which such  permits have been issued and enforce compliance with the  provisions under the *Florida Building Code*.  **104.2.1 Determination of substantially improved or**  **substantially damaged existing buildings and**  **structures in flood hazard areas**. ~~Reserved~~. For  applications for reconstruction, rehabilitation, repair,  alteration, addition or other improvement of existing  buildings or structures located in flood hazard areas, the  building official shall determine if the proposed work  constitutes substantial improvement or repair of  substantial damage. Where the building official  determines that the proposed work constitutes  substantial improvement or repair of substantial  damage, and where required by this code, the building  official shall require the building to meet the  requirements of Section 1612 or R322 of the Florida  Building Code, Residential, as applicable.  **[A] 104.3 Notices and orders**. ~~Reserved~~. The building  official shall issue all necessary notices or orders to ensure  compliance with this code and Florida law. Notices and  orders may be sent via electronic mail or United States  Postal Service to the owner of the property and the  contractor listed on the permit. It is the responsibility of the  permit holder to keep contact information up to date. Nonreceipt of notices or orders due to incorrect or outdated  contact information shall not exempt compliance with nor  extend prescribed deadlines.  [**A] 104.4 Inspections**. ~~Reserved~~. The building official  shall make all of the required inspections, or the building  official shall have the authority to accept reports of  inspections by approved agencies or individuals. Reports  of such inspections shall be in writing and be certified by  a responsible officer of such approved agency or by the  responsible individual. The building official is authorized  to engage such expert opinion as deemed necessary to  report upon unusual technical issues that arise, subject to  the approval of the appointing authority.  **[A] 104.5 Identification**. ~~Reserved~~. The building official  shall carry proper identification when inspecting structures  or premises in the performance of duties under this code.  [**A] 104.6 Right of entry**~~. Reserved~~. Where it is necessary  to make an inspection to enforce the provisions of this  code, or where the building official has reasonable cause to  believe that there exists in a structure or upon a premises a  condition which is contrary to or in violation of this code  which makes the structure or premises unsafe, dangerous  or hazardous, the building official is authorized to enter the  structure or premises at reasonable times to inspect or to  perform the duties imposed by this code, provided that if  such structure or premises be occupied that credentials be  presented to the occupant and entry requested. If such  structure or premises is unoccupied, the building official  shall first make a reasonable effort to locate the owner or  other person having charge or control of the structure or  premises and request entry. If entry is refused, the building  official shall have recourse to the remedies provided by law  to secure entry.  [**A] 104.7 Department records**. ~~Reserved.~~ The building  official shall keep official records of applications received,  permits and certificates issued, fees collected, reports of  inspections, and notices and orders issued. Such records  shall be retained in the official records for the period  required for retention of public records per FS Chapter  119.  **104.8 Liability**. ~~Reserved.~~ The building official, member of  the board of appeals or employee charged with the  enforcement of this code, while acting for the jurisdiction  in good faith and without malice in the discharge of the  duties required by this code or other pertinent law or  ordinance, shall not thereby be civilly or criminally  rendered liable personally and is hereby relieved from  personal liability for any damage accruing to persons or  property as a result of any act or by reason of an act or  omission in the discharge of official duties. Any suit  instituted against an officer or employee because of an act  performed by that officer or employee in the lawful  discharge of duties and under the provisions of this code  shall be defended by legal representative of the jurisdiction  until the final termination of the proceedings. The building  official or any subordinate shall not be liable for cost in any  action, suit or proceeding that is instituted in pursuance of  the provisions of this code.  **[A] 104.8.1 Legal defense**. ~~Reserved~~. Any suit or  criminal complaint instituted against an officer or  employee because of an act performed by that officer or  employee in the lawful discharge of duties and under the  provisions of this code shall be defended by legal  representatives of the jurisdiction until the final  termination of the proceedings. The building official or  any subordinate shall not be liable for cost in any action,  suit or proceeding that is instituted in pursuance of the  provisions of this code.  **[A] 104.10 Modifications**. ~~Reserved.~~ Wherever there are  practical difficulties involved in carrying out the  provisions of this code, the building official shall have the  authority to grant modifications for individual cases, upon  application of the owner or owner’s representative,  provided the building official shall first find that the  individual special request makes the strict letter of this  code impractical and the modification is in compliance  with the intent and purpose of this code and that such  modification does not lessen health, accessibility, life and  fire safety, or structural requirements. The details of action  granting modifications shall be recorded and entered in the  files of the City of Miami Building Department.  **[A] 104.10.1 Flood hazard areas**. ~~Reserved~~. The  building official shall coordinate with the floodplain  administrator to review requests submitted to the  building official that seek approval to modify the strict  application of the flood resistant construction  requirements of the Florida Building Code to determine  whether such requests require the granting of a variance  pursuant to Section 117.  **104.12 Requirements not covered by code**. The building  official shall have the authority to establish requirements  necessary for strength, stability, or proper operation of an  existing or proposed building, structure, electrical, gas,  mechanical or plumbing system, or for the public safety,  health and general welfare, if they are not specifically  covered by this or other technical codes.  **[A] 105.2 Work exempt from permit**. Exemptions from  permit requirements of this code shall not be deemed to  grant authorization for any work to be done in any manner  inviolation of the provisions of this code or any other laws  or ordinances of this jurisdiction, to include work in any  special flood hazard area. Exemptions granted under this  section do not relieve the owner or contractor from their  duty to comply with applicable provisions of the Florida  Building Code, and requirements of the local floodplain  management ordinance. Permits shall not be required for  the following:  **Building:**  1. Wallpapering and similar finish work on interior  vertical surfaces.  2. Painting one- and two-family dwellings and  buildings not more than three stories in height.  3. Floor finishes in one- and two-family dwellings  4. Cabinets and countertops in one- and two-family  dwellings.  5. Shade cloth structures constructed for nursery or  agricultural purposes, not including service systems.  6. Swings and other playground equipment accessory to  detached one- and two-family dwellings.  7. Non fixed and movable interior fixtures, cases, racks,  counters and partitions not over 5 feet 9 inches (1753  mm) in height.  8. Ordinary minor repairs (defined in section 105.2.2 of  this code), provided that such repairs shall not violate  any of the provisions of the technical codes.  **Electrical:**  **A. Repairs and maintenance**. This includes the  replacement of lamps or the connection of approved  portable electrical equipment to approved  permanently installed receptacles are exempt from  permit requirements. The following work is also  exempt from permit requirements:  1. Replacement of lamps/bulbs.  2. Replacement of damaged receptacles, outlets,  light switches, circuit breakers by licensed  electrical contractors.  3. Replacement of electrical cord equipment with  male attachment plug.  4. Events portable generators 5kw or less.  5. Radio antenna.  6. Wireless burglar alarm system / cameras  7. Trouble shooting interior/ exterior electrical  wiring or equipment.  8. Wireless smoke detectors with a 10- year life  lithium battery.  9. Courtesy inspection to re-activate power  disconnected by FPL.  10. Ceiling fans installed or replaced by a licensed  contractor.  11. Decorative/temporary lighting & displays for no  more than 90 days.  12. Above ground prefabricated whirlpool tubs.  13. Ordinary minor repairs (defined in section  105.2.2 of this code), provided that such repairs  shall not violate any of the provisions of the  technical codes.  **B. Radio and television transmitting stations**: The  provisions of this code shall not apply to electrical  equipment used for radio and television transmissions,  but do apply to equipment and wiring for a power  supply and the installations of towers and antennas.  **C. Temporary testing systems**: A permit shall not be  required for the installation of any temporary system  required for the testing or servicing of electrical  equipment or apparatus:  **Plumbing:**  1. The stopping of leaks in drains, water, soil, waste or  vent pipe, provided, however, that if any concealed  trap, drain pipe, water, soil, waste or vent pipe becomes  defective and it becomes necessary to remove and  replace the same with new material, such work shall be  considered as new work and a permit shall be obtained  and inspection made aspro- vided in this code.  2. The clearing of stoppages or the repairing of leaksin  pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not  involve or require the replacement or rearrange- ment  of valves, pipes or fixtures.  3. Repair work performed by licensed plumbing  contractors that does not exceed $2,500.00 in value of  materials and labor.  4. The following work is also exempt from permit  requirements regardless of the value of materials and  labor when performed by a licensed plumbing  contractor:  a. Repair or replacement of gas appliances, other  than water heater, by licensed plumbing  contractors.  b. Exact change out of an above ground LP tank by  LPG licensed contractor.  c. Repair irrigation system.  d. Repair/replacement of faucets in one- and two-family dwellings.  e. Repair/replacement of water closet/bidet/ fixtures  only in one- and two-family dwellings.  f. Repair/replacement of sink/lavatory/ fixtures only  in one- and two-family dwellings.  g. Repair/replacement of residential pool equipment  other than a pool heater.  h. Repair/replacement of shut off valve on a  domestic water line.  i. Repair/replacement of residential sink garbage  disposal in one- and two-family dwellings.  j. Repair/replacement of residential dishwasher.  k. Above ground prefabricated whirlpool tubs.  l. Ordinary minor repairs (defined in section  105.2.2 of this code), provided that such repairs  shall not violate any of the provisions of the  technical codes  **[A] 105.2.2 Ordinary minor repairs**. Ordinary minor  repairs may be made with the approval of the building  official without a permit, provided the repairs do not  include the cutting away of any wall, partition or portion  thereof, the removal or cutting of any structural beam or  load-bearing support, or the removal or change of any  required means of egress, or rearrangement of parts of a  structure affecting the egress requirements; nor shall  ordinary repairs include addition to, alteration of,  replacement or relocation of any standpipe, watersupply,  sewer, drainage, drain leader, gas, soil, waste, vent or  similar piping, electric wiring systems or mechanical  equipment or other work affecting public health or  general safety, and such repairs shall not violate any of  the provisions of the technical codes.  **[A] 105.2.3 Public service agencies**. Reserved. A  permit shall not be required for the installation,  alteration or repair of generation, transmission,  distribution or metering or other related equipment that  is under the ownership and control of public service  agencies by established right.  ~~105.3.1.2 No permit may be issued for any building~~  ~~construction, erection, alteration, modification, repair,~~  ~~or addition unless the applicant for such permit provides to the enforcing agency which issues the permit~~  ~~any of the following documents which apply to the~~  ~~construction for which the permit is to be issued and~~  ~~which shall be prepared by or under the direction of an~~  ~~engineer registered under Chapter 471, Florida~~  ~~Statutes:~~  ~~1. Plumbing documents for any new building or~~  ~~addition which requires a plumbing system with~~  ~~more than 250 fixture units or which costs more~~  ~~than $125,000.~~  ~~2. Fire sprinkler documents for any new building~~  ~~or addition which includes a fire sprinkler~~  ~~system which contains 50 or more sprinkler~~  ~~heads. Personnel as authorized by chapter 633~~  ~~Florida Statutes, may design a new fire~~  ~~sprinkler system of 49 or fewer heads; may~~  ~~design the alteration of an existing fire sprinkler~~  ~~system if the alteration consists of the~~  ~~relocation, addition or deletion of 49 heads or~~  ~~fewer, notwithstanding the size ofthe existing~~  ~~fire sprinkler system; or may design the~~  ~~alteration of an existing fire sprinkler system if~~  ~~the alteration consists of the relocation or deletion of 249 or fewer sprinklers, notwithstanding~~  ~~the size of the existing fire sprinkler system, if~~  ~~there is no change of occupancy of the affected~~  ~~areas, as defined in this code and the Florida~~  ~~Fire Prevention Code, and there is no change in~~  ~~the water demand as defined in NFPA 13,~~  ~~“Standard for the Installation of Sprinkler~~  ~~Systems,” and if the occupancy hazard~~  ~~classification as defined in NFPA 13 is reduced~~  ~~or remains the same as a result of the alteration.~~  ~~3. Heating, ventilation, and air-conditioning documents for any new building or addition which~~  ~~requires more than a 15-ton-per-system~~  ~~capacity which is designed to accommodate 100~~  ~~or more persons or for which the system costs~~  ~~more than $125,000. This paragraph does not~~  ~~include any document for the replacement or~~  ~~repair of an existing system in which the work~~  ~~does not require altering a structural part of the~~  ~~building or for work on a residential one-, two-,~~  ~~three-, or four-family structure.~~  ~~An air-conditioning system may be~~  ~~designed by an installing air-conditioning~~  ~~contractor certified under Chapter 489, Florida~~  ~~Statutes, to serve any building or addition which~~  ~~is designed to accommodate fewer than 100~~  ~~persons and requires an air-conditioning system~~  ~~with a value of $125,000 or less; and when a 15-~~  ~~ton-per system or less is designed for a singular~~  ~~space of a building and each 15-ton system or~~  ~~less has an independent duct system. Systems not~~  ~~complying with the above require design~~  ~~documents that are to be sealed by a professional~~  ~~engineer.~~  ~~Example 1: When a space has two 10-ton~~  ~~systems with each having an independent~~  ~~duct system, the contractor may design these~~  ~~two systems since each unit (system) is less~~  ~~than 15 tons.~~  ~~Example 2: Consider a small single-story~~  ~~office building which consists of six~~  ~~individual offices where each office has a~~  ~~single three-ton package air conditioning~~  ~~heat pump. The six heat pumps are~~  ~~connected to a single water cooling tower.~~  ~~The cost of the entire heating, ventilation~~  ~~and air-conditioning work is $47,000 and~~  ~~the office building accommodates fewer~~  ~~than 100 persons. Because the six~~  ~~mechanical units are connected to a~~  ~~common water tower, this is considered to~~  ~~be an 18-ton system.~~  ~~Note: It was further clarified by the Commission that the limiting criteria of 100 persons~~  ~~and $125,000 apply to the building~~  ~~occupancy load and the cost for the total airconditioning system of the building.~~  ~~4. Any specialized mechanical, electrical, or~~  ~~plumbing document for any new building or~~  ~~addition which includes a medical gas, oxygen,~~  ~~steam, vacuum, toxic air filtration, halon, or fire~~  ~~detection and alarm system which costs more~~  ~~than $5,000.~~  ~~5. Electrical documents. See Florida Statutes~~  ~~471.003(2)(h).~~  ~~Documents requiring an engineer seal by this~~  ~~part shall not be valid unless a professional~~  ~~engineer who possesses a valid certificate of~~  ~~registration has signed, dated, and stamped such~~  ~~document as provided in Section 471.025,~~  ~~Florida Statutes.~~  ~~6. All public swimming pools and public bathing~~  ~~places defined by and regulated under Chapter~~  ~~514, Florida Statutes.~~  **105.3.1.2 Design professional required**. No permit  may be issued for any building construction, erection,  alteration, modification, repair, or addition unless the  following documents (if applicable to the construction  for which the permit issued) are prepared by or under  the direction of an engineer registered under Chapter  471. Florida Statutes, or an architect registered under  Chapter 481, Part I Florida Statutes:  1. Plumbing documents for any new building or  addition which requires a plumbing system with  more than 250 fixture units, or which costs more  than $125,000.  2. Fire sprinkler documents for any new building or  addition which includes a fire sprinkler system  which contains 50 or more sprinkler heads.  Personnel as authorized by chapter 633 Florida  Statutes, may design a new fire protection system  of 49 or fewer sprinklers; may design the  alteration of an existing fire sprinkler system if the  alteration consists of the relocation, addition or  deletion of 249 or fewer sprinklers and the  addition of up to 49 sprinklers, as long as the  cumulative total number of fire sprinklers being  added, relocated, or deleted does not exceed 249,  notwithstanding the size of the existing fire  sprinkler system; or may design the alteration of  an existing fire sprinkler system if the alteration  consists of the relocation or deletion of 249 or  fewer sprinklers, notwithstanding the size of the  existing fire sprinkler system, if there is no change  of occupancy of the affected areas, as defined in  this Code and the Florida Fire Prevention Code,  and there is no change in the water demand as  defined in NFPA 13, “Standard for the Installation  of Sprinkler Systems,” and if the occupancy  hazard classification as defined in NFPA 13 is  reduced or remains the same as a result of the  alteration.  3. Heating, ventilation, and air-conditioning  documents for any new building or addition  which requires more than a 15-ton-per-system  capacity, and which is designed to accommodate  more than 100 persons, or for which the system  costs more than $125,000. This paragraph does  not include any document for the replacement or  repair of an existing system in which the work  does not require altering a structural part of the  building, or for work on a residential one-, two-,  three-, or four-family structure. The limiting  criteria of 100 persons applies to the building  occupancy load, and $125,000 applies to the cost  for the total air-conditioning system of the  building.  An air-conditioning system may be designed by  an air-conditioning contractor certified under  Chapter 489, Florida Statutes, to serve any  building or addition when it is designed to  accommodate no more than 100 persons and  requires an air-conditioning system with a value  of $125,000 or less, provided that the same airconditioning contractor performs the installation;  and when a 15-ton-per system or less is designed  for a singular space of a building and each 15-ton  system or less has an independent duct system.  Systems not complying with the above require  design documents that are to be sealed by a  professional engineer.  Example 1: When a space has two 10-ton  systems with each having an independent duct  system, the installing contractor may design  these two systems since each unit (system) is  less than 15 tons.  Example 2: Consider a small single-story  office building which consists of six individual  offices where each office has a single three-ton  package air conditioning heat pump. The six  heat pumps are connected to a single water-cooling tower. The cost of the entire heating, ventilation and air-conditioning work is $47,000 and the office building accommodates fewer than 100 persons. Because the six  mechanical units are connected to a common  water tower, this is considered to be an 18-ton  system.  4. Any specialized mechanical, electrical, or plumbing document for any new building or addition  which includes a medical gas, oxygen, steam,  vacuum, toxic air filtration, halon, or fire  detection and alarm system which costs more  than $5,000.  (a) “Component” means valves, fire  sprinklers, escutcheons, hangers,  compressors, or any other item deemed  acceptable by the local enforcing agency.  For purposes of this paragraph, a valve  does not include pressure-regulating,  pressure-reducing or pressure control  valves.  (b) “Contractor” means a person who:  1. Is qualified to engage in the business  of electrical or alarm system  contracting pursuant to a certificate or  registration issued by the department  under Part II of Chapter 489, Florida  Statutes; or  2. Is qualified to engage in the business  of fire protection system contracting  pursuant to a license or certificate  issued by the State Fire Marshal.  (c) “Fire alarm system project” means a fire  alarm system alteration of a total of 20  or fewer initiating devices and  notification devices, or the installation  or replacement of a fire communicator  connected to an existing fire alarm  control panel in an existing commercial,  residential, apartment, cooperative or  condominium building.  (d) "Fire sprinkler system project" means a  fire protection system alteration of a  total of 20 or fewer fire sprinklers in  which the sprinklers are of the same Kfactor and located in spaces where there  is no change of hazard classification or  increased system coverage area, or the  installation or replacement of an  equivalent fire sprinkler system  component in an existing commercial,  residential, apartment, cooperative, or  condominium building. For purposes of  this paragraph, a component is  equivalent if the component has the  same or better characteristics, including  electrical, hydraulic, pressure losses,  and required listings and spacing as the  component being replaced.  (2) Applications.  (a) A local government agency may require  a contractor as a condition of obtaining a  permit for a fire alarm system project or  fire sprinkler system project, to submit a  completed application and payment.  (b) A local enforcement agency may not  require a contractor to submit plans or  specifications as a condition of obtaining  a permit for a fire alarm system project or  fire sprinkler system project.  (3) A local enforcement agency must issue a  permit for a fire alarm system project or fire  sprinkler system project in person or  electronically.  (4) A local enforcement agency must require at  least one inspection of a fire alarm system  project or fire sprinkler system project to  ensure compliance with applicable codes and  standards. If a fire alarm system project or fire  sprinkler system project fails an inspection,  the contractor must take corrective action as  necessary to pass inspection.  **(5) Documents on site**.  (a) A contractor must keep a copy of the  plans and specifications at a fire alarm  system project worksite and make such  plans and specifications available to the  inspector at each inspection.  (b) For a fire sprinkler system project to alter  an existing fire protection system, a  contractor must keep a copy of the plans  and specifications at the fire sprinkler  system worksite and make such plans and  specifications available to the inspector  at each inspection.  (c) For a fire sprinkler system project to  install or replace a component, a  contractor must keep a copy of the  manufacturer’s installation instructions  and any pertinent testing instructions  needed to certify or accept the  component at the fire sprinkler system  project worksite and make such  documents available to the inspector at  each inspection.  ~~5. Electrical documents. See Florida Statutes~~  ~~471.003(2)(h)~~  ~~Documents requiring an engineer seal by this~~  ~~part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such~~  ~~document as provided in Section 471.025, Florida Statutes.~~  5. Electrical documents for any new building or  addition which:  a. Requires an electrical system with a value of  more than $125,000, or  b. Requires an aggregate service capacity of  more than 600 amperes (240 volts) on a  residential electrical system, or  c. Requires an aggregate service capacity of  more than 800 amperes (240 volts) on a  commercial or industrial electrical system, or  d. Requires a voltage higher than 240 volts.  **105.3.9 Public Right of Way**. A permit shall not be  given by the building official for the construction of any  building, or for the alteration of any building where said  building is to be changed and such change will affect the  exterior walls, bays, balconies, or other appendages or  projections fronting on any street, alley or public lane, or  for the placing on any lot or premises of any building or  structure removed from another lot or premises, unless  the applicant has received a right of way permit from the  authority having jurisdiction over the street, alley or  public lane.  **105.4 Conditions of the permit**. The issuance or granting  of a permit shall not be construed to be a permit for, or an  approval of, any violation of any of the provisions of this  code or of any other ordinance of the jurisdiction. Permits  presuming to give authority to violate or cancel the  provisions of this code or other ordinances of the  jurisdiction shall not be valid. The issuance of a permit  based on construction documents and other data shall not  prevent the building official from requiring the correction  of errors in the construction documents and other data. The  building official is also authorized to prevent occupancy or  use of a structure where in violation of this code or of any  other ordinance of this jurisdiction.  **105.4.1 Permit intent**. A permit issued shall be  construed to be a license to proceed with the work and  not as authority to violate, cancel, alter or set aside any  of the provisions of the technical codes, nor shall  issuance of a permit prevent the building official from  thereafter requiring a correction of errors in plans,  construction or violations of this code. ~~Every permit~~  ~~issued shall become invalid unless the work authorized~~  ~~by such permit is commenced within 6 months after its~~  ~~issuance, or if the work authorized by such permit is~~  ~~suspended or abandoned for a period of 6 months after~~  ~~the time the work is commenced.~~  **105.4.1.4 Pace of Construction.** Construction shall  proceed at a pace consistent with projects within the  jurisdiction that are comparable in scope and  complexity. If the *building official* determines that an  unusually extended construction period has willfully  occurred with no appreciable attempt to advance the  construction, he or she is authorized to impose fines  and penalties as prescribed by law. The practice of  repetitively scheduling inconsequential inspections to  obtain an approval within 180 days, thereby  maintaining the permit active, and/or failure to  proceed at a consistent and comparable pace shall be  deemed a lack of progress for purposes of revocation  of the issued permit.  **105.4.1.6** After the local enforcing agency issues a  permit, the local enforcing agency may not make or  require any substantive changes to the plans or  specifications except changes required for compliance  with the *Florida Building Code*, the Florida Fire  Prevention Code, or the Life Safety Code, or local  amendments thereto. If a local enforcing agency  makes or requires substantive changes to the plans or  specifications after a permit is issued, the local  enforcing agency must identify the specific plan  features that do not comply with the applicable codes,  identify the specific code chapters and sections upon  which the finding is based, and provide the  information to the permit holder in writing.  **105.5 Expiration**. Every permit issued shall become  invalid unless the work on the site authorized by such  permit is commenced within 180 days after its issuance, or  if the work authorized on the site by such permit holder  and property owner shall be responsible to either complete  all work in accordance with the permitted plans and  inspection or remove any partially completed work in a  safe and code compliant manner. The building official is  authorized to grant, in writing, one or more extensions of  time, for periods not more than 180 days each. The  extension shall be requested in writing and justifiable  cause demonstrated as determined by the *building official.*  ~~For purposes of this section, the term “close” means~~  ~~that the requirements of the permit have been satisfied~~.  **105.5.2** For the purposes of this subsection, a closed  permit shall mean a permit for which all requirements for  completion have been satisfied or a permit that has been  administratively closed by the building official.  **105.5.3** For the purposes of this subsection, an open  permit shall mean a permit that has not satisfied all  requirements for completion as determined by the  building official.  **105.6.1** Pursuant to Section 553.79(16), Florida  Statutes, a local enforcement agency may not deny  issuance of a building permit to; issue a notice of  violation to; or fine, penalize, sanction or assess fees  against an arm’s-length purchaser of a property for value  solely because a building permit applied for by a  previous owner of the property was not closed. The  local enforcement agency shall maintain all rights and  remedies against the property owner and contractor  listed on the permit.  **105.6.2** Pursuant to Section 553.79(16), Florida  Statutes, a local enforcement agency may not deny  issuance of a building permit to a contractor solely  because the contractor is listed on other building permits  that were not closed. A local enforcement agency has the  authority to deny a new permit application from an  applicant for other reasons.  **105.6.3** Fraudulent submittals. Upon discovery of  falsified or forged documents, or misrepresentation of  material facts on applications, the building official shall  deny or revoke applications and/or permits, and shall  require corrections to same in order to restore the  application and/or permit to good standing. Any  violations under this section shall be subject to penalties  as prescribed by law.  **105.6.4** Violation of code provisions. The building  official may require the correction or revocation of a  permit upon his or her determination that any work  performed pursuant to that permit is in violation of the  provisions of this code. *The building official* may elect  to refer violations to the appropriate licensing or  enforcement board for disciplinary action.  **105.6.5 Permit expediters**. Independent agents and/or  personnel hired by the fee owner, the fee owner’s  contractor, the fee owner’s design professional, or any  other person in connection with the project may initiate  an application for permit, submit all documentation for  review by the enforcement agency, and pursue the  processing of the application in accordance with the  provisions of this section. *The building official* shall  establish a system of registration for permit expediters,  requiring that they provide all relevant contact  information and proof of valid Business Tax Receipts  from the City of Miami and Local Business Tax Receipts  from Miami-Dade County as required by law. There  shall be no charge for registration of permit expediters.  Permit expediters operating within the jurisdiction shall  be registered prior to engaging in any business activity  in connection with the processing of a permit through the  building department.  The *building official* is authorized to establish  operational and ethical guidelines for expediters. Permit  expediters shall not:  1. Act as a surrogate for registered design  professionals in discussions of technical matters.  2. Submit documents known or suspected to be  falsified or otherwise deficient in content,  formatting, and/or completeness.  3. Offer any form of compensation, incentive, or gift  to Department personnel in exchange for  preferential treatment as prohibited by law.  4. Engage in tactics designed to bypass the  Department’s normal sequence of priorities in the  processing of applications and permits.  **105.12 Work starting before permit issuance**. Strictly  upon written approval of the building official, the scope of  work delineated in the building permit application and  plan may be started prior to the final approval and  issuance of the *permit*, provided any work completed is  entirely at risk of the *permit* applicant and the work does  not proceed past the first required inspection. Work  performed and/or installed without written approval shall  be deemed non-compliant, and shall be subject to removal  or demolition, and any additional penalties deemed  appropriate by the *building official*.  **[A] 107.3.3 Phased approval**. The building official is  authorized to issue a permit for the construction of  foundations or any other part of a building or structure  before the *construction documents* for the whole  building or structure have been submitted, provided that  adequate information and detailed statements have been  filed complying with pertinent requirements of this code.  Design professionals willfully signing and sealing  incomplete, underdeveloped and/or uncoordinated  construction documents as a means to circumvent the  traditional permit process, and expedite their project may  be subject to referral to their respective professional  board. The holder of such permit for the foundation or  other parts of a building or structure shall proceed at the  holder’s own risk with the building operation and  without assurance that a permit for the entire structure  will be granted. Permits issued in this manner shall be  administered through the City of Miami’s Phased Permit  Program and are issued at the sole discretion of the  building official. Pursuant to City of Miami Ordinance  10-4, phased permits shall expire in 180 days. The  building official is authorized to establish and modify  administrative policies and procedures for the Phased  Permit Program at any time.  **[A] 107.3.4 Design professional in responsible**  **charge**~~. Reserved~~. Where it is required that documents  be prepared by a *registered design professional*, the  *building official* shall be authorized to require the owner  or the owner’s authorized agent to engage and designate  on the building *permit* application a *registered design*  *professional* who shall act as the *registered design*  *professional* in responsible charge. If the circumstances  require, the owner or the owner’s authorized agent shall  designate a substitute *registered design professional in*  *responsible charge* who shall perform the duties required  of the original *registered design professional* in  *responsible charge*. The *building official* shall be  notified in writing by the owner or owner’s authorized  agent if the *registered design professional in responsible*  *charge* is changed or is unable to continue to perform the  duties. Successor *registered design professional in*  *responsible charge* licensed under Chapter 471 *Florida*  *Statutes* shall comply with Section 471.025(4) *Florida*  *Statutes* and the procedure set forth in 61G15-27.001  *Florida Administrative Code*; or licensed under Chapter  481 *Florida Statutes* shall comply with Section  481.221(6*) Florida Statutes* and the procedure set forth  in 61G1-18.002 *Florida Administrative Code*.  Such written notification shall be in accordance with  procedures established by the *building official*.  The *registered design professional in responsible*  *charge* shall be responsible for reviewing and  coordinating submittal documents prepared by others,  including phased and deferred submittal items, for  compatibility with the design of the building.  **[A] 107.3.4.1 Deferred submittals**. For the purposes  of this section, deferred submittals are defined as those  portions of the design that are not submitted at the time  of the application and that are to be submitted to the  *building official*. Deferral of any submittal items shall  have the prior approval of the *building official*. The  *registered design professional in responsible charge*  shall list the deferred submittals on the construction  documents for review by the *building official*.  Documents for deferred submittal items shall be  sub-mitted to the *registered design professional* in  responsible charge who shall review them and  forward them to the *building official* with a notation  indicating that the deferred submittal documents have  been reviewed and found to be in general conformance  to the design of the building. The use of “Reviewed”  or similar notation without qualifying language to  indicate that the drawings were found to be in general  conformance to the design of the building shall not be  accepted. The deferred submittal items shall not be  installed until the deferred submittal documents have  been approved by the *building official* and all  respective *permits* have been issued.  **107.3.5 Minimum plan review criteria for buildings.**  The examination of the documents by the *building*  *officia*l shall include the following minimum criteria and  documents: a floor plan; site plan; foundation plan;  floor/roof framing plan or truss layout; all fenestration  *and building envelope* penetrations; flashing; and rough  opening dimensions; and all exterior elevations:  **Commercial Buildings:**  **Building:**  2. Occupancy group and special occupancy  requirements shall be determined (with cross  check of the energy code submittal).  8. Structural requirements shall include: Soil  conditions/analysis  Termite protection  Design loads  Wind requirements  Building envelope compliance statement  Impact resistant coverings or systems  Structural calculations (if required)  Foundation  Flood requirements in accordance with Section  1612, including lowest floor elevations,  enclosures, flood damage- resistant  materials  Wall systems  Floor systems  Roof systems  Threshold inspection plan (if required)  Special Inspector request form  Stair systems  11. Interior requirements shall include the following:  Interior finishes (flame spread/smoke development)  Light and ventilation (including corresponding  portion of the energy code) Sanitation.  15.Miscellaneous drainage: balconies, decks  **Electrical**:  1. Electrical:  Wiring  Services  Feeders and branch circuits  Overcurrent protection  Grounding  Wiring methods and materials  GFCI’s  Electrical portions of the energy code  (including calculations and mandatory requirements)  **Plumbing:**  15. Water/plumbing portions of the energy code  (including calculations and mandatory  Mechanical:   1. Mechanical portions of the energy calculations   17. Smoke and/or fire dampers  Gas:  11. Gas portions of the energy code (including  calculations and mandatory requirements)  **Residential (one- and two-family):**  6. Structural requirements shall include:  Wall section from foundation through roof,  including assembly and materials connector  tables wind requirements structural  calculations (if required)  Termite protection  Design loads  Wind requirements  Building envelope  Foundation  Wall systems  Floor systems  Roof systems  9. Residential energy code submittal (including  calculations and mandatory requirements)  **Manufactured buildings/housing**:  1. Site plan requirements:  Setback/separation (assumed property lines)  Location of septic tanks (if applicable)  ADA accessibility features  Location of water source and supply line  Location of sanitary sewer line  Location of electric utility power in relation to  service point connection  2. Structural:  Manufacturer’s (DCA) certification letter  Wind zone  Anchoring  Blocking  3. Plumbing:  List potable water source and meter size (if  applicable)  4. Mechanical:  Exhaust systems  Clothes dryer exhaust  Kitchen equipment exhaust  5. Electrical:  Exterior disconnect location  **Exemptions**:  Plans examination by the building official shall not  be required for the following work:   1. Replacing existing equipment such as   mechanical units, water heaters, etc.  ~~2. Reroofs~~  3. Minor electrical, plumbing and mechanical  repairs for one- and two-family dwellings  **107.3.5.1 Scope of work statement**. Plans for new  construction, additions, and alterations exceeding  $25,000 construction cost or as required by the  *building official,* shall include a detailed scope of work  statement positioned prominently on the drawings,  reflecting the work for each trade. The statement shall  be in narrative form, or a combination of tabular form  and narrative, and shall describe, in detail, the major  components of the proposed work. The *building*  *official* shall be entitled to rely on the accuracy and  completeness of the statement and shall compare it to  the plans as part of the plan review criteria.  **107.3.5.2 Labeling of documents**. To provide  consistency across all drawings submitted to the  enforcement agency, drawings shall be labeled in  accordance with the following standards:  1. Drawings shall not be labeled “Not For  Construction” or with any other phrase  conveying the same meaning.  2. Drawings shall not be labeled “For Reference  Only” unless they are intended for one of the  following purposes:  a. To serve as a key plan, identifying the  location of the proposed work within the  site.  b. To provide contextual information, such  as relating a shop drawing to a master  plan.  c. To indicate that a portion of the proposed  work was previously approved.  **107.3.5.3. Design professional’s response narrative**.  Upon examination and disapproval of the plans and/or  documents, the *building official* may require from the  *design professional* *in responsible charge* a written  response to address each specific reason for the  disapproval. This itemized, written response shall be  submitted signed, sealed and dated by the professional  on the professional’s official stationery. Failure to  submit the response narrative, if required to do so, will  be cause for a subsequent rejection of the plans.  Replies submitted by anyone through or within the  City of Miami’s electronic plan review platform shall not be a substitute  for this requirement.  **[A] 107.4 Amended construction documents**. Work shall  be installed in accordance with the *approved construction*  *documents*, and any changes made during construction that  are not in ~~compliance~~ conformance with the *approved*  *construction documents* shall be resubmitted for approval  as an amended set *of construction documents*. Should such  changes to the approved construction documents be found  to be in violation of the *Florida Building Code* or any  federal, state, or local regulations, the work depicted by  said changes shall be removed.  **109.2.1 Types of Fees Enumerated**. Fees may be  charged for but not limited to the following:   1. Permits; 2. Plans examination;   (c) Certificates of competency (including fees for  applications, examinations, renewal, late renewal,  and reciprocity);  (d) Re-inspections;  (e) Administrative fees (including fees for  investigative and legal costs incurred in the  context of certain disciplinary cases heard by the  board);  (f) Variance requests;  (g) Administrative appeals;  (h) Violations; and  (i) Other fees as established by local resolution or  ordinance.  **~~[A] 109.4 Work commencing before permit issuance~~**~~.~~  ~~Any person who commences any work on a building,~~  ~~structure, electrical, gas, mechanical or plumbing system~~  ~~before obtaining the necessary permits shall be subject to a~~  ~~fee established by the building official that shall be in~~  ~~addition to the required permit fees~~  **[A] 109.4 Additional Fees for Work Commencing Prior**  **to Permit.** Any person who commences any work on a  building, structure, electrical, gas, mechanical or plumbing  system before obtaining the necessary permits or without  prior approval from the *building official* as permitted in  Section 105.2.2 or 105.12, are subject to additional fees  pursuant to City of Miami Ordinance §10-4 – Building Fee  Schedule as amended. The payment of the fees shall not  relieve any person, firm, or corporation from fully  complying with all the requirements of all applicable  regulations and codes, nor shall it relieve them from being  subject to any of the penalties therein. The fee requirement  shall apply to all trade divisions of the Building  Department.  This provision shall not apply to emergency work  when delay would clearly have placed life or property in  imminent danger. But in all such cases the required  permit(s) must be applied for within three (3) business  days. The payment of the aforementioned fees shall not  preclude or be deemed a substitute for prosecution for  commencing work without first obtaining a permit. The  *building official* may grant extensions of time or waive fees  when justifiable cause has been demonstrated in writing, or  as provided by local ordinance.  **[A] 109.5 Related fees**. ~~Reserved~~. The payment of the fee  for the construction, alteration, removal or demolition for  work done in connection to or concurrently with the work  authorized by a building permit shall not relieve the  applicant or holder of the permit from the payment of other  fees that are prescribed by law.  **[A] 109.6 Refunds**. ~~Reserved~~. The *building official* is  authorized to establish a refund policy.  **SECTION 110**  **INSPECTIONS**  [**A] 110.1** General. Construction or work for which a  permit is required shall be subject to inspection by the  *building official* and such construction or work shall  remain exposed and provided with access for inspection  purposes until approved. Approval as a result of an  inspection shall not be construed to be an approval of a  violation of the provisions of this code or of other  ordinances of the jurisdiction. Inspections presuming to  give authority to violate or cancel the provisions of this  code or of other ordinances of the jurisdiction shall not be  valid. It shall be the duty of the owner or the owner’s  authorized agent to cause the work to remain exposed and  provided with access for inspection purposes. The building  official shall be permitted to require a boundary line survey  prepared by a Florida licensed professional surveyor and  mapper whenever the boundary lines cannot be readily  determined in the field. Neither the *building gofficial* nor the  jurisdiction shall be liable for expense entailed in the  removal or replacement of any material required to allow  inspection.  **110.2.1 Pre-construction meeting**. The *building official*  may require a pre-construction meeting as a pre-requisite  to the issuance of a permit for any building or project, at  his or her discretion. The permit shall not be issued until  this requirement has been satisfied. The time and  location of the meeting shall be established by the  building official, and shall include, at a minimum, the  design professionals in responsible charge, the  qualifying general contractor, qualifying subcontractors,  the owner or his/her corporate representatives, and if  applicable, private providers performing inspections  under Section 553.791, F.S., and the threshold building  inspector. If authorized in advance by the building  official, the above-mentioned attendees may be  substituted with approved surrogates.  The purpose of the pre-construction meeting is to:  1. Establish a clear understanding of the duties and  responsibilities of all parties.  2. Review the *building official’s* performance  expectations for the project.  3. Formally review the department’s inspections  scheduling procedures.  4. Explain and reinforce department guidelines for  special inspectors and private providers.  5. Discuss other matters as appropriate.  **[A] 110.3 Required inspections**. *The building official*  upon notification from the permit holder or his or her agent  shall make the following inspections, or any other such  inspection as deemed necessary and shall either release that  portion of the construction or shall notify the permit holder  or his or her agent of any violations which must be  corrected in order to comply with the technical codes. The  building official shall determine the timing and sequencing  of when inspections occur and what elements are inspected  at each inspection. Under no conditions can an inspection  occur without a valid *permit* in place for the work or  components of work to be inspected. It is the responsibility  of the approved inspection agency to ensure compliance.  **Building**  1. Foundation inspection. To be made after trenches  are excavated, any required reinforcing steel is in  place, and forms erected and shall at a minimum  include the following building components:  a. Stem-wall  b. Monolithic slab-on-grade  c. Piling/pile caps  d. Footers/grade beams  1.1. Slab inspection: Concrete slab and underfloor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor  sheathing installed, including the subfloor.  1.2. A foundation/form board survey prepared  and certified by a Florida licensed professional  surveyor and mapper may be required, prior to  approval of the slab inspection. The survey  shall certify placement of the building on the  site, illustrate all surrounding setback  dimensions and shall be available at the job site  for review by the building inspector. In lieu of  providing a survey, the contractor may elect to  uncover all property line markers and string-up  all property lines in preparation for inspection.  ~~1.1~~. 1.3 In flood hazard areas, upon placement  of the lowest floor, including basement, and  prior to further vertical construction, the  elevation certification shall be submitted to the  authority having jurisdiction.  2. Framing inspection: To be made after the roof,  all framing, fireblocking and bracing is in place,  all concealing wiring, all pipes, chimneys, ducts  and vents are complete and the rough electrical,  plumbing, heating wires, pipes and ducts are  approved and shall at a minimum include the  following building components:  a. Window/door framing  b. Window U-factor/SHGC (as indicated on  approved energy calculations)  c. Vertical cells/columns  d. Lintel/tie beams  e. Framing/trusses/bracing/connectors (including  truss layout and engineered drawings)  f. Draftstopping/fireblocking  g. Curtain wall framing  h. Energy insulation (Insulation R-factor as  indicated on approved energy calculations)  i. Accessibility  j. Verify rough opening dimensions are within  tolerances  k. Window/door buck attachment  2.1 Insulation inspection: To be made after the  framing inspection is approved and the  insulation is in place, according to approved  energy calculation submittal. Includes wall and  ceiling insulation.  2.2. Lath and gypsum board inspection for fire resistance rated or shear assemblies. Lath and  gypsum board inspections shall be made after  lathing and gypsum board, interior and exterior,  is in place, but before any plastering is applied  or gypsum board joints and fasteners are taped  and finished.  3. Sheathing inspection: To be made either as part of a  dry-in inspection or done separately at the request of  the contractor after all roof and wall sheathing and  fasteners are complete and shall at a minimum  include the following building components:  a. Roof sheathing  b. Wall sheathing  c. Continuous air barrier  d. Exterior siding/cladding  e. Sheathing fasteners  f. Roof/wall dry-in  NOTE: Sheathing fasteners installed and found  to be missing the structural member (shiners)  shall be removed and properly reinstalled prior  to the installation of the dry-in material.  5. Roofing inspection: Shall at a minimum be made in  at least two inspections and include the following  building components:  a. Dry-in  b. Insulation  c. Roof coverings (Including in-progress as  necessary)  d. Insulation on roof deck (according to submitted  energy calculations  ~~d~~ e. Flashing  5.1. Re-roof sheathing inspection. An affidavit  with a notarized signature of a state or locally  licensed roofing contractor for the installation  of additional sheathing fasteners as required by  the *Florida Building Code- Existing Building*  may be accepted at the discretion of the  *building official*.  7. Swimming pool inspection: First inspection to be  made after excavation and installation of  reinforcing steel, bonding and main drain and prior  to placing of concrete.  **(If adopted into the FBC, these letterings below need to be reviewed.)**  a. Steel reinforcement inspection  b. Underground electric inspection  c. Underground piping inspection including a  pressure test.  d. Underground electric inspection under deck  area (including the equipotential bonding)  b. Underground piping inspection under deck area  c. Deck inspection: to be made prior to installation  of the deck material (with forms, deck drains,  and any reinforcement in place.  d. Safety Inspection; Made prior to filling the pool  with the bonding connections made, the proper  drain covers installed and the final barriers  installed.  e. Final pool piping  f. Final electrical inspection  g. Final inspection to be made when the  swimming pool is complete and all required  enclosure requirements are in place.  **Site Debris**  1. The contractor and/or owner of any active or  inactive construction project shall be responsible for  the clean-up and removal of all construction debris  or any other miscellaneous discarded articles during  the course of the construction project and prior to  receiving final inspection approval. Construction  job sites must be kept clean and in a safe condition  at all times; including, but not limited to, the proper  storage and removal of human excreta as defined  under Chapter 49 of the City of Miami Code. Any  violation thereof may result in the issuance of a Stop  Work Order or denial of the issuance of a Certificate  of Completion or Temporary Certificate of  Completion.  2. All debris shall be kept in such a manner as to  prevent it from being spread by any means.  **[A] 110.3.1 Footing and foundation inspection**.  ~~Reserved~~. Footing and foundation inspections shall be  made after excavations for footings are complete and any  required reinforcing steel is in place. For concrete  foundations, any required forms shall be in place prior to  inspection. Materials for the foundation shall be on the  job site, except where concrete is ready mixed in  accordance with ASTM C 94, the concrete need not be  on the job.  **[A] 110.3.2 Concrete slab and under-floor inspection**.  Reserved. Concrete slab and under-floor inspections  shall be made after in-slab or under-floor reinforcing  steel and building service equipment, conduit, piping  accessories and other ancillary equipment items are in  place, but before any concrete is placed or floor  sheathing installed, including the subfloor.  [**A] 110.3.3 Lowest floor elevation**. ~~Reserved~~. In flood  hazard areas, upon placement of the lowest floor,  including the basement, and prior to further vertical  construction, the elevation certification required in  Section 1612.4 and Section R322 of the Florida Building  Code, Residential, shall be submitted to the building  official.  [**A] 110.3.4 Frame inspection**. ~~Reserved~~. Framing  inspections shall be made after the roof deck or  sheathing, all framing, fireblocking and bracing are in  place and pipes, chimneys and vents to be concealed are  complete and the rough electrical, plumbing, heating  wires, pipes and ducts are approved.  **[A] 110.3.8 Energy efficiency inspections**. Inspections  shall be made to determine compliance with Chapter 13  FBC, Energy Conservation and confirm with the  approved energy code submittal (by appropriate trade)  and corresponding mandatory requirements and shall  include, but not be limited to, inspections for:  corresponding envelope insulation R- and U-values,  fenestration U-value, and Solar Heat Gain Coefficient,  duct system R-value, and HVAC, lighting, electrical and  water-heating equipment efficiency.  **[A] 110.3.9 Other inspections**. In addition to the  inspections specified in Sections 110.3 through 110.3.8,  the building official is authorized to make or require  other inspections of any construction work to ascertain  compliance with the provisions of this code and other  laws that are enforced by the department of building  safety City of Miami Building Department.  [**A] 110.3.10 Special inspections**. ~~Reserved~~. For the  purpose of this section, a special inspection is defined as  the inspection of construction requiring the expertise of  an approved special inspector in order to ensure  compliance with this code and the approved construction  documents. Special inspections fall into two categories:  1. Continuous special inspection, for which the  special inspector must be present continuously when  and where the work to be inspected is being  performed.  2. Periodic special inspection, for which the special  inspector may be intermittently present where the  work to be inspected has been or is being performed.  The nature of the work inspected shall dictate the method  of inspection to be performed by the special inspector.  **110.3.10.1 Special inspector**: A Florida-registered  architect or engineer retained by the owner to provide  professional services consisting of observation and  inspection of construction for conformance with the  permit documents and the *Florida Building Code*.  **110.3.10.2** The *building official* shall require special  inspections for the following:  1. The compaction of fill under slabs on grade.  2. The installation of structural piles.  3. The construction of reinforced masonry  structures.  4. Welding and high-strength bolting.  5. The fabrication and installation of curtain wall  systems on threshold buildings.  6. The fabrication and installation of structural  glazed panels.  7. Hoisting, erection and bracing of trusses over  35 feet in length or 6 feet in height.  8. Structural inspections on threshold buildings  pursuant to Section 110.8.  **110.3.10.3** When one or more of the following  conditions exist the building official is authorized to  require a special inspector for the inspection of the  exterior cladding, firestopping, railings and  safeguards, framing, roofing or any part of the  building, except that inspections of plumbing,  electrical or mechanical systems, inspections of  required features of handicap accessibility and final  inspections shall not be performed by a special  inspector:  1. The building is of unusual size or height, or  2. The method of design or construction is  unusual or complex, or  3. The method or pace of the construction  requires continuous inspection, or  4. The construction item to be inspected requires  specialized expertise, or  5. In the opinion of the building official, additional  inspections are required in order to ensure  compliance with the Florida Building Code.  **110.3.10.4** Prior to issuance of the permit and for cases  governed by 110.3.10.3 herein above, the building  official shall require that each special inspector be  certified by the Miami-Dade County Board of Rules  and Appeals as a special inspector in compliance with  Section 8-4 of the Miami-Dade County Code of  Ordinances. Such *special inspector* shall *be Florida registered architect* or *enginee*r and shall be qualified  by training and experience to perform the inspections  for which he or she will be retained. Any and all  inspections required and authorized to be performed  by a *special inspector* pursuant to this Section shall be  performed by persons who shall have the knowledge,  expertise, and if required the appropriate licensing  board's certification related to the specialty or  discipline involved in the inspection.  **110.3.10.5** The *building official* shall specify the  scope and nature of the inspections to be performed or  shall require that the architect or engineer of record  submit an inspection plan for approval. The special  inspector or his/her duly authorized representative  shall make all inspections in accordance with the  approved inspection plan.  **110.3.10.6** The *building official* shall be promptly  informed of the results of all inspections in reports  signed by the special inspector(s). Prior to the issuance  of a Certificate of Occupancy, each special inspector  shall submit to the building official a statement  indicating the scope of his inspections and attesting  that, to the best of his knowledge, belief and  professional judgment, the work is in substantial  compliance with the permit documents.  **110.3.10.7** *Special inspectors* shall be responsible to  the *building official*. The *building official* shall  periodically visit the construction site to monitor,  review, evaluate and approve the work of the special  inspector(s). The building official is empowered to  direct, as necessary, the work of the special  inspector(s) and may, at any time, remove a special  inspector for failure to perform his/ her duties in  accordance with the provisions of this section. In that  event, the building official may also require or *permit*  the owner, within such time as the *building official*  may reasonably establish, to employ an alternate  *special inspector.*  **110.3.10.8** The *building official* may conduct  mandatory inspections as required herein through a  special inspector subject to the limitations given in  110.3.10.3.  **110.3.10.**9 Duties and responsibilities. The special  inspector shall not perform inspections for any work,  or any component of the work, that does not have a  valid permit. If unpermitted construction is  discovered, the *special inspector* shall notify the  *building official* immediately as a matter of public  safety, and inspection services shall cease until the  proper permits have been acquired. Any special  inspector knowingly conducting inspections on  projects without the requisite permits may be referred  to their respective professional board for disciplinary  review in accordance with Section 553.79, F.S. Any  safety issues shall immediately be reported to the  *building official*, and any other enforcement agency  having jurisdiction over the matter.  **110.3.10.10 Inspection documents**. The special  inspector shall maintain at the job site a complete  record of all inspections performed and shall make it  available at all times for review by the building  official. The collective record of inspections shall be  known as the inspection log.  **110.3.10.10.1** Inspection reports shall be legible and  shall clearly identify, in detail, the exact areas and/or  items inspected.  **110.3.10.10.2** Each individual inspection report  shall be signed by the person who performed the  inspection. Example: If the *special inspector*  performs the inspection, then he or she must sign the  report. If the *special inspector’s* duly authorized  representative performs the inspection, then he or  she shall be the party to sign the inspection report,  but the special inspector may also co-sign the  document at their discretion.  **110.3.10.10.3** The inspection log shall be  maintained in good condition, in one or more  binders, and shall be organized by date and  separated by trade. Individual reports must be  numbered sequentially or otherwise labeled to  follow a chronological order. As the construction  progresses, and upon completion of the project, the  *building official* shall be able to determine from the  inspection log itself that all areas and/or components  of the project that were completed have been  inspected and approved.  **110.3.11 Final inspection**. ~~Reserved~~. The final  inspection shall be made after all work required by the  building *permit* is completed.  **110.3.11.1 Flood hazard documentation**. ~~Reserved~~.  If located in a flood hazard area, documentation of the  elevation of the lowest floor as required in Section  1612.5 and Section R322 of the Florida Building  Code, Residential, shall be submitted to the building  official prior to the final inspection.  **110.3.11.2 Commercial Energy Code**  **documentation**. If required by energy code path  submittal, confirmation that commissioning result  requirements have been received by building owner.  **110.3.11.3 Residential Energy Code**  **documentation**. If required by energy code path  submittal (R405), confirmation that the envelope and  duct test requirements shall be received by building  official.  **[A] 110.4 Inspection agencies**~~. Reserved~~. The building  official is authorized to accept reports of approved  inspection agencies, provided such agencies satisfy the  requirements as to qualifications and reliability.  **110.8.4.4** All plans for the building which are  required to be signed and sealed by the *architect or*  *engineer* of record contain a statement, on each  drawing page, that, to the best of the architect’s or  engineer’s knowledge, the plans and specifications  comply with the applicable minimum building codes  and the applicable fire-safety standards as determined  by the local authority City of Miami in accordance  with this section Section 110.8.4.4, *Florida Building*  *Code* and Chapter 633, *Florida Statutes*.  **110.8.6** The building department may allow a special  inspector to conduct the minimum structural inspection  of threshold buildings required by this code, Section  553.73, Florida Statutes, without duplicative inspection  by the building department. However, the building  department may duplicate any inspection for quality  assurance, or for any other purpose as determined by the  building official. The building official is responsible for  ensuring that any person conducting inspections is  qualified as a building inspector under Part XII of  Chapter 468, Florida Statutes, or certified as a special  inspector under Chapter 471 or 481, Florida Statutes.  Inspections of threshold buildings required by Section  553.79(5), Florida Statutes, are in addition to the  minimum inspections required by this code.  **110.9 Mandatory structural inspections for**  **condominium and cooperative buildings**.  **110.9.1 General**. The Legislature finds that maintaining  the structural integrity of a building throughout its  service life the life of the building is of paramount  importance in order to ensure that buildings are  structurally sound so as to not pose a threat to the public  health, safety, or welfare. As such, the Legislature finds  that the imposition of a statewide structural inspection  program for aging condominium and cooperative  buildings in this state is necessary to ensure that such  buildings are safe for continued use.  **110.9.2** As used in this section, the terms:  (a) “Milestone inspection” means a structural  inspection of a building, including an inspection  of load-bearing walls elements and the primary  structural members and primary structural  systems as those terms are defined in s. 627.706,  Florida Statutes, by a licensed architect licensed  under Chapter 481, Florida Statutes, or engineer  licensed under Chapter 471, Florida Statutes,  authorized to practice in this state for the purposes  of attesting to the life safety and adequacy of the  structural components of the building and, to the  extent reasonably possible, determining the  general structural condition of the building as it  affects the safety of such building, including a  determination of any necessary maintenance,  repair, or replacement of any structural  component of the building. The purpose of such  inspection is not to determine if the condition of  an existing building is in compliance with the  Florida Building Code or the fire safety code. The  milestone inspection services may be provided by  a team of professionals with an architect or  engineer acting as a registered design professional  in responsible charge with all work and reports  signed and sealed by the appropriate qualified  team member.  (b) “Substantial structural deterioration” means substantial structural distress or substantial structural  weakness that negatively affects a building’s  general structural condition and integrity. The  term does not include surface imperfections such  as cracks, distortion, sagging, deflections,  misalignment, signs of leakage, or peeling of  finishes unless the licensed engineer or architect  performing the phase one or phase two inspection  determines that such surface imperfections are a  sign of substantial structural deterioration.  **110.9.3 (a**) A An owner or owners of a building that is  three stories or more in height as determined by the  Florida Building Code and that is subject, in whole or in  part, to the condominium or cooperative form of  ownership as a residential condominium association  under Chapter 718, Florida Statutes~~, and a~~ or a  residential cooperative association under Chapter 719,  Florida Statutes, must have a milestone inspection  performed for each building that is three stories or more  in height by December 31 of the year in which the  building reaches 30 years of age, based on the date the  certificate of occupancy for the building was issued, and  every 10 years thereafter. If a building reached 30 years  of age before July 1, 2022, the building’s initial  milestone inspection must be performed before  December 31, 2024. If a building reaches 30 years of age  on or after July 1, 2022, and before December 31, 2024,  the building’s initial milestone inspection must be  performed before December 31, 2025. If the date of  issuance for the certificate of occupancy is not available,  the date of issuance of the building’s certificate of  occupancy shall be the date of occupancy evidenced in  any record of the local building official.  (b) The local enforcement agency may determine that  local circumstances, including environmental conditions  such as proximity to salt water as defined in s. 379.101,  require that a milestone inspection must be performed by  December 31 of the year in which the building reaches  25 years of age, based on the date the certificate of  occupancy for the building was issued, and every 10  years thereafter.  (c) The local enforcement agency may extend the date by  which a building’s initial milestone inspection must be  completed upon a showing of good cause by the owner  or owners of the building that the inspection cannot be  timely completed if the owner or owners have entered  into a contract with an architect or engineer to perform  the milestone inspection and the inspection cannot  reasonably be completed before the deadline or other  circumstance to justify an extension.  (d) The local enforcement agency may accept an  inspection report prepared by a licensed engineer or  architect for a structural integrity and condition  inspection of a building performed before July 1, 2022,  if the inspection and report substantially comply with the  requirements of this section. Notwithstanding when such  inspection was completed, the condominium or  cooperative association must comply with the unit owner  notice requirements in Section 110.9.9. The inspection  for which an inspection report is accepted by the local  enforcement agency under this paragraph is deemed a  milestone inspection for the applicable requirements in  Chapters 718 and 719, Florida Statutes. If a previous  inspection and report is accepted by the local  enforcement agency under this paragraph, the deadline  for the building’s subsequent 10-year milestone  inspection is based on the date of the accepted previous  inspection.  **110.9.4**. If a milestone inspection is required under this  section and the building’s certificate of occupancy was  issued on or before July 1, 1992, the building’s initial  milestone inspection must be performed before  December 31, 2024. If the date of issuance for the  certificate of occupancy is not available, the date of  issuance of the building’s certificate of occupancy shall  be the date of occupancy evidenced in any record of the  local building official. The milestone inspection report  must be arranged by a condominium or cooperative  association and any owner of any portion of the building  which is not subject to the condominium or cooperative  form of ownership. The condominium association or  cooperative association and any owner of any portion of  the building which is not subject to the condominium or  cooperative form of ownership are each responsible for  ensuring compliance with the requirements of this  section. The condominium association or cooperative  association is responsible for all costs associated with the  milestone inspection attributable to the portions of a  building which the association is responsible to maintain  under the governing documents of the association. This  section does not apply to a single-family, two-family, or  three-family dwelling with three or fewer habitable  stories above ground.  **110.9.5** Upon determining that a building must have a  milestone inspection, the local enforcement agency must  provide written notice of such required inspection to the  condominium association or cooperative association and  any owner of any portion of the building which is not  subject to the condominium or cooperative form of  ownership, as applicable, by certified mail, return receipt  requested. The condominium or cooperative association  must notify the unit owners of the required milestone  inspection within 14 days after receipt of the written  notice from the local enforcement agency and provide  the date that the milestone inspection must be completed.  Such notice may be given by electronic submission to  unit owners who consent to receive notice by electronic  submission or by posting on the association’s website.  **110.9.6** Phase one of the milestone inspection must be  completed within 180 days after the owner or owners  receiving receive the written notice under Section  110.9.5, the condominium association or cooperative  association must complete phase one of the milestone  inspection. For purposes of this section, completion of  phase one of the milestone inspection means the licensed  engineer or architect who performed the phase one  inspection submitted the inspection report by e-mail,  United States Postal Service, or commercial delivery  service to the local enforcement agency.  110.9.7.2 A phase two of the milestone inspection  must be performed if any substantial structural  deterioration is identified during phase one. A phase  two inspection may involve destructive or  nondestructive testing at the inspector’s direction. The  inspection may be as extensive or as limited as  necessary to fully assess areas of structural distress in  order to confirm that the building is structurally sound  and safe for its intended use and to recommend a  program for fully assessing and repairing distressed  and damaged portions of the building. When  determining testing locations, the inspector must give  preference to locations that are the least disruptive and  most easily repairable while still being representative  of the structure. If a phase two inspection is required,  within 180 days after submitting a phase one  inspection report the architect or engineer performing  the phase two inspection must submit a phase two  progress report to the local enforcement agency with a  timeline for completion of the phase two inspection.  An inspector who completes a phase two milestone  inspection shall prepare and submit an inspection  report pursuant to Section 110.9.8.  **110.9.8** Upon completion of a phase one or phase two  milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the  inspection report with a separate summary of, at minimum, the material findings and recommendations in the  inspection report to the condominium association or  cooperative association, to any other owner of any  portion of the building which is not subject to the  condominium or cooperative form of ownership, and to  the building official of the local government which has  jurisdiction. The inspection report must, at a minimum,  meet all of the following criteria:  **110.9.9** ~~The~~ Within 45 days after receiving the applicable  inspection report, the condominium or cooperative  association must distribute a copy of the inspector prepared summary of the inspection report to each  condominium unit owner or cooperative unit owner,  regardless of the findings or recommendations in the  report, by United States mail or personal delivery at the  mailing address, property address, or any other address  of the owner provided to fulfill the association’s notice  requirements under Chapter 718 or Chapter 719, Florida  Statutes, as applicable, and by electronic transmission to  the e-mail address or facsimile number provided to fulfill  the association’s notice requirements to unit owners who  previously consented to received notice by electronic  transmission; must post a copy of the inspector-prepared  summary in a conspicuous place on the condominium or  cooperative property; and must publish the full report  and inspector-prepared summary on the association’s  website, if the association is required to have a website.  **110.9.11** A board of county commissioners or municipal  governing body may adopt an ordinance requiring that a  condominium or cooperative association and any other  owner that is subject to this section schedule or  commence repairs for substantial structural deterioration  within a specified timeframe after the local enforcement  agency receives a phase two inspection report; however,  such repairs must be commenced within 365 days after  receiving such report. If an ~~association~~ owner of the  building fails to submit proof to the local enforcement  agency that repairs have been scheduled or have  commenced for substantial structural deterioration  identified in a phase two inspection report within the  required timeframe, the local enforcement agency must  review and determine if the building is unsafe for human  occupancy. |  |
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| City of Naples | <https://floridabuilding.org/Upload/FBC/CodeID_7858_60d6_2024-15508%20ord.pdf> | **Section 3.** That the **definition of Substantial Improvement** in Section 16-144, Definitions, of Article 111, Building and Technical Codes of Chapter 16, Construction, Rehabilitation and Property Maintenance Regulations of the Code of Ordinances, City of Naples, Florida, is hereby amended to read as follows:  **Sec. 16-144. Definitions**. **Substantial improvement** means any combination -ef repair, reconstruction, rehabilitation, alteration addition, or other improvement of a structure, taking place during a one year period from the date of permit issuance, in which the cumulative cost of which equals or exceeds 50 percent of the current market value of the structure before the improvement or repair is started. For each building or structure, the one-year period begins on the date of the first improvement or repair of that building or structure subsequent to June 13, 2012. This term includes structures that have incurred substantial damage regardless of the actual repair work performed. This term does not, however, include either:  (2) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.  **Section 4**. That Subparagraph 4b. of Section 16-146, Duties and powers of the floodplain administrator, Article III, Building and Technical Codes of Chapter 16, Construction, Rehabilitation and Property Maintenance Regulations of the Code of Ordinances, City of Naples, Florida, is hereby amended to read as follows (with underlining indicating additions and strikethrough indicating deletions): Ordinance 2024-15508 Book 151 Page Page5  **(4) Substantial improvement and substantial damage determinations.** For permit applications to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the floodplain administrator, in coordination with the building official, will:    \*\*\* b. Compare the cost to perform the improvement; the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure, ~~the determination requires evaluation of previously issued permits for improvements and repairs as specified in the definition of substantial improvement.~~ |  |
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| Pinellas County Construction Licensing Board (PCCLB) | BUILDING  <https://floridabuilding.org/Upload/FBC/CodeID_7867_5464_PINELLAS%20COUNTY%20LTA%20SEC%20202%201.13.25.pdf>  , | ***Substantial Improvement* means any combination of repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure taking place during a rolling one (1) yar period, the cost of which equals or exceeds 49 percent of the market value of the building or structure before the improvement or repair is started. The rolling period of accumulation for a building or structure begins when the permit for the first improvement is finalized. Exception: The rolling one (1) year period of cumulative repair/reconstruction/rehabilitation if is solely related to repairing wind or flood damage to pre-damage condition of like kind and quality (and does not exceed 49%. If the building or structure has incurred “substantial damage.” Any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either; [Also defined in FBC, B section 1612.2]**   1. **Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that ae the minimum necessary to assure safe living conditions.** 2. **Any alteration of a historic structure provided the alteration will not preclude the structure’s continued designation as a historic structure.** |  |
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|  | **BUILDING** | **CHAPTER 1, SCOPE AND ADMINISTRATION SECTION 101**  **SCOPE AND GENERAL REQUIREMENTS**   * 1. **Title.** These regulations shall be known as the *Flerida Building Cede* Seminole County   Code, Building and Construction, Appendix "A", hereinafter referred to as "this code."   * 1. **Scope.** The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.  Exceptions:  1. Detached one- and two-family dwellings and multiple single-family dwellings   (tov,rn houses) (townhouses) not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with the *Florida Building Code, Residential.*   1. Existing buildings undergoing repair, alterations or additions and change of occupancy shall be permitted to comply with the *Florida Building Code, Existing Building.* 2. Code requirements that address snow loads and earthquake protection-are   pervasive; they are left in plaee but shall not be utilized or enforeed beeause Florida has no snow-load or earthquake threat shall not be utilized or enforced.   * 1. **Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.9 101.4.10 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.      1. **Electrical.** The provisions of Chapter 27 of the *Florida Building Code, Building*   shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto. The provisions of FBC 2023 8th ed., NEC, and NFPA 70 shall govern the design, construction, erection and installation of the electrical components, appliances, equipment, and systems used in buildings and structures covered by this code. The *Florida Fire Prevention Code* and NFPA 70 shall govern the use and maintenance of electrical components, appliances, equipment, and systems. The *Florida Building Code, Existing Building* and NFPA 70 shall govern the alteration, repair, relocation, replacement, and addition of electrical components, appliances, equipment, and systems.  **SECTION 102 APPLICABILITY**   * 1. **General.** Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods-Bf of construction or other requirements, the most restrictive shall govern.  1. 3. Is not connected to an off-site electric power or water supply. 2. 4. A drone port as defined in Section 330.41(2). 3. 6. Foundation plans are sealed by a professional engineer or architect licensed to practice in this state, if required by the *Florida Building Code, Building,* for all residential buildings or structures of the same occupancy class. (See *Florida Building Code, Existing Building* Chapter I 3   for additional requirements for relocated or moved buildings)  **102.2.5** Each enforcement district or local enforcement agency shall be governed by a board, the composition of which shall be determined by the affected localities.   1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the *Florida Building Code* relating to:    1. Addition, alteration or repair performed by the property owner upon his or her own property, provided any addition --Bf alteration or repair shall not exceed 1,000 square feet (93 m2) or the square footage of the primary structure, whichever is less.    2. Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not exceed $5,000.00 within any 12-month period.    3. Building plans review and inspection fees.       1. This section does not apply to swings and other playground equipment accessory to a one- or two-family dwelling.   **Exception:** Electrical service to such playground equipment shall be in accordance with Chapter 27 of the *Florida Building Code, Building.*   * 1. **Partial invalidity.** ~~In the event that~~\_If any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.  **PART 2-ADMINISTRATION AND ENFORCEMENT****SECTION 103** **BUILDING DIVISION**   * 1. **Creation of enforcement agency.** The Seminole County Building Division is hereby created and the official in charge thereof shall be known as the building official. All code officials employed by the division shall be certified in accordance with Chapter 468, Part XII, *Florida Statutes.*   2. **Deputies.** In accordance with the prescribed procedures of this jurisdiction and with   the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other  employees. Such employees shall have powers as delegated by the building official. **SECTION 104** **DUTIES AND POWERS OF BUILDING OFFICIAL**   * 1. **General** ~~powers~~**.** The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.      1. **Revocation of permits.** The building official is authorized to suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or based on **the** basis of false, incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any provisions of this code.   2. **Identification.** The building official or duly authorized representative shall carry proper identification when inspecting structures or premises in the performance of their duties under this code.   **104.6 Right of entry.** Whenever it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official\_or duly authorized representative is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry request. If such structure or premises is unoccupied, the building official or duly authorized representative shall first make a reasonable effort to locate the owner or other persons having charge or control of the structure or premises and requested entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.   * + 1. When the building official shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building, structure, or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official or duly authorized representative for the purpose of inspection and examination pursuant to this code.   **104.11 Alternative materials, design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies ,with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. 'Nhere alternative material, design or method of eonstruetion is not approved, the building official shall respond in v,rriting, stating the reasons why the alternatiYe v,ras not approved. meets all the following:  1. The alternative material, design or method of construction is satisfactory and complies with  the intent of the provisions of this code.   1. The material, method or work offered is, for the purpose intended, not less than the   equivalent of that prescribed in this code as it pertains to the following:   * 1. J\_Quality      1. Strength      2. Effectiveness      3. Fire resistance      4. Durability   Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reason why the alternative was not approved.   * + - 1. **Annual Facility permit records.** The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall always have access to such records at all times or such records shall be filed with the building official as designated.     1. 105.3.1 **Action on application.** The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent   laws, the building official shall reject such application in writing, stating the reasons ~~therefore~~ therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable. When authorized through contractual agreement with a school board, in acting on applications for permits, the building official shall give first priority to any applications for the construction of, or addition or renovation to, any school or educational facility.   * + - 1. 105.3.1.2 No permit may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such permit provides to the enforcing agency which issues the permit any of the following documents which apply to the construction for which the permit is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, *Florida Statutes:*  1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than $125,000. 2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by Chapter   633, *Florida Statutes,* may design a new fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition  or deletion of not more than 49 heads or fewer, otwithstanding the size of the existing fire sprinkler system; or may design the alteration of an existing fire sprinkler system if the alter  consists of the relocation or deletion of 249 or fewer sprinklers, notwithstanding the size of the existing fire sprinkler system, if there is no change to occupancy of the affected areas, as defined  in this code and the *Florida Fire Prevention Code,* and there is no change in the water demand as defined in NFPA 13 "Standard for the Installation of Springier Systems", and if the occupancy  hazard classification as defined in NFPA 13 is reduced or remains the same as a result of the alteration.   1. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than $5,000.00.  Exception: Simplified permitting process for fire alarm system proiects. L As used in this section, the term:   * 1. "Contractor" means a person who is qualified to engage in the business of   electrical or alarm system contracting pursuant to a certificate or registration  issued by the department under Part II of Chater 489, *Florida Statutes.*   * 1. "Fire alarm system project" means a fire alarm system alteration of a total   of 20 or fewer initiating devices and notification devices. or the installation  or replacement of a fire communicator connected to an existing fire alarm  control panel in an existing commercial, residential. apartment, cooperative or condominium building.   1. A local enforcement agency:    1. May require a contractor. as a condition of obtaining a permit for a fire   alarm system project, to submit a completed application and payment.   * 1. May not require a contractor to submit plans or specifications as a condition of obtaining a permit for a fire alarm system project.   A local enforcement agency must issue a permit for a fire alarm system project in person or electronically.  4. A local enforcement agency must require at least one inspection of a fire alarm system project to ensure compliance with applicable codes and standards. If a fire alarm system project fails an inspection, the contractor must take corrective action as necessary to pass the inspection.  A contractor must keep a copy of a fire alarm system project worksite and make such plans and specifications available to the inspector at each inspection.   * + - 1. **Reviewing application for building permit:**   .L When reviewing an application for a building permit, a local government may not request additional information from the applicant more than three times, unless the applicant waives such limitation in writing.   1. If a local government requests additional information from an applicant and the   applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 15 days after receiving such information:   * 1. Determine if the application is properly completed;   2. Approve the application;   3. Approve the application with conditions;   4. Deny the application; or   5. Advise the applicant of information, if any, that is needed to deem the application properly completed or to determine the sufficiency of the application.  1. If a local government makes a second request for additional information from the applicant and the applicant submits the requested additional information to the local government   within 30 days after receiving the request, the local government must, within 10 days after receiving such information:   * 1. Determine if the application is properly completed;   2. Approve the application;   3. Approve the application with conditions;   4. Deny the application; or  1. Advise the applicant of information. if any. that is needed to deem the   application properly completed or to determine the sufficiency of the application.   1. Before a third request for additional information may be made. the applicant must be offered an opportunity to meet with the local government to attempt to resolve outstanding issues. If a local government makes a third request for information from the applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request. the local government must. within 10 days after receiving such information unless the applicant waived the local government's limitation in writing. Determine that the application is complete and:    1. Approve the application;    2. Approve the application with conditions; or    3. Deny the application. 2. If the applicant believes the request for additional information is not authorized by ordinance, rule, statute. or other legal authority. the local government. at the applicant's request,   must process the application and either approve the application. approve the application with conditions. or deny the application.   * + 1. **A** building permit for a single-family residential dwelling must be issued within 30 working days of application ~~there for~~ therefore, unless unusual circumstances require a longer time for processing the application or unless the permit application fails to satisfy the *Florida Building Code* or the enforcing agency's laws or ordinances.   **105.3.7 Applicable Code for Manufactured Buildings.** Manufacturers should be permitted to complete all buildings designed and approved prior to the effective date of a new code edition, provided a clear signed contract is in place. The contract shall provide specific data mirroring that required by an application for permit, specifically, without limitation, date of execution, building owner or dealer, and anticipated date of completion. However, the construction activity must commence within 6 months of the contract's execution. The contract is subject to verification by the Department of Business and Professional Regulation.  **105.3.8 A** local government may not require a contract between a builder and an owner for the issuance of a building permit or as a requirement for the submission of a building permit application.  **105.3.9 Public right of way.** A permit shall not be given by the building official for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the applicant has received a right of way permit form the authority having jurisdiction over the street, alley or public lane.  105.4.1.5 After the local enforcing agency issues a permit, the local enforcing agency may not make or require any substantive changes to the plans, or specifications except changes required for compliance with the *Florida Building Code,* the *Florida Fire Prevention Code,* or the Life Safety Code, or local amendments thereto. If a local enforcing agency makes or requires substantive changes to the plans or specifications after a permit is issued, the local enforcing agency must identify the specific plan features that do not comply with the applicable codes identify the specific code chapters and sections upon which the finding is based and provide the information to the permitholder in writing.  **105.14Permit issued on basis of an affidavit.** Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the building official, are hazardous or complex, the building official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity to the permit, provide copies of inspection reports as inspections are performed, and upon completion make and file with the building official written affidavit that the work has been done in conformity to the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the building official. The building official shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, *Florida Statutes,* and that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes.*  **Exeeptien: 105.14.t Affidavits in flood areas.** Permit issued on basis of an affidavit shall not extend to the flood load and flood resistance requirements of the *Florida Building Code* and the building official shall review and inspect those requirements.  **105.15 Opening protection.** When any activity requiring a building permit, not including roof covering replacement or repair work associated with the prevention of degradation of the residence, that is applied for on or after July **l,** 2008, and for which the estimated cost is $50,000.00 or more for a site-built single-family detached residential structure that is located in the wind­ borne debris region as defined in this code and that has an insured value of $750,000.00 or more, or, if the site-built single-family detached residential structure is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of $750,000.00 or more; opening protections as required within this code or *Florida Building Code, Residential* for new construction shall be provided.  **Exception:** Where defined wind-borne debris regions have not changed, single family detached residential structures permitted subject to the *Florida Building Code* are not required to comply with this section.  3 Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented  to the inspection of that portion of the building, structure, or real property in accordance with the prohibition in paragraph (a). **Streamlined low-voltage alarm system installation permitting.**  1. As used in this section, the term:    1. "Contractor" means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registrations registration issued by the department under Part II of Chapter 489, *Florida Statutes.*    2. "Low-voltage alarm system project" means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in Section 489.505, *Florida Statutes,* including video cameras and closed circuit television systems used to signal or detect a burglary, fire, robbery or medical emergency, that is hardwired and operating at low voltage, as defined in the *National Electrical Code* Standard 70, Current Edition, or a new or existing low-voltage electric fence,--and. The term also includes ancillary components or equipment attached to-sooh a low voltage alarm system,\_or low voltage electric fence, including, but not limited to, home-automation equipment, thermostats, closed-circuit television systems, access controls, battery recharging devices, and video cameras.   **SECTION 107**  **SUBMITTAL DOCUMENTS**   * 1. **General.** Submittal documents consisting of construction documents, statement of special inspection, geotechnical report and other data shall be submitted in two or more sets with each permit application in accordance with Section 553.79, *Florida Statutes.* The construction documents shall be prepared by a registered design professional where required by Chapter 471, *Florida Statutes,* and 61G15, *Florida Administrative Code,* or Chapter 481, *Florida Statutes,* and 61G1, *Florida Administrative Code.* Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.   **107.2 Construction documents.** Construction documents shall be m accordance with Sections 107.2.1 through 107.2.7 107.2.6.   * + - 1. **Design flood elevations.** Where design flood elevations are not specified, they shall be established in accordance with Section 1612.3.1 of the *Florida Building Code. Building.*   **107.3.4 Design professional in responsible charge.** Reserved. Where it is required that documents be prepared by a registered design Professional, the building official shall be authorized to require the owner or the owner's authorized agent to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner or the owner's authorized agent shall designate a successor registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner or owner's authorized agent if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. Successor registered design professional in responsible charge licensed under Chapter 471. Florida Statues. shall comply with Section 471.025(4). *Florida Statutes.* and the procedure set forth in 61015-27.001. Florida Administrative Code; or licensed under Chapter 481. *Florida Statutes.* shall comply with Section 481.221(6). *Florida Statutes.* and the procedure set forth in 61Gl- 18.002. Florida Administrative Code.  The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others. including phased and deferred submittal items. for compatibility with the design of the building.   * 1. **Minimum plan review criteria for buildings.** The examination of the documents by the building official shall include the following minimum criteria and documents; a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration and building envelope penetrations; flashing; and rough opening dimensions; and all exterior elevations:   3 Minimum type of construction shall be determined (Table 503, *Florida Building Code, Building).*   1. Fire-resistant construction requirements shall include the following components:    1. Fire-resistant separations    2. Fire-resistant protection for type of construction    3. Protection of openings and penetrations of rated walls fire blocking and ~~draftstopping~~ draft stopping  Mechanical.  1. Mechanical portions of the Energy calculations 2. Exhaust systems    1. Clothes dryer exhaust    2. Kitchen equipment exhaust    3. Specialty exhaust systems 3. Equipment 4. Equipment location 5. Make-up air 6. Roof-mounted equipment 7. Duct systems 8. Ventilation 9. Combustion air 10. Chimneys, fireplaces and vents 11. Appliances 12. Boilers 13. Refrigeration 14. Bathroom ventilation 15. Laboratory 16. Design flood elevation 17. Smoke and/or Fire Dampers  Residential (one- and two-family) Building.  1. Site requirements: 2. Set back/separation (assumed property lines) 3. Location of septic tanks   *4.* Fire-resistant construction (if required)  J . Fire   1. Q. Smoke and/or carbon monoxide alarm/detector locations 2. Egress:    1. Egress window size and location stairs construction requirements   **107.6.2 Affidavits provided pursuant to Section 553.791, *Florida Statutes.*** For a building or structure in a flood hazard area, the building official shall review any affidavit certifying compliance with the flood load and flood-resistant construction requirements of the *Florida Building Code.*  **107.7** If the local building code administrator or inspector finds that he plans are not in compliance with the *Florida Building Code,* the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the•local enforcing agency. If the building code administrator, plans examiner, or inspector requests another local enforcing agency employee or a person contracted by the local enforcing agency to review the plans and that employee or person identifies specific plan features that do not comply with the applicable codes, the building code administrator, plans examiner, or inspector must provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the permit application.  **Section 109**  **FEES**   * + 1. **Types of Fees Enumerated.** Fees may be charged for, but not limited to, the following:  1. Permits; 2. Plans examination; 3. Certificates of competency (including fees for applications. examinations, renewal, late renewal, and reciprocity); 4. Re-inspections; 5. Administrative fees (including fees for investigative and legal costs incurred in the context of certain disciplinary cases heard by the board); 6. Variance requests; 7. Administrative appeals; 8. Violations; and 9. Other fees as established by local resolution or ordinance   **109.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or without prior approval from the building official as permitted in Section **l** 05.2.2 or 105.12 shall be subject to a fee established by the Seminole County Board of County Commissioners that shall be in addition to the required permit fees or as provided by local ordinance This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases, the required permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permit(s) shall result in the charge or a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extension of time or waive fees when justifiable cause has been demonstrated in writing.  **109.5 Related fees.** Reserved. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law. **Building:**  1. Final inspection. To be made after the building completed and ready for occupancy.    1. In flood hazard areas, as part of the final inspection, a final certification of the   lowest floor elevation or the elevation to which a building is dry floodproofed, as applicable, shall be submitted to the authority having jurisdiction.  J. Final inspections to be made when the swimming pool is complete and all required enclosure requirements are in place  In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17 of this eode the *Florida Building Code, Residential.*   1. Manufactured building Inspections. The Building Division shall inspect construction of oundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility crossovers; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the *Florida Building Code.* Additional inspections may be required for public educational facilities (see Section 453.27.20 of this code the *Florida Building Code).*   **110.3.1 Footings and foundation inspection.** Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.   * 1. **Concrete slab and under-floor inspection.** Concrete slab and under-floor   inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.   * + 1. **Lowest floor elevation.** In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.4 and Section R322 of the *Florida Building Code, Residential,* shall be submitted to the building official.     2. **Frame inspection.** Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.     3. **bothy Lath, gypsum board and gypsum panel product inspection.** Lath, gypsum board and gypsum panel product inspections shall be made after lathing, gypsum board and gypsum panel products, interior and exterior, are in place, but before any plastering is applied or gypsum board and gypsum panel product joints and fasteners are taped and finished.   **Exception:** Gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly.   * + 1. **Weather-exposed balcony and walking surface waterproofing.** Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or     2. **Fire-\_and smoke-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved     3. **Energy efficiency inspections.** Inspections shall be made to determine compliance with FBC, Energy Conservation and confirm with the approved energy code submittal (by appropriate trade) and corresponding mandatory requirements and shall include, but not be limited to, inspections for: corresponding envelope insulation R- and U-values, fenestration U­ value and Solar Heat Gain Coefficient, duct system R-value, and HYAC, lighting, electrical and water-heating equipment efficiency.     4. **Other inspections.** In addition to the inspections specified in Sections 110.3 through 110.3.8, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the Building Division.     5. **Special Inspections.** Reserved.     6. **Final Inspection.** The final inspections inspection shall be made after all work required by the building permit is completed.     7. **Termites.** Building components and building surroundings required to be protected from termite damage in accordance with Section 1503.7, Section 2304.12.9 or Section 2304.12.4 of the *Florida Building Code,* specifically required to be inspected for termites in accordance with Section 2114 of the *Florida Building Code,* or required to have chemical soil treatment in accordance with Section 1816 of the *Florida Building Code* shall not be covered or concealed until the release from the building official has been received.   1. **Inspection requests.** It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code the *Florida Building Code.*  Mandatory structural inspections for condominium and cooperative buildings. **110.9.1General.** The Legislature finds that maintaining the structural integrity of a building throughout its service life is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. As such, the Legislature finds that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.   * + 1. **110.9.2**As used in this section, the terms: {fil "Milestone Inspection" means a structural inspection of a building, including an inspection of load-bearing wall and the primary structural members and the primary structural systems as those terms are defined in Section 627.706, *Florida Statutes,* by a licensed architect or engineer authorized to practice in this state for the purposes of attesting to the life safety and the adequacy of the structural components, of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural components of the building. The purpose of such inspection is not to determine if the condition of   an existing building is in compliance with the *Florida Building Code* of the fire safety code.  *(hl* "Substantial structural deterioration" means substantial structural distress that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections, such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes, unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.   * + 1. A condominium association under Chapter 718, *Florida Statutes,* and a cooperative association under Chapter 719, *Florida Statutes,* must have a milestone inspection   performed for each building that is three stories or more in height by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If the building is located within 3 miles of a coastline as defined in Section 376.031. *Florida Statutes,* the condominium association or cooperative association must have a milestone inspection performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy was issued and every 10 years thereafter. The condominium association or cooperative association must arrange for the milestone inspections to be performed and is responsible for ensuring compliance with the requirements of this section. The condominium association or cooperative  association is responsible for all costs associated with the inspection. This subsection does not apply to a single-family two-family, or three-family dwelling with three or fewer habitable stories above ground.   * + 1. If a milestone inspection is required under this section and the building's certificate of occupancy was issued on or before July 1, 1992, the building’s initial milestone inspection must be performed before December, 2024. If the date of issuance for the certificate of occupancy is not available the date of issuance of the building’s certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official.   **110.9.S** Upon determining that a building must have a milestone inspection, the local enforcement agency must provide written notice of such required inspection to the condominium association or cooperative association by certified mail, return receipt requested.  110.9.6Within 180 days after receiving the written notice under Section 110.9.5, the condominium association or cooperative association must complete phase one of the milestone inspection. For purposes of this section, completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency.  **110.9.7 A** milestone inspection consists of two phases.   * + - 1. For phase one of the milestone inspection. a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and non­habitable areas of a building, including the major structural components of a building. and provide a quantitative assessment of the general conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination. phase two of the inspection. as provided in Section 110.9.7.2 of the *Florida Building*   *Code.* is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8 of the *Florida Building Cpde.*  **110.9.7.2A** phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's discretion. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8 of the *Florida Building Code.*  110.9.8 Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:  .(fil\_ Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.  ill Indicate the manner and type of inspection forming the basis for the inspection report.  {£)\_ Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.  @ State whether unsafe or dangerous conditions, as those items are defined in the *Florida Building Code,* were observed.  ill Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.  ill Identify and describe any items requiring further inspection.  110.9.9 The association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to receive notice by electronic transmissions, must post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property, and must publish a full report and inspector-prepared summary on the association's website, if the association is reguired to have a website.  **110.9.10** A local enforcement agency may rescribe timelines and penalties with respect to compliance with this section.  **110.9.11** The board of county commissioners may adopt an ordinance reguiring that a condominium or cooperative association schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local nforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an association fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the reguired timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.  Section 111  CERTIFICATE OF OCCUPANCY   * 1. **Use and occupancy. A** building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation   of the provisions of this code the *Florida Building Code* or of other ordinances of the jurisdiction.  **Exception:** Certificates of occupancy are not required for work exempt from permits in accordance with Section 105.2 of the *Florida Building Code.*  **110.2 Certificate issued.** After the building official inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the Building Division, the building official shall issue a Certificate of Occupancy that contains the following:   1. The building permit number. 2. The address of the structure. 3. The name and address of the owner or the owner's authorized agent. 4. A description of that portion of the structure for which the certificate is issued. 5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified. 6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction. 7. The name of the building official. 8. The edition of the code under which the permit was issued. 9. The use and occupancy, in accordance with the provisions of Chapter 3. 10. The type of construction as defined in Chapter 6. 11. The design occupant load. 12. If an automatic sprinkler system is provided, whether the sprinkler system is required. 13. Any special stipulations and conditions of the building permit.   111.3 **Temporary occupancy.** The building official is authorized to issue a Temporary Certificate of Occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the Temporary Certificate of Occupancy is valid.  111.4 **Revocation.** The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this eode the *Florida Building Code.*  111.5 **Certificate of Completion.** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as a shell building, prior to the issuance of a Certificate of Occupancy.  **Section 112**  **Service Utilities**  **112.1 Connection of service utilities.** A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the building official.  112.2 **Temporary connection.** The building official shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel or power.  112.3 **Authority to disconnect service utilities.** The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 of the *Florida Building Code* in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2 of the *Florida Building Code.* The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.  SECTION 113  BOARD OF APPEALS  RESERVED  SECTION 114  VIOLATIONS  114.1 **Unlawful acts.** It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code the *Florida Building Code,* or cause same to be done, in conflict with or in violation of any of the provisions of this code.  114.2 **Notice of violation.** The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.  114.3 **Prosecution of violation.** If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.  114.4 **Violation penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.  SECTION 115  STOP WORK ORDER  115.1 **Authority.** Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code the *Florida Building Code* or dangerous or unsafe, the building official is authorized to issue a stop work order.  115.2 **Issuance.** The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.  115.3 **Unlawful continuance.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.  SECTION 116  UNSAFE STRUCTURES AND EQUIPEMENT  116.1 **Conditions.** Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of Inadequate means of egress facilities, inadequate light and ventilation, or which constitute(s) a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy of inadequate maintenance, shall be deemed  an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.  116.2 **Record.** The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.  116.3 **Notice.** If any unsafe condition is found regarding an occupied structure, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or Improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.  116.4 **Method of service.** Such notice shall be deemed properly serve if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.  116.5 **Restoration.** Where the structure or equipment determined to be unsafe by the building official is restored to a safe condition, to the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations. additions and change of occupancy shall comply with the requirements of section 105.2.2 and the *Florida Building Code, Existing Building.*  SECTION 117  VARIANCES IN FLOOD HAZARD AREAS  117.1 **Flood hazard areas.** Pursuant to Section 553.73(5), *Florida Statutes,* the variance procedures adopted in the local flood plain management ordinance shall apply to requests submitted to the building official and the Seminole County Flood Plain Administrator for variances to the provisions of Section 1612.4 of the *Florida Building Code, Building* or, as applicable, the provisions of Section R322 of the *Florida Building Code, Residential.* This section shall not apply to Section 3109 of the *Florida Building Code, Building.* |  |
| St. Lucie County | BUILDING  <https://floridabuilding.org/Upload/FBC/CodeID_7857_5411_County%20of%20St%20Lucie%20Local%20Amend%202023%20FBC%20Bldg%20Ch%201%20-%202024%20-%2012%20-%2003.pdf> | **101. 2. 1 Appendices. Provisions in the appendices shall not apply unless specifically adopted. St. Lucie County has adopted Appendix “Q” in the Florida Building Code, Residential Volume: Tiny Homes.**  **101. 2. 2 Residential construction standards or practices which are not covered by Florida Building Code, Residential volume shall be in accordance with the provisions of Florida Building Code, Building.**  **101. 3. 1 Quality control. Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated herein.**  **101. 3. 2 Warranty and Liability. The permitting, plan review or inspection of any building, system or plan by this jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.**  **101. 4. 4 Property maintenance. The provisions of the International Property Maintenance Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.**  101. 4. 5 Fire prevention. For provisions related to fire prevention, refer to the Florida Fire Prevention Code. The Florida Fire Prevention Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, **automatic sprinkler systems** and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.  **102. 2 Building.**   * Mobile or modular structures used as temporary offices, except that the provisions of Part II Sections 553. 501- 553. 513, Florida Statutes) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures. Permits shall be required for structural support and tie- down, electric supply and all other such utility connections to such mobile or modular structures as required by this jurisdiction. Permits shall also be required in accordance with Florida Administrative Code 15C-0081 where material or changes to the mobile home are not like for like. * A drone port as defined in s. 330. 41( 2).   102. 2. 2 Residential buildings or structures moved into or within a county or municipality shall not be required to be brought into compliance with the state minimum building code in force at the time the building or structure is moved, provided: **See Florida Building Code, Existing Building Chapter 13 for additional requirements for Relocated or Moved Buildings**.  102. 2. 5 Each enforcement district **or local enforcement agency** shall be governed by a board, the composition of which shall be determined by the affected localities.   * Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition, alteration or repair shall not exceed 1, 000 square feet( 93 m2) or the square footage of the primary structure, whichever is less. * Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not exceed $ 5, 000 within any 12- month period.   Building **plans review** and inspection fees.  **102. 5 Partial invalidity.** **In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.**  **102. 6 Existing structures**. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the Florida Building Code, Existing Building, ***International Property Maintenance Code***, or the Florida Fire Prevention Code.  **102. 6. 2 Buildings** **previously occupied**. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the Florida Fire Prevention Code, ***International Property Maintenance Code***, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.  **PART 2 – ADMINISTRATION AND ENFORCEMENT**  **SECTION 103**  **DEPARTMENT OF BUILDING SAFETY**  **103. 1 Creation of enforcement agency. The Building and Code Regulation Division is hereby created and the official in charge thereof shall be known as the building official.**  **103. 2 Appointment. The *building officia*l shall be appointed by the chief appointing authority of the jurisdiction, or designee**.  **103. 3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official. For the maintenance of existing properties, see the *International Property Maintenance Code.***  **SECTION 104**  **DUTIES AND POWERS OF BUILDING OFFICIAL**  **104. 1 General**. The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.  **104. 2 Applications and permits**. The building official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.  **104. 2. 1 Determination of substantially improved or substantially damaged** existing buildings and structures in flood hazard areas. For applications for reconstruction, rehabilitation, repair, alteration, addition or other improvement of existing buildings or structures located in flood hazard areas, the building official shall determine if the proposed work constitutes substantial improvement or repair of substantial damage. Where the building official determines that the proposed work constitutes substantial improvement or repair of substantial damage, and where required by this code, the building official shall require the building to meet the requirements of Section 1612 or R322 of the Florida Building Code, Residential, as applicable.  **104. 3 Notices and orders**. The building official shall issue all necessary notices or orders to ensure compliance with this code.  **104. 4 Inspections.** The building official shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.  **104. 5 Identification**. The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.  **104. 6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.  **104. 7 Department records**. The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records per FS 119.  **104. 8 Liability**. The building official, member of the **Construction Board of Adjustment and Appeals, or member of the Contractor' s Examining Board** or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be civilly or criminally rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.  **104. 8. 1 Legal defense. Any suit or criminal complaint instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representatives of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.**  **104. 10 Modifications**. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner' s representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.  **104. 10. 1 Flood hazard area**s. The building official shall coordinate with the floodplain administrator to review requests submitted to the building official that seek approval to modify the strict application of the flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to Section 117.  **104. 12 Requirements not covered by code**. Any requirements necessary for strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or other technical codes, shall be determined by the building official.  SECTION 105  PERMITS  **105. 1. 2 Annual Facility permit records**. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated.  **105. 2 Work exempt from permit**. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of the local floodplain management ordinance. *Permits* shall not be required for the following:  **Building:**  **Building permits are not required for repair work having a value of less than $ 2, 500. 00 providing, however, that such work will not adversely affect the structural integrity, fire rating, exit access, egress, or any other life safety requirements**.  One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet ( 11 m2). **These products are intended to be removable and are not permanent structures, but they shall be subject to Zoning Permits**.  **Oil derricks**.  Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work, **with no reconfiguration, and with no electrical or plumbing work**.  Temporary motion picture, television and theater stage sets and scenery.  Swings and other playground equipment accessory to detached one- and two- family dwelling except for the electrical service; **shall still be subject to Zoning Permits.**  Window awnings supported by an exterior wall that do not project more than 54 inches ( 1372 mm) from the exterior wall and do not require additional support, of Groups R- 3 and U occupancies; shall still be subject to Zoning Permits.  **Electrical:**  Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles, **or repair and replacement of like for like common household electrical fixtures, switches, and outlets on the load side of the electrical source for one- and- two family dwellings**.  Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.  Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.  **105. 2. 1 Emergency repairs**. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within\_the next working business day to the building official. **Notification shall be given to the Building Official, including the work address, nature of emergency, and scope of work immediately, or by the next business day**.  **105. 2. 3 Public service agencies**. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.  **105. 3. 1. 2** No permit may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such permit provides to the enforcing agency which issues the permit any of the following documents which apply to the construction for which the permit is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, Florida Statutes:  Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than$ 125, 000.  Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 Florida Statutes, may design a new fire **protection** system of 49 or fewer **sprinklers**; may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of 249 or fewer sprinklers **and the addition of up to 49 sprinklers, as long as the cumulative total number of fire sprinklers being added, relocated, or deleted does not exceed 249,** notwithstanding the size of the existing fire sprinkler system; or may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation or deletion of 249 or fewer sprinklers, notwithstanding the size of the existing fire sprinkler system, if there is no change of occupancy of the affected areas, as defined in this Code and the Florida Fire Prevention Code, and there is no change in the water demand as defined in NFPA 13, " Standard for the Installation of Sprinkler Systems," and if the occupancy hazard classification as defined in NFPA 13 is reduced or remains the same as a result of the alteration.  Exception:  Simplified permitting processes.   1. As used in this section, the term: 2. " Component" means valves, fire sprinklers, escutcheons, hangers, compressors, or any other item deemed acceptable by the local enforcing agency. For purposes of this paragraph, a valve does not include pressure- regulating, pressure- reducing, or pressure control valves. 3. “Contractor” means a person who: 4. Is qualified to reengage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of chapter 489, Florida Statutes; or 5. Is qualified to engage in the business of fire protection system contracting pursuant to a license or certificate issued by the State Fire Marshal.   **c)** " Fire alarm system project" means a fire alarm system alteration of a total of 20 or fewer initiating devices and notification devices, or the installation or replacement of a fire communicator connected to an existing fire alarm control panel in an existing commercial, residential, apartment, cooperative, or condominium building.  **d) " Fire sprinkler system project" means a fire protection system alteration of a total of 20 or fewer fire sprinklers in which the sprinklers are of the same K- factor and located in spaces where there is no change of hazard classification or increased system coverage area, or the installation or replacement of an equivalent fire sprinkler system component in an existing commercial, residential, apartment, cooperative, or condominium building. For purposes of this paragraph, a component is equivalent if the component pressure losses, and required listings and spacing as the component being replaced.as the same or better characteristics, including electrical, hydraulic, pressure losses, and required listings and spacing as the component being replaced.**  2)  a) A local enforcement agency may require a contractor, as a condition of obtaining a permit for a fire alarm system project **or fire sprinkler system project**, to submit a completed application and payment.   1. A local enforcement agency may not require a contractor to submit plans or specifications as a condition of obtaining a permit for a fire alarm system project **or fire sprinkler system project**.   3)A local enforcement agency must issue a permit for a fire alarm system project **or fire sprinkler system project** in person or electronically. |  |
|  |  | 4) A local enforcement agency must require at least one inspection of a fire alarm system project **or fire sprinkler system project** to ensure compliance with applicable codes and standards. If a fire alarm system project **or fire sprinkler system project** fails an inspection, the contractor must take corrective action as necessary to pass inspection.  (5)  **(a) For a fire sprinkler alarm system project**, a contractor must keep a copy of the plans and specifications at **the** fire alarm system project worksite and make such plans and specifications available to the inspector at each inspection.   1. **For a fire sprinkler system project to alter an existing fire protection system, a contractor must keep a copy of the plans and specifications at the fire sprinkler system project worksite and make such plans and specifications available to the inspector at each inspection.** 2. **For a fire sprinkler system project to install or replace a component, a contractor must keep a copy of the manufacturer' s installation instructions and any pertinent testing instructions needed to certify or accept the component at the fire sprinkler system project worksite and make such documents available to the inspector at each inspection**.   Electrical documents. See Florida Statutes 471. 003( 2)( h). Any electrical or plumbing or air- conditioning and refrigeration system meeting the following thresholds are required to be designed by a Florida Registered Engineer. The system, requires an electrical system with a value of over$ 125, 000; and Requires an aggregate service capacity of over 600 amperes( 240 volts) on a residential electrical system or over 800 amperes 240 volts) on a commercial or industrial electrical system;  **Note:** It was further clarified by the Commission that the limiting factor of 240 volt or over is required to be designed by an Engineer. Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in All public swimming pools and public bathing places defined by and regulated under Chapter 514, *Florida Statute.*  **105. 3. 2 Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned **becoming null and void** 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. **Abandoned applications shall be subject to destruction in accordance with state law. The fee for renewal, re- issuance, and extension of a permit application shall be set forth by the administrative authority. There may be fees or requirements from other government agencies for permit application extensions or renewals.**  **105. 3. 9 Public right of way**. **A *permit* shall not be given by the *building official* for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the applicant has received a right of way *permi*t from the authority having jurisdiction over the street, alley or public lane.**  **105. 4 Conditions of the permit**. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinance of this jurisdiction.  **105. 4. 1. 5** After the local enforcing agency issues a permit, the local enforcing agency may not make or require any substantive changes to the plans or specifications except changes required for compliance with the Florida Building Code, the Florida Fire Prevention Code, or the Life Safety Code, or local amendments thereto. If a local enforcing agency makes or requires substantive changes to the plans or specifications after a permit is issued, the local enforcing agency must identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide the information to the permitholder in writing.  **105. 5. Additional options for closing a permit**. Pursuant to Section 553. 79( 16), Florida Statutes, a property owner, regardless of whether the property owner is the one listed on the application for the building permit, may close a building permit by complying with the following requirements:  1. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspection in order to close the permit. If a contractor other than the original contractor listed on the permit is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that he or she performs.  2. The property owner may assume the role of an owner- builder, in accordance with Sections 489. 103( 7) and 489. 503( 6), Florida Statutes.  3. If a building permit is expired and its requirements have been substantially completed, as determined by the local enforcement agency, the permit may be closed without having to obtain a new building permit, and the work required to close the permit may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the permit, unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design or method of construction.   1. A local enforcement agency may close a building permit 6 years after the issuance of the permit, even in the absence of a final inspection, if the local enforcement agency determines that no apparent safety hazard exists.   For purposes of this section, the term " close" means that the requirements of the permit have been satisfied.  Pursuant to Section 553. 79( 17), Florida Statutes, a local enforcement agency may not deny issuance of a building permit to a contractor solely because the contractor is listed on other building permits that were not closed. A local enforcement agency has the authority to deny a new permit application from an applicant for other reasons.  **105. 6. 1. Misrepresentation of application. The building official may revoke a permit or approval, issued under the provisions of this code, when there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.**  **105. 6. 2. Violation of code provisions. The building official may require correction or revoke a permit upon determination by the building official that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the building, structure, electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of this code**.  **105. 10 Certificate of protective treatment for prevention of termites**. A weather- resistant jobsite posting board shall be provided to receive duplicate treatment certificates as each required protective treatment is completed, providing a copy for the person the permit is issued to and another copy for the building permit files. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval. **For a built system, see Section 1816.1.7 of the Florida Building Code, Building for contract document requirements.**  **Exception:** Where defined wind- borne debris regions have not changed, single family detached residential structures permitted subject to the Florida Building Code are not required to comply with this section.  **SECTION 107**  **SUBMITTAL DOCUMENTS**  **107. 1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted with each permit application in accordance with *Florida Statute* 553. 79. The construction documents shall be prepared by a registered design professional where required by Chapter 471, *Florida Statutes* & 61G15 *Florida Administrative Code* or Chapter 481, *Florida Statutes* & 61G1 *Florida Administrative Code*. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.**  **Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of**  **the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.**  **If the design professional is an architect, interior designer, or engineer legally registered under the laws of this state regulating the practice of architecture or interior design as provided for in chapter 481, Florida Statutes, Part I, or landscape architecture as provided for in chapter 481, Florida Statutes, Part II, or engineering as provided for in chapter 471, Florida Statutes, then he or she shall affix his or her official seal to said drawings, specifications, and accompanying data, as required by Florida Statute.**  **107. 2 Construction documents**. Construction documents shall be in accordance with Sections 107. 2. 1 through 107. 2. 6  **107. 2. 1 Information on construction documents**. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted where approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term " legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design.  **107. 2. 1. 1. Roof Assemblies**. **For roof assemblies required by this code, the construction documents shall illustrate, describe and delineate the type of roofing system, materials, fastening requirements, flashing requirements and wind resistance rating that are required to be installed. Product evaluation and installation shall indicate compliance with the wind criteria required for the specific site or a statement by an architect or engineer certifying suitability for the specific site must be submitted with the construction documents.**  **107. 2. 1. 2. Additional Data. The building official may require details, computations, stress diagrams, and other data necessary to describe the construction or installation and the basis of calculations. All drawings, specifications and accompanying data required by the building official to be prepared by an architect or engineer shall be affixed with their official seal, signature and date as state law requires.**  **107. 2. 1. 3. Quality of Building Plans. Building plans shall be drawn to a minimum 1/ 8- inch scale. The building official may establish, through department policy, other standards for plans and specifications, including electronic format, in order to provide conformity to its electronic permit review and record retention program. This policy may include such things as minimum size, shape, contrast, clarity, or other items related to records management. Electronic media must be compatible with the archive requirements**.  **107. 2. 6 Site plan**. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. **The site plan shall include accessible parking and accessible routes as required by the Florida Building Code**, **Accessibility when applicable**. The building official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where other- wise warranted. **Site surveys shall be included, and it shall reflect the city approved setbacks as determined by the approved and recorded plat**.  **107. 2. 6. 2 Surface water drainage plan. A functional surface water drainage plan shown on a survey with topographic information for the subject premises that will effectively protect the subject premises without damage to adjacent property shall be provided at the time of submitta**l.  **107. 2. 7 Structural information**. The construction documents shall provide the information specified in Section 1603 **of the Florida Building Code, Building and include shoring details, where applicable, for new construction and alterations. Where construction includes excavation, shoring details shall include protection of the angle of repose for foundation systems of existing adjacent structures.**  **107. 3 Examination of documents**. The building official shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.  Exceptions:  Building plans approved pursuant to Section 553. 77( 5), Florida Statutes, and state- approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly and construction at the site are subject to local permitting and inspections. Photocopies of plans approved according to Rule 61-41. 009, Florida Administrative Code, shall be sufficient for local permit application documents of record for the modular building portion of the permitted project.  Industrial construction on sites where design, construction and fire safety are supervised by appropriately **licensed** design and inspection professionals and which contain adequate in- house fire departments and rescue squads is exempt, subject to **approval by the *building official***, from review of plans and inspections, providing the **appropriate licensed design and inspection professionals** certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire- safety inspectors.  **107. 3. 4 Design professional in responsible charge**. Where it is required that documents be prepared by a registered design professional, the building official shall be authorized to require the owner or the owner' s authorized agent to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner or the owner' s authorized agent shall designate a successor registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner or owner' s authorized agent if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.  Successor *registered design professional* in responsible charge licensed under Chapter 471 Florida Statutes shall comply with Section 471. 025( 4) Florida Statute and the procedure set forth in 61G15- 27. 001 Florida Administrative Code; or licensed under Chapter 481 Florida Statutes shall comply with Section 481. 221( 6) Florida Statute and the procedure set forth in 61G1- 18. 002 Florida Administrative Code.  *The registered design professional* in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. **Those products which are regulated by Rule 61620, Florida Administrative Code, shall be reviewed and approved in writing by the designer of record prior to submittal for jurisdictional approval.**  **107. 3. 4. 1 Deferred submittals**. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to *the building official* **prior to installation.**  **107. 3. 5 Minimum plan review criteria for buildings**. The examination of the documents by the building official shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/ roof framing plan or truss layout; all fenestration **and building envelope** penetrations; flashing; and rough opening dimensions; and all exterior elevations:  **Commercial Buildings:**  **Building:**   1. Site requirements:   Parking  Fire access  Vehicle loading  Driving/ turning radius  Fire hydrant/ water supply/ post indicator valve ( PIV)  Set back/ separation ( assumed property lines)  Location of specific tanks, water lines and sewer lines  Flood hazard areas, flood zones, and design flood elevations  2. Occupancy group and special occupancy requirements shall be determined **(with cross check with the energy code submittal).**  **8**. Structural requirements shall include:  Soil conditions/ analysis  Termite protection  Design loads  Wind requirements  Building envelope  Impact resistant coverings or systems  Structural calculations ( if required)  Foundation  Flood requirements in accordance with Section 1612, including lowest floor  elevations, enclosures, flood damage- resistant materials  Wall systems Floor systems  Roof systems  Threshold inspection plan  Stair systems  Materials shall be reviewed and shall at a minimum include the following:  Wood  Steel  Aluminum  Concrete  Plastic  Glass  Masonry  Gypsum board and plaster Insulating( mechanical)  Roofing  Insulation  **Building envelope portions of the Energy Code (including calculation and mandatory requirements.**  **9.** Accessibility requirements shall include the following:  Site requirements  Accessible route  Vertical accessibility  Toilet and bathing facilities  Drinking fountains  Equipment  Special occupancy requirements  Fair housing requirements  Interior requirements shall include the following:  Interior finishes( flame spread/ smoke development)  Light and ventilation **( including corresponding portion of the energy code)**  **Sanitation**  **Electrical:**   1. **Electrical:**   Wiring  Services  Feeders and branch circuits  Overcurrent protection  Grounding  Wiring methods and materials  GFCIs  **Electrical portions of the Energy Code( including calculation and mandatory requirements)**  Mechanical:  1. Mechanical portions of the Energy calculations  2. Exhaust systems:  3. Clothes dryer exhaust  4. Kitchen equipment exhaust  5. Specialty exhaust systems  6. Equipment  7. Equipment location  8. Make- up air  9. Roof- mounted equipment  10. Duct systems  11. Ventilation  12. Combustion air  13. Chimneys, fireplaces and vents  14. Appliances  15. Boilers  16. Refrigeration  17. Bathroom ventilation  18. Laboratory  19. Design flood elevation  **20. Smoke and/ or Fire Dampers**  **Gas:**  1. Gas piping  2. Venting  3. Combustion air  4. Chimneys and vents  5. Appliances  6. Type of gas  7. Fireplaces  8. LP tank location  9. Riser diagram/ shutoffs  10. Design flood elevation  **11. Gas portions of the Energy Code (including calculation and mandatory requirements).**  **Demolition:**   1. **Asbestos removal**   **Residential ( one- and two- family):**  1. Site requirements:  Drainage Plan ( Professionally prepared)  Set back/ separation ( assumed property lines) Location of septic tanks  Location of septic tanks  2. Fire- resistant construction ( if required)  3. Fire protection systems, when required  4. Smoke **and/ or carbon monoxide alarm**/ detector locations  5. Egress:  Egress window size and location stairs construction requirements  6. Structural requirements shall include:  Wall section from foundation through roof, including assembly and materials  connector tables wind requirements structural calculations ( if required)  **Termite protection**  **Design loads**  **Wind requirements**  **Building envelope**  **Foundation**  **Wall systems**  **Floor systems**  **Roof systems**  **10.** Residential Energy Code submittal( including calculation and mandatory requirements)  **Manufactured buildings/ housing**  **:**  **a. Site requirements**  **Setback/ separation ( assumed property lines)**  **Location of septic tanks( if applicable)**  **Structural**  **Wind zone**  **Flood**  **Anchoring**  **Blocking**  **b. Plumbing**  **List potable water source and meter size( if applicable)**  **c. Mechanical**  **Exhaust systems**  **Clothes dryer exhaust**  **Kitchen equipment exhaust**  **d. Electrical exterior disconnect location**  Exemptions.  Plans examination by the building official shall not be required for the following work:   1. Replacing existing equipment such as mechanical units, water heaters, etc.   **b.** Reroofs **(as determined by the Building Official**).  c. Minor electrical, plumbing and mechanical repairs  d. Annual maintenance permits  e. Prototype plans:  f. Except for local site adaptions, siding, foundations and/ or modifications.g. Except for structures that require waiver.  h. Manufactured buildings plan except for foundations and modifications of  buildings on site **and as listed above in manufactured buildings/ housing.**  **107. 7** If the local building code administrator or inspector finds that the plans are not in compliance with the Florida Building Code, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. If the building code administrator, plans examiner, or inspector requests another local enforcing agency employee or a person contracted by the local enforcing agency to review the plans and that employee or person identifies specific plan features that do not comply with the applicable codes, the building code administrator, plans examiner, or inspector must provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the permit applicant.  **SECTION 109**  **FEES**  **109. 2. 1 Types of Fees Enumerated. Fees may be charged for but not limited to the following:**  **a. Permits;**  **b. Plans examination;**  **c. Certificates of competency ( including fees for applications, examinations, renewal, late**  **renewal, and reciprocity);**  **d. Re- inspections;**  **e. Administrative fees( including fees for investigative and legal costs incurred in the context**  **of certain disciplinary cases heard by the board);**  **f. Variance requests;**  **g. Administrative appeals;**  **h. Violations; and**  **i. Other fees as established by local resolution or ordinance.**  109. 4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits **or without prior approval from the *building official* as permitted in Section 105. 2. 2 or 105. 12 shall be subject to a fee established by the building official that** shall be in **addition** to the required permit fees **or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit( s) must be applied for within three( 3) business days and any unreasonable delay in obtaining those permit( s) shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.**  **109. 5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.**  **109. 6 Refunds. The building official is authorized to establish a refund policy.**  **SECTION 110**  **INSPECTIONS**  **110. 1 General**. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain exposed and provided with access for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other  ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner' s authorized agent to cause the work to remain exposed and provided with access for inspection purposes. **The building official shall be permitted to require a boundary line survey prepared by a Florida licensed professional surveyor and mapper whenever the boundary lines cannot be readily determined in the field.** Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.  **110. 1. 1 Manufacturers and fabricators**. When deemed necessary by the *building official*, he/ she shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.  **110. 1. 2 Inspection service**. The building official may make, or cause to be made, the inspections required by Section 110. He or she may accept reports of department inspectors, independent inspectors or of recognized inspection services, provided that after investigation he/ she is satisfied as to their licensure, qualifications and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the building official. The building official shall ensure that all persons making such inspections shall be certified in accordance to Chapter 468 Florida Statues; or licensed under Chapter 471 or 481 Florida Statutes.  **The building official may require the owner to employ an inspection service in the following instances:**  **1. For buildings or additions of Type I construction;**  **2. For all major structural alterations;**  **3. Where the concrete design is based on compressive strength in excess of 3000 pounds**  **per square inch;**  **4. For pile driving;**  **5. For buildings with an area greater than 20, 000 square feet;**  **6. For buildings more than two stories in height; or**  **7. For buildings and structures of unusual design or methods of construction.**  **Such inspectors shall be present when work is underway on the structural elements of the building to adequately attest to its compliance. Such inspectors shall be a registered architect or engineer. An employee of the architect or engineer licensed under Chapter 468, Part XII, Florida Statutes, may perform the inspections under the direction of and with final certification from the architect or engineer. Such inspectors shall submit weekly progress reports including the daily inspections to the building official and including a code compliance opinion of the resident inspector.**  **At the completion of the construction work or project, the architect or engineer shall submit a certificate of compliance to the building official, stating that the work was done in compliance with this code and in accordance with the permitted drawing. Final inspection shall be made by the building official before a Certificate of Occupancy or Certificate of Completion is issued; and confirmation inspections may be made at any time to monitor activities and resident inspectors.**  **110. 2 Preliminary inspection.** Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed**. The building official may inspect the buildings, structures, electrical, gas, mechanical and plumbing systems, from time to time, before, during and upon completion of the work for which a permit was issued. The building official shall make a record of every such examination and inspection and of all observed violations of the technical codes. Additional regulations in the Florida Building Code, Existing Building Volume, may apply.**  **110. 3 Required inspections.** The building official upon notification from the permit holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection. **A complete survey, or special purpose survey may be required before an inspection is approved.**  **Building**   1. **Foundation inspection**. To be made after trenches are excavated**, any required reinforcing steel is in place,** forms erected and shall at a minimum include the following building components**:**  * **Stem- wall** * **Monolithic slab- on- grade** * **Piling/ pile caps** * **Footers/ grade beams**  1. **Slab Inspection: Concrete slab and under- floor inspections shall be made after in- slab or underfloor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.** 2. **A foundation/ form board survey prepared and certified by a Florida licensed professional surveyor and mapper may be required, prior to approval of the slab inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions and shall be available at the job site for review by the building inspector. In lieu of providing a survey, the contractor may elect to uncover all property line markers and string- up all property lines in preparation for inspection.** 3. In ***flood hazard areas*,** upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted to the ***building official*.** 4. **Lintel/ Tie Beams/ Columns/ Masony Units/ Vertical Cells**. To be made after masonry units, forms, reinforcing steel, shoring, conduit, piping accessories, and other ancillary equipment items are in place, but before any concrete is placed. 5. Sheathing inspection. To be made either as part of a dry- in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:    * Roof sheathing    * Wall sheathing    * Continuous air barrier    * Exterior siding/ cladding    * Sheathing fasteners    * Roof/ wall dry- in    * Sheathing fasteners installed and found to be missing the structural member ( shiners) shall be removed and properly reinstalled prior to installation of the dry-in material    * Exterior wall coverings. Shall at a minimum include the following building components in    * progress inspections:    * Exterior wall coverings and veneers    * Soffit coverings 6. **Roofing inspection**.   Shall at a minimum be made in at least two inspections and include the following building components:   * Dry- in * Insulation * Roof coverings( including In Progress as necessary) * Insulation on roof deck( according to submitted energy calculation) * Flashing  1. **Re- roof sheathing inspection**. An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the Existing Building Code may be accepted at the discretion of the *building official.* 2. **Framing inspection**. To be made after the roof, all framing, fireblocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved and shall at a minimum include the following building components:    * Window/ door framing    * Window U- factor/ SHGC( as indicated on *approved* energy calculations)    * Framing/ trusses/ bracing/ connectors (including truss layout and engineered drawings)    * Draftstopping/ fireblocking    * Curtain wall framing    * Energy insulation (Insulation R- factor as indicated on approved energy calculations)    * Accessibility    * Verify rough opening dimensions are within tolerances.    * Window/ door buck attachment   10. Insulation Inspection: To be made after the framing inspection is approved and the insulation is  in place, according to approved energy calculation submittal. Includes wall and ceiling insulation.  11. Lath and gypsum board inspection for fire- resistance rated or shear assemblies. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before ant plastering is applied or gypsum board joints and fasteners are taped and finished.  **12. Final inspection**. To be made after the building is completed and ready for occupancy. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation or the elevation to which a building is dry floodproofed, as applicable, shall be submitted to the authority having jurisdiction.  A final survey prepared and certified by a registered surveyor may be required at time of final inspection, when applicable.  **12. Swimming pool inspection**. First inspection to be made after excavation and installation of  reinforcing steel, bonding and main drain and prior to placing of concrete.  a) Steel reinforcement inspection  b) Underground electric inspection  c) Underground piping inspection including a pressure test.  d) Underground electric inspection under deck area (including the equipotential bonding)  e) Underground piping inspection under deck area  f) Deck inspection: to be made prior to installation of the deck material ( with forms, deck drains, and any reinforcement in place  g) Safety Inspection; Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed**. All barriers must also meet the required Land Development Code of St Lucie County.**  h) Final pool piping  i) Final Electrical inspection  j) Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.  In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454. 2. 17 of this code.  **Plumbing**  1. Underground inspection. To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.  2. Rough- in inspection. To be made after the roof, framing, fireblocking and bracing is in place and all soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes**. Includes plumbing provisions of the energy code and approved energy calculation provisions**.  Mechanical  1. Underground inspection. To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.  2. Rough- in inspection. To be made after the roof, framing, fireblocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes. **Includes mechanical provisions of the energy code and approved energy calculation provisions.**  3. Final inspection. To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.  Gas   1. **Underground piping and tanks. To be made after trenches or ditches are excavated, underground gas piping is installed, and before back fill is put in place**.   2. Rough piping inspection. To be made after all new piping authorized by the permit has been  installed, and before any such piping has been covered or concealed or any fixtures or gas  appliances have been connected.  Includes gas provisions of the energy code and approved energy calculation provisions.  **Site Debris**   1. The contractor and/ or owner of any active or inactive construction project shall be responsible for the clean- up and removal of all construction debris or any other miscellaneous discarded articles during the course of the construction project and prior to receiving final inspection approval. Construction job sites must be kept clean and in a safe condition at all times. 2. All debris shall be kept in such a manner as to prevent it from being spread by any means.   110. 3. 1 Footing and foundation inspection. **Reserved**  110. 3. 2 Concrete slab and under- floor inspection. **Reserved.**  110. 3. 3 Lowest floor elevation. **Reserved.**  110. 3. 4 Frame inspection. **Reserved.**  110. 3. 5 Lath, gypsum board and gypsum panel product inspection. **Reserved.**  110. 3. 6 **Weather- exposed balcony and walking surface waterproofing**. Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious- moisture- barrier system shall not be concealed until inspected and approved.  110. 3. 8 Energy efficiency inspections. Inspections shall be made to determine compliance with FBC, Energy Conservation and confirm with the approved energy code submittal( by appropriate trade) and corresponding mandatory requirements and shall include, but not be limited to, inspections for: corresponding envelope insulation R- and U- values, fenestration U- value, and Solar Heat Gain Coefficient, duct system R- value, and HVAC, lighting, electrical and water heating equipment efficiency.  **110. 3. 11 Final inspection**. The final inspection shall be made after all work required by the building *permit* is completed.  **110. 3. 11. 1 Flood hazard documentation**. If located in a flood hazard area, documentation as required in Section 1612. 5 of the Florida Building Code, Building; or Section R322 of the Florida Building Code, Residential, shall be submitted to the *building official* prior to the final inspection.  **110. 3. 11. 2 Commercial Energy Code documentation**. If required by energy code path submittal, confirmation that commissioning result requirements have been received by building *owner*.  1**10. 3. 11. 3 Residential Energy Code documentation. I**f required by energy code path submittal ( R405), confirmation that the envelope and duct test requirements shall be received by *building official.*  **110. 4 Inspection agencies**. The *building official* is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.  **110. 9** Mandatory structural inspections for condominium and cooperative buildings.  **RESERVED.**  **110. 10 Impact of Construction. All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.**  **If, in the opinion of the Building Official, the construction site fails to maintain control of debris and stored construction materials on the site additional protection may be required to safeguard the site as deemed appropriate by the Building Official. The additional protection to safeguard the site and surrounding properties may be a requirement to install a temporary opaque fence up to 6 feet in height along areas including but not limited to certain roadways, preserves, parks, lakes, and waterways that have been impacted by the nuisance. Failure to contain said materials, and failure to provide additional safeguards may result in the issuance of a Stop Work Order for the construction site until additional safeguards are imposed and escaped materials are cleaned from adjacent properties. Note: Debris as used in this section means any discarded material originating from the construction site and shall include, but not be limited to, construction material container and waste, food and beverage containers and waste.**  **110. 10. 1 Securing Construction Sites. During such periods of time that the National Weather Service has issued a severe weather advisory that is in effect for St. Lucie County shall be deemed sufficient notice to the contractor and/ or owner of any active or inactive construction project; The contractor and/ or owner shall be responsible for securing loose construction debris and loose construction materials against the effects of hurricane force winds.**  **110. 10. 2 The contractor and/ or owner of any active or inactive construction project shall be responsible to secure or remove materials that are not fastened or secured to the ground or any permanent structure. Materials stockpiled on top of any structure under construction shall be permanently installed by the property owner or contractor upon a hurricane watch; however, in the event such installation cannot be timely completed, then the contractor and/ or owner shall:**  **a. Band together the construction materials and fasten them to the top of the structure in such a manner so as not to present a threat of their becoming airborne during severe weather; or**  **b. Remove the construction materials from the top of the structure and fasten down to the ground; or**  **c. Remove the construction materials from the job site; or**  **d. Store the construction materials inside an enclosed secure structure.**  **Note: For the purposes of this section, " severe weather advisory" shall be defined as any one of the following: a tropical storm warning, a hurricane watch, or a hurricane warning.**  **SECTION 111**  **CERTIFICATE OF OCCUPANCY**  111. 2 Certificate issued. After the building official inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy that contains the following:  6. For buildings and structures in flood hazard areas, a statement that documentation of the as- built lowest floor elevation has been provided and is retained in therecords of **the *building official*.**  **111. 7 Digital Submittal Requirements for New Construction.**  **111. 7. 1 Building footprints. The building official is authorized to require the submittal of digital shape ( PDF) files, in a specific format, depicting a geo- referenced footprint with elevation for all new structures as a condition of the issuance of a Certificate of Occupancy.**  **111. 7. 2 Subdivision Topography. The building official is authorized to require the submittal of electronic topographical data and re- delineated 100- year floodplain boundaries for all new subdivisions or lots of record for the purposes of updating and maintaining the community' s flood maps.**  **SECTION 113**  **BOARD OF APPEALS**  **113. 1 General**. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a Construction Board of Adjustment Appeals. **The structure, computation and administrative procedures of the St. Lucie County Contracting Examining Board as described in Chapter 10, Article II of the St. Lucie County Code, shall be used to serve the role of the Construction Board of Adjustments and**  **Appeals.**  **113. 2 Limitations on authority**. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.  113. 3 Qualifications. **The Construction Board of Adjustment and Appeals** shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.  **113. 4 Powers. The Construction Board of Adjustment and Appeals shall have the power, as further defined in 113. 5 and 113. 6 of this code, to hear appeals of decision and interpretations of the *Building Official* and consider variances of the technical codes**.  **113. 5 Appeals.**  **113. 5. 1 Decision of the Building Official. The owner of a building, structure, or service system, or duly authorized agent, may appeal a decision of the building official to the Construction Board of Adjustment and Appeals whenever any one of the following conditions are claimed to exist:**   * **The building official rejected or refused to approve the mode or manner of construction proposed to be followed or materials to be used in the installation or alteration of a building, structure, or service system.** * **The provisions of this code do not apply to this specific case.** * **That an equally good or more desirable form of installation can be employed in any specific case, which the Building Official has rejected or refused.** * **The true intent and meaning of this code or any of the regulations hereunder have been misconstrued or incorrectly interpreted.**   **113. 5. 2 Variances. The Construction Board of Adjustment and Appeals, when upon written request, has been so appealed to and after a hearing, may vary the application of any provision**  **of this code to any particular case when, in its opinion, the enforcement thereof would do manifest injustice and would be contrary to the spirit and purpose of this or the technical codes**  **or public interest, and also finds all of the following:**   * **Those special conditions and circumstances exist which are peculiar to the building, structure or service system involved and which are not applicable to others.** * **That the special conditions and circumstances do not result from the action or inaction of the applicant.** * **That granting the variance requested will not confer on the applicant any special privilege that is denied by this code to other buildings, structures, or service systems.** * **That the variance granted is the minimum variance that will make possible the reasonable use of the building, structure, or service system.** * **That the grant of the variance will be in harmony with the general intent and purpose of this code and will not be detrimental to the public health, safety, and general welfare**   **113. 5. 2. 1 Conditions of the variance. In granting the variance, the board may prescribe a reasonable time limit within which the action for which the variance is required shall be commenced or completed or both. In addition, the board may prescribe appropriate**  **conditions and safeguards in conformity with this code. Violation of the conditions of a variance shall be deemed a violation of this code**.  **113. 5. 3 Notice of Appeal. Notice of appeal shall be in writing and filed within 30 calendar days after the building official renders the decision. Appeals shall be in a form acceptable to the building official. Appeals relating to the provisions of the Florida Building Code, other than local**  **amendments, may be appealed to the Florida Building Commission, pursuant to Section 120. 569 Florida Statutes, regarding the local government actions.**  **113. 5. 4 Unsafe or dangerous buildings or service systems. In the case of a building, structure, or service system, which in the opinion of the building official, is unsafe, unsanitary, or dangerous, the building official may, in the order, limit the time for such appeals to a shorter period.**  **113. 6 Procedures of the board.**  **113. 6. 1 Rules and regulations. The board shall establish rules and regulations for its own procedure not inconsistent with the provisions of this code. The board shall meet on call of the chairman. The board shall meet within 30 calendar days after a notice of appeal has been filed.**  **113. 6. 2 Decisions. The Construction Board of Adjustment and Appeals shall, in every case, reach a decision without unreasonable or unnecessary delay. Each decision of the board shall also include the reasons for the decision. If a decision of the board reverses or modifies a refusal, order, or disallowance of the Building Official or varies the application of any provision of this code, the Building Official shall immediately take action in accordance with such decision. Every decision shall be promptly filed in writing in the office of the Building Official and shall be open to the public inspection. A certified copy of the decision shall be sent by mail or otherwise to the appellant and a copy shall be kept publicly posted in the office of the Building Official for two weeks after filing. Every decision of the board shall be final, subject however to such remedy as any aggrieved party might have at law or in equity.**  **SECTION 114**  **VIOLATIONS**  114. 1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.  114. 2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.  114. 3 Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.  **114. 3. 1 Nothing in this code shall prevent the county from imposing fines, liens, or seek injunctive relief, or exercising other enforcement powers as permitted by law.**  114. 4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.  **114. 4. 1 In addition to the proceedings set forth in this chapter, code enforcement proceedings and penalties, fines, costs of repair and liens identified in Chapter 162, Florida Statutes Parts I and II shall be authorized if building work begins without payment of all required fees, and for the purposes of enforcing this code, code officials licensed under Florida Statute 468 Part XII are deemed " Code Inspectors" as defined in Section 162. 04, Florida Statutes.**  **SECTION 116**  **UNSAFE STRUCTURES AND EQUIPMENT**  116. 1 Unsafe buildings, structures, equipment or systems. Buildings, structures, systems or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.  **116. 1. 1 When the building official determines a building, structure, electrical, gas, mechanical or plumbing equipment or system or portion thereof is unsafe, as set forth in this code the building official shall provide the record owner(s) of the real property, or the owner' s authorized agent, upon which the unsafe building, structure, equipment or system is located, a written notice stating the defects thereof, by certified mail, return receipt requested. This notice shall require the owner within thirty ( 30) business days of delivery of this notice to complete specified repairs or improvements or to demolish and remove the building, structure, electrical, gas, mechanical, or plumbing equipment or system or portion thereof.**  **116. 1. 1. 1 In addition to the written notice being sent by certified mail, return receipt requested to the record owner( s) of the real property upon which the unsafe building, structure, equipment, or system is located, the building official shall post a copy of the notice in a conspicuous place in the Administrative Annex Building, upon the building, structure, equipment or system, and a copy shall be recorded in the public records of St Lucie County.**  **116. 1. 1. 2 In addition, a copy of the notice, as outlined in this subsection, shall be published simultaneously for two consecutive weekends in a newspaper of local circulation. Such notice shall be substantially in the following form:**  **NOTICE OF INTENT TO DEMOLISH OR SUBSTANTIALLY REPAIR AND INSPECT Insert Date of Notice)**  **The owner or other interested parties for the structure located at ( address), are hereby notified that St Lucie County, Florida, will proceed to have the building, structure, equipment, or system repaired, demolished or removed thirty 30) calendar days after the date of this Notice if said building, structure, equipment or system is not substantially repaired, demolished or removed by that date. All costs incurred by the County in connection with the repair, demolition, or removal will be assessed against the property.**  **If, as a result of this Notice, the building, structure, equipment, or system is substantially repaired, demolished, or removed by the owner, notice is hereby given that work to abate the unsafe condition requires building permits and inspections for code compliance, and all related fees are required to be paid prior to performing the work or receiving certification of code compliance. To request an extension of time, the owner should contact ( Contact Person and Phone Number) within ten ( 10) business days of the date of this Notice. Said request for an extension must be made in writing to the building official.**  **An affected owner or duly authorized agent has the right to appeal this action to the Construction Board of Adjustment and Appeals. An application of appeal should be filed in writing and hearing costs paid by the affected owner or duly authorized agent, at the St Lucie County Building Division Office, within thirty ( 30) calendar days of the date of this Notice. The fee to cover hearing costs shall be established by ordinance.**  **116. 1. 1. 3 Evidence that an attempt has been made to hand deliver or mail the Notice, as provided herein, and proof of publication, shall be sufficient to show that the notice requirements of this section have been met, without regard to whether or not the owner actually received said notice.**  **116. 1. 2 If necessary, the notice shall also require the building, structure, electrical, gas, mechanical, together with a copy of the recorded " Notice of Intent to Demolish or Substantially Repair and Inspect" at the Clerk of the Court Office, plumbing equipment or systems or portion thereof to be vacated and/ or disconnected, and not reoccupied and/ or reconnected until the specified repairs and improvements are completed, inspected and approved by the building official. The building official shall post at each entrance to the building a placard stating:**  **THIS BUILDING IS UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE BUILDING OFFICIAL.**  **This placard shall remain posted until the required repairs are made, or demolition is completed. It shall be unlawful for any person, firm or corporation or its officers, agents, or other servants, to remove the posting without written permission of the building official, or for any person to enter the building, or use the building, structure, equipment or system except for the purpose of making the required repairs or of demolishing same.**  **116. 1. 3 If such owner, agent, or person in control shall fail, neglect, or refuse to comply with a notice to repair, rehabilitate, or to demolish, and remove said building, structure, electrical, gas, mechanical or plumbing equipment or system or portion thereof, within thirty ( 30) calendar days of delivery of notification by the County building official and pursuant to the procedures stated in this section, the County is authorized and empowered, and the building official shall take action to achieve enforcement of the code and/ or abatement of the unsafe condition by substantial repair, demolition, or removal of the building, structure, electrical, gas, mechanical or plumbing equipment or system or portion thereof, or in a manner as dictated by the degree of threat posed by the unsafe condition.**  **116. 1. 3. 1 The cost of vacating, substantially repairing, demolishing, removing, and/ or otherwise abating the unsafe condition incurred by the County, including the actual work of vacating, substantially repairing, demolishing, removing, and/ or otherwise abating the unsafe condition, title work costs and expenses, all administrative and legal expenses, publication costs, postal expenses, and other identifiable costs incurred by the County, shall be assessed against the property.**  **116. 1. 3. 1. 1 All assessments shall be paid in full to the County no less than the close of County business on the twentieth ( 20) business day after the Notice of Assessment is delivered to the property owner. If the property owner fails to pay the assessment within this time period, the building official or designee shall file with the Clerk of the Circuit Court a lien to be recorded in the County' s Official Record Book showing the nature of such lien, the amount thereof and an accurate legal description of the property, including the street address, which lien shall be effective from the date of filing and recite the names of all persons notified and interested persons.**  **116. 1. 3. 1. 2 Thereafter, the unpaid amount of the assessment will accrue interest at the rate of 12% per annum or at the maximum rate allowed by law.**  **116. 1. 3. 1. 3 If the assessment is not paid by the following September 1, the County will declare the assessment delinquent and place the assessment on the tax roll as a non- ad valorem assessment.**  **116. 1. 3. 1. 4 If the non- ad valorem assessment is not paid as part of the tax bill on the property, the property may be subject to the sale of a tax certificate, bearing interest by law at a rate as high as 18% per annum.**  **116. 1. 3. 1. 5 If the tax certificate is not redeemed by payment of the non- ad valorem assessment in full, plus interest, as required by Florida law, the property may be sold and conveyed by tax deed.**  **116. 1. 3. 1. 6 Nothing in this section shall prevent the County from imposing fines or liens, seeking injunctive relief, pursuing foreclosure, or exercising other enforcement powers as permitted by law.**  **116. 1. 4 The thirty ( 30) day time period contained in Section 116. 1. 1 of this code may be enlarged by the building official, in a decision which is rendered in writing, upon receipt of the owner' s written request for an enlargement of time. In the written request, the owner must show cause as to why the enlargement of time should be granted. In the event that the building official denies the owner' s request for an enlargement of time, said decision shall be rendered in writing, and delivered to the owner by certified mail, return receipt requested.**  **116. 1. 5 Determinations. Decisions of the building official required by this section shall be in writing. The date of the determination shall be the date it is reduced to writing and signed by the building official. 116. 1. 6 Relief from the Notice of Intent to Demolish or Substantially Repair and Inspect. An affected owner or duly authorized agent has the right to appeal the notice to the Construction Board of Adjustment and Appeals. An application of appeal shall be filed in writing and hearing costs paid by the affected owner or duly authorized agent, at the St Lucie County Building Division Main Office, within thirty( 30) business days of the date of delivery of the notice, as required in this section. If notice is not successfully delivered to the record owner, the application of appeal should be filed in writing and hearing costs paid by the affected owner within thirty ( 30) business days following the second consecutive week of publication of notice in a newspaper of local circulation. No action shall be taken by the County in connection with a building, structure, electrical, gas, mechanical or plumbing equipment or system or portion thereof which is the subject of any appeals procedure relating to demolition, except in cases of emergencies as described in Section**  **116. 2. 2 of this code. Every decision of the Construction Board of Adjustment and Appeals shall be final; subject however to such remedy as any aggrieved party might have at law. Such judicial relief shall be sought by the affected party or authorized agent by filing the appropriate petition in the court of jurisdiction within thirty ( 30) business days of the execution of the board order to be appealed. Such an appeal shall not be a hearing de novo but shall be limited to an appellate review of the record created before the Construction Board of Adjustment and Appeals.**  **116. 1. 7 An affected owner or duly authorized agent has the right to appeal a decision of the building official to deny an extension of time, to the Construction Board of Adjustment and Appeals. An application of appeal should be filed in writing and hearing costs paid by the affected owner or duly authorized agent, at the St Lucie County Building Division Main Office, within ten ( 10) business days of the date that decision is reduced to writing. The fee to cover hearing costs shall be established by ordinance.**  **116. 1. 8 Notice of Assessment. Upon completion of the actions undertaken by the County, the building official shall notify in writing the owner that a special assessment has been imposed on the property. The notice shall be delivered by certified mail, return receipt requested. The notice of assessment shall set forth the following:**   * **A description of the unsafe structure, a description of the actions taken by the County to substantially repair or demolish the building, structure, electrical, gas, mechanical or plumbing equipment or system or portion thereof, and the fact that the property has been assessed for the costs incurred by the County to substantially repair or demolish the building, structure, electrical, gas, mechanical or plumbing equipment or system or portion thereof.** * **The aggregate amount of such costs, and an itemized list of such costs. The intent of the County to record the assessment as a lien against the property, if not paid within twenty ( 20) business days of delivery.** * **The intent of the County to charge interest at the rate of 12% per annum or at the maximum rate allowed by law if the assessment is not paid within twenty ( 20) business days.** * **The intent of the County to declare the assessment delinquent and to place the assessment on the tax roll as a non- ad valorem assessment if not paid by the following September 1.** * **The potential for the property to be subject to the sale of a tax certificate, bearing interest by law at a rate as high as 18% per annum, if the non- ad valorem assessment is not paid as part of the tax bill on the property.** * **The potential for the property to be sold and conveyed by tax deed if the tax certificate is not redeemed by payment of the non- ad valorem assessment in full, plus interest, as required by Florida law.**   **116. 2 Restoration. Where the structure or equipment determined to be unsafe by the building official is restored to a safe condition, to the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions and change of occupancy shall comply with the requirements of Section 105. 2. 2 and the Florida Building Code, Existing Building.**  **SECTION 117**  **VARIANCES IN FLOOD HAZARD AREAS**  **117. 1 Flood hazard areas. Pursuant to Section 553. 73( 5), *Florida Statutes*, the variance procedures adopted in the local flood plain management ordinance shall apply to requests submitted to the building official for variances to the provisions of Section 1612. 4 of the F*lorida Building Code, Building* or, as applicable, the provisions of Section R322 of the *Florida Building Code, Residential.* This section shall not apply to Section 3109 of the *Florida Building Code, Building*.**  **SECTION 118**  **WIND LOADS**  **118. 1 The basic wind speed in miles per hour, for development of wind loads, shall be determined from figure 1609 of the Florida Building Code, and as interpolated and made available publicly by St Lucie County.**  **SECTION 119**  **SEVERABILITY**  **119. 1 If any section, subsection, sentence, clause or phrase of this code is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.** |  |
| Broward County | BUILDING  <https://floridabuilding.org/Upload/FBC/CodeID_7850_7e68_Chapter%201,%20Section%20110.15.pdf> | **BUILDING – CHAPTER 1**  **110.15 Building Safety Inspection Program**  **110.15.1 BORA has established a Building Safety Inspection Program for buildings and structures that are 25 years of age or older.**  **110.15.2 BORA, by written policy, has established the guidelines and criteria which shall be the minimum requirements for the Building Safety Inspection Program and are contained in BORA Policy #05-05, which by reference is made part of this Code.**  **110.15.3 The Building Official shall enforce the Building Safety Inspection Program.**  **110.15.4 The following are exempt from this program:**  **1. US Government Buildings**  **2. State of Florida Buildings**  **3. Buildings built on sovereign tribal lands.**  **4. School buildings under the jurisdiction of the Broward County School Board.**  **5. One- and Two-Family Dwellings Single-family, two-family, three-family, and four-family dwellings with three or fewer habitable stories above ground.**  **6. Fee simple Townhouses as defined in the Florida Building Code.**  **7. Minor structures, defined as buildings or structures in any occupancy group having a gross floor building area of less than three thousand five hundred (3,500) square feet.**  **8. Railroads and ancillary facilities associated with the railroad.**  **110.15.5 Subsequent building safety inspections shall be required at ten (10)-year intervals from the year the building or structure reaches 25 years of age (as applicable) required inspection date, regardless of when the previous inspection report for the building or structure is finalized or filed.** |  |
| City of  Winter Park | BUILDING  <https://floridabuilding.org/bc/bc_dtl.aspx?param=Hpnk%2bGv2VsdjlZUpeAXu%2bloR1NqUsIhK> | CHAPTER 1  SCOPE AND ADMINISTRATION  PART 1—SCOPE AND APPLICATION  SECTION 101  GENERAL  101.1 Title. These regulations shall be known as the Florida Building Code, hereinafter referred to as “this code.”  Section 101.2 is amended as follows:  101.2 Scope. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.  **Exceptions:**  1. Detached one-and two-family dwellings and ~~multiple single-family dwellings~~ (townhouses) not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with this Code or *the Florida Building Code*, Residential.  **101.4.4 Property maintenance.** The provisions of the **latest edition of** the *International Property Maintenance Code* shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.  **Section 102.2.2 is amended as follows:**  **102.2.2** Residential buildings or structures moved into or within a county or municipality shall ~~not be required to be brought into compliance with the state minimum building code in force at the time the building or structure is moved, provided:~~ **comply with the provisions of Florida Building Code, Existing Building Chapter 13.**  1~~. The building or structure is structurally sound and in occupiable condition for its intended use;~~  PART 2—ADMINISTRATION AND ENFORCEMENT  SECTION 103  DEPARTMENT OF BUILDING SAFETY  BUILDING AND PERMITTING SERVICES DEPARTMENT  Add Sections 103.1 to 103.3 from the BOAF Model Adminstrative Code Chpater 1:  103.1 Creation of enforcement agency. The **Building and Permitting Services Department** is hereby created and the director in charge thereof shall also be known as the building official.  For the maintenance of existing properties, see **the latest edition of** the International Property Maintenance Code.  Section 103.4 is added as follows:  **103.4 Restrictions on employees. An officer or employee connected with the department, except one whose only connection is as a member of the board established by this code, shall not be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, structure, service, system or in the making of plans or of specifications thereof, within the jurisdiction of the department, unless he is the owner of such. This officer or employee shall not engage in any other work which is inconsistent with his duties or conflict with the interest of the department.**  Section 104.10 is amended as follows:  104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner’s representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of ~~the department of building safety~~ **Building and Permitting Services Department.**  Section 105.1.5 is added as follows:  **105.1.5 Misrepresentation of application. The building official may revoke a permit or approval, issued under the provisions of this code, in case there has been any false statement or misrepresentation as to the material fact in the permit application or plans on which the permit or approval was based including unlicensed contracting.**  Section 105.3.2 is amended as follows:  105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned becoming null and void 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.; **and one additional 90-day extension may be granted when defenciencies to the permit application are not resolved. After the expiration of the 2nd extension, the permit application will be voided.**  Section 105.4.1.5 is added as follows:  105.4.1.5 After the local enforcing agency issues a permit, the local enforcing agency may not make or require any substantive changes to the plans or specifications except changes required for compliance with the Florida Building Code, the Florida Fire Prevention Code, or the Life Safety Code, or local amendments thereto. If a local enforcing agency makes or requires substantive changes to the plans or specifications after a permit is issued, the local enforcing agency must identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide the information to the permit holder in writing.  Section 105.5 is amended as follows:  105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit holder and property owner shall be responsible to either complete all work in accordance with the permitted plans and inspection or remove any partially completed work in a safe and code compliant manner. The building official is authorized to grant, in writing, one or more extensions of time **or reinstatement**, for periods not more than ~~180~~ **90** days each. The extension shall be requested in writing and justifiable cause demonstrated as determined by the building official.  Section 105.5.1 is added as follows:  105.5.1 Justifiable cause for an extension shall include, but not be limited to, the following circumstances beyond the control of the permit holder:  (1) Acts of God and other natural disasters.  (2) Material shortages.  (3) Interruptions due to strikes or other employee job actions.  (4) Fire, explosion, or some similar catastrophe.  (5) Financial reversals of a temporary nature.  (6) Other situations beyond the control of the permit holder.  Section 105.18 is added as follows:  105.18 Contractor/owner responsibility. The contractor and owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles throughout the construction project. Construction job sites shall be kept clean, free of overgrown weeds and grass, and the accumulation of construction debris shall not remain on the property for a period of time exceeding ten days. Dust created during construction or demolition shall be contained on the site or close proximity to building or structure through wetting down the dust or materials or through the use of any alternate means that prevents dust from leaving the property. Temporary or permanent sidewalk or other safe pedestrian path shall be maintained throughout the construction except where work on the site requires temporary removal of the pedestrian path. Violation of these conditions shall authorize the building official to place a stop work order on such jobs in violation of this section and require removal of debris and overgrowth, and correction of dust accumulation on site and adjacent properties or streets. Other remedies shall include referring the violation to the Code Compliance Board and having all debris removed from job site by the city and charging all costs to the contractor or the property owner and if unpaid for 30 days all costs incurred shall be assessed as a lien against the property.  Section 105.19 is added as follows:  105.19 Demolition.  105.19.1 Rodent and dust control. In order to control spread of infestation by rodents, the building official may require proof that a building proposed to be demolished is free of rodents. Such proof may be certification by a state certified pest control operator that the building is free of infestation by rodents. Dust control shall be maintained at all times during demolition by watering or other protective means. This Section shall apply to all buildings, residential and non-residential as directed above. In addition, Section 3303 of the Florida Building Code, Building Edition, shall apply where applicable.  105.19.2 Maintenance of site and building: If demolition is delayed during or after the posting period, then the building and property shall be maintained in good condition, free of debris, overgrowth or other unsightly conditions including removal of silt fencing, unneeded tree protection barriers and maintenance of a safe sidewalk, until such time that demolition commences. After demolition these same standards shall be observed including leaving the vacant property graded free of hazards, free of piles of soil, free of discarded items or unsafe sidewalks and must not contribute to increased drainage onto the street or abutting properties in a manner that did not exist prior to demolition.  105.19.3 Work hours and days. Due to the disruptive nature of demolition activity the hours of operation permitted for demolition activities are limited to the following time periods:  (1) Residential areas zoned for one and two family dwellings: 7:30 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday.  (2) Non-residential or multi-family zoned areas: 7:30 a.m. to 6:00 p.m. Monday through Saturday.  (3) Prohibited days include: Sundays and New Year's Day, Martin Luther King Day, Memorial Day, July 4, Labor Day, Thanksgiving Day and Christmas Day.  Section 105.20 is added as follows:  **105.20 Notice provision for demolition of buildings.**  **(a) Prior to the issuance of a permit for the demolition of a building, the property owner or the designated representative of the owner of the building proposed for demolition shall post a notice on the property where the building is located so as to be easily visible and readable from the abutting street frontage and shall remain in place for 30 days. This notice shall be provided by the city and shall include the following information:**  **(1) Owner of the property.**  **(2) Date of posting the notice.**  **(3) Address of the building planned for demolition and statement**  **that the building will be demolished at the end of the posting period.**  **If demolition is delayed after the permit issuance then the building and property shall be maintained in good condition, free of debris, overgrowth or other unsightly conditions including removal of silt fencing until such time that demolition commences.**  **(b) Buildings not required to follow the notice of demolition provisions of this section:**  **(1) Buildings which are determined to be a safety hazard, unsafe, a public nuisance, or otherwise dangerous and require immediate removal.**  **(2) Accessory buildings, such as detached carports, garages, sheds, storage buildings, arbors, boathouses, greenhouses, and similar detached structures.**  **(c) Demolition of structures of buildings identified on the Florida Master Site File shall also comply with applicable provisions of Section 58-481 of the Winter Park City Code which may require an additional posting period as determined by Historic Preservation Board staff.**  Section 107.2.1 is amended as follows:  107.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted where approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications and accompanying data shall bear the **certification** of the person responsible for the design.  Section 107.7 is added as follows:  107.7 If the local building code administrator or inspector finds that the plans are not in compliance with the Florida Building Code, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. If the building code administrator, plans examiner, or inspector requests another local enforcing agency employee or a person contracted by the local enforcing agency to review the plans and that employee or person identifies specific plan features that do not comply with the applicable codes, the building code administrator, plans examiner, or inspector must provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the permit applicant.  Section 109.3 is amended as follows:  109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application~~, the~~ **~~permit shall be denied~~ valuation may be calculated for verification based on the latest Building Valuation Data published by the Internation Code Council. , ~~unless the~~ Permit applicant can show may provide detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the *building official***.  Section 110.1.1 is added as follows:  110.1.1 Inspection service. The building official may make, or cause to be made, the inspections required by Section 110. He or she may accept reports of department inspectors, **from** independent inspectors or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, qualifications and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the building official. The building official shall ensure that all persons making such inspections shall be certified in accordance to Chapter 468 Florida Statues; or licensed under Chapter 471 or 481 Florida Statutes.  7. Swimming pool inspection. First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete. **Temporary perimeter fence shall be maintained throughout the construction prior to the installation of the permanent pool barrier.**  Section 110.3.9 is amended as follows:  110.3.9 Other inspections. In addition to the inspections specified in Sections 110.3 through 110.3.8, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code, l**ocal ordinances** and other laws that are enforced by the department of building safety **City of Winter Park.**  Section 110.3.11 is amended as follows:  110.3.11 Final inspection. The final inspection shall be made after all work required by **within the scope of** the building permit is completed.  ~~110.9.10. A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section~~. **Failure to comply with the established deadlines associated with the milestone inspections shall be referred to the local Code Compliance Board.**  Section 111.2 is amended as follows:  111.2 Certificate issued. After the building official inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the ~~department of building safety~~ **Building and Permitting Services Department,** the building official shall issue a certificate of occupancy that contains the following:  SECTION 113  BOARD OF APPEALS  **CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS**  113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board known as **Construction Board of Adjustments & Appeals**. **The members of the** board shall be appointed **in accordance with the provisions in City of Winter Park Ordinance Section 2-48(a). The board shall adopt rules of procedure for conducting its business.**  **113.2 Qualifications and membership. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction. The board shall consist of seven members. To the greatest extent possible, the board shall comprised of one licensed architect, one licensed engineer, one licensed contractor (general, building or residential), one licensed electrical contractor, one licensed plumbing contractor, one licensed mechanical contractor and one fire code official.**  **113.3 Terms of office. Members shall be appointed for terms of three years. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made.**  **113.4 Quorum. Four members of the board shall constitute a quorum, in the case of a matter or case concerning an electrical, plumbing, mechanical or fire code matter before the board, the respective appointee knowledgeable of that field shall be present in order to make a decision. In hearing appeals of the enforcement of the application of any provisions of the building codes including electrical, plumbing, fuel gas or mechanical volumes of the Florida Building Code or in modifying an order of the building official, affirmative votes of the majority present, but not less than three affirmative votes, shall be required. A board member shall not act in a case in which he has a personal financial interest.**  **113.5 Executive Secretary or Clerk of board. The building official or designee of the building official shall act as staff liaison of the board and shall make a detailed record of all its proceedings, which shall set forth the reasons for its decisions, the vote of each member, the absence of a member, and any failure of a member to vote.**  **113.6 Appeals procedures. The board shall have the power to hear appeals of decisions and interpretations of the building official of this code and shall also have the authority to suspend or revoke the certificate of** **competency or state certification (within the city) of any residential, building, general, roofing, swimming pool, electrical, plumbing, mechanical or other specialty contractor doing work in the city who is found by the board to be guilty of one or more of the following acts or omissions:**  **1. Fraud or deceit in obtaining a certificate of competency.**  **2. Negligence, incompetence or misconduct in the practice of contracting within the meaning of this chapter.**  **3. Willful and deliberate disregard of or violation of this chapter or of any state statute concerning contractor licensing.**  **113.7 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.**  **113.8 Decision of the building official. The owner of a building, structure or service system, or his duly authorized agent, may appeal a decision of the building official to the board whenever any one of the following conditions are claimed to exist:**  **1. The building official rejected or refused to approve the mode or manner of construction proposed to be followed or materials to be used in the installation or alteration of a building, structure or service system.**  **2. The provisions of this code do not apply to this specific case.**  **3. That an equally good or more desirable form of installation can be employed in any specific case.**  **4. The true intent and meaning of this code or any of the regulations thereunder have been misconstrued or incorrectly interpreted.**  **113.9 Procedures. The board shall establish rules and regulations for its own procedure not inconsistent with the provisions of this code. The board shall meet expeditiously after notice of appeal has been received within 21 days but no more than 30 days.**  **113.10 Notice of appeal. Notice of appeal shall be in writing and filed within 30 calendar days after the decision is rendered by the building official. Appeals shall be in a form acceptable to the building official.**  **113.11 Unsafe or dangerous buildings or service systems. In the case of a building, structure or service system which, in the opinion of the building official, is unsafe, unsanitary or dangerous, the building official may, in his order, limit the time for such appeals to a shorter period.**  **113.12 Decisions. The board shall, in every case, reach a decision without unreasonable or unnecessary delay. Each decision of the board shall also include the reasons for the decision. If a decision of the board reverses or modifies a refusal, order, or disallowance of the building official or varies the application of any provision of this code, the building official shall immediately take action in accordance with such decision. Every decision shall be promptly filed in writing in the office of the building official and shall be open to public inspection. A copy of the decision shall be sent by mail or hand delivery to the appellant, and a copy shall be kept publicly in the office of the building official. Every decision of the board shall be final, subject however to such remedy as any aggrieved party might have at law or in equity. Appeals from the decision of the board relating to provisions of the Florida Building Code, other than local amendments, may be appealed to the Florida Building Commission, pursuant to F.S. § 120.569, regarding the local government's action.**  **116.5 Restoration**. Where the structure or equipment determined to be unsafe by the building official is restored to a safe condition, to the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions and change of occupancy shall comply with the requirements of Section 105.2.2 and the Florida Building Code, Existing Building. **The *building official* may refer the issues identified to the Construction Board of Adjustments and Appeals which is authorized to order the property owner or city agents to repair, remove, secure, vacate or demolish such structure(s) according to procedures outlined in this chapter. These powers are hereby declared to be remedial and essential for the public interest, and it is intended that such powers be liberally construed to effectuate the purposes stated herein.** |  |
| City of Oviedo | BUILDING  <https://floridabuilding.org/Upload/FBC/CodeID_7834_1b5f_Oviedo%20Ordinance%201744%20signed%207-15-24.pdf> | **101.2 Scope**. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures. Exceptions: 1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with **this Code** or the *Florida Building Code*, *Residential.*  **101.2.2 Florida Building Code, Residential.**  Residential construction standards or practices which are not covered by Florida Building Code, Residential volume shall be in accordance with the provisions of *Florida Building Code, Building.*  **101.3.1 Quality control**. Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated herein.  **101.3.2 Warranty and Liability**. The permitting, plan review or inspection of any building, system or plan by this jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting. Further, no building department employee shall be liable in tort for damages from such conditions, in accordance with Section 768.28, Florida Statutes, as may be amended.  **101.4.4 Property maintenance**. ~~Reserved~~. Property maintenance shall comply with the provisions of the City of Oviedo property maintenance code as adopted by local ordinance. This code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures. The property maintenance code shall be enforced by the City's Code Enforcement Division.  **101.4.5 Fire prevention**. For provisions related to fire prevention, refer to the Florida Fire Prevention Code. The Florida Fire Prevention Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, *automatic sprinkler systems* and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.  (Sections 553.501-553.513, Florida Statutes) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures. Permits shall be required for structural support and tie down, electric supply and all other such utility connections to such mobile or modular structures.  102.2.2 Residential buildings or structures moved into or within a county or municipality shall not be required to be brought into compliance with the state minimum building code in force at the time the building or structure is moved, provided:   1. The building or structure is structurally sound, meeting the wind speed requirements of the new location and is in occupiable condition for its intended use; 2. Foundation plans are sealed by a professional engineer or architect licensed to practice in this state, if required by the *~~Florida Building Code, Building~~*applicable Florida Statutes for all residential buildings or structures of the same occupancy class.   **102.2.5** Each enforcement district or local enforcement agency shall be governed by a board, the composition of which shall be determined by the affected localities.  **102.S Partial invalidity**. ~~Reserved~~. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.  **102.6 Existing structures**. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, *the Florida Building Code, Existing Building* the Florida Fire Prevention Code, the City of Oviedo Property Maintenance Code or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.  **102.9 Generally**. All provisions, terms, phrases and expressions contained in this code shall be liberally construed in order that the true intent and meaning of the administration of the jurisdiction may be fully carried out. Terms used in this code, unless otherwise specifically provided, shall have the meanings prescribed by the statutes of this state for the same terms.  **102.9.1 Text**. In the case of any difference of meaning or implication between the text of this code and any figure, the text shall control.  **102.9.2 Words defined**.  **Appraised value**. For the purpose of this section, appraised value is defined as either 120 percent of the assessed value of the structure as indicated by the county property appraiser; or the value, as indicated, in a certified appraisal from a certified appraiser.  **Assessed value**. The value of real property and improvements thereon as established by the county property appraiser.  **Building, Shell**. The Building Official or his/her designee shall classify the type of shell building at the time of plan review defined as follows:  **Basic Shell Building**: A building complete on the exterior. The interior slab/floor may or may not be placed. The fire suppression and fire alarm systems (if required} must be complete. Plumbing may or may not be stubbed in. The electrical service for the main building must be complete; however, the house panel which feeds only the circuits for the main building, fire alarm control panel, required exit signs, emergency lighting and the site electrical will be allowed to be energized with this permit. The building does not have any interior walls unless they are required, by code, a fire resistant corridor, stairs or elevator shaft walls. This type of building will require a Certificate of Completion prior to issuance of any tenant build out permits for each tenant space. A Certificate of Completion may be issued prior to completion of site improvements.  **Complete Shell Building**: A building designed to accommodate one (1) or more tenants and is complete on the interior and exterior. It must include all required fire suppression and fire alarm systems, all required plumbing drain, waste, vent and potable water piping and fixtures, all required exhaust, heating, ventilation and air conditioning systems and all electrical requirements. The electrical service for the main building must be complete; however, the house panel which feeds only the circuits for the main building, required exit signs, emergency lighting and the site electrical will be allowed to be energized with this permit. All site improvements must be complete.  **Building system**. A functionally related group of elements, components and/or equipment, such as the electrical, plumbing and mechanical systems of a building .  **Change of Occupancy**. A change in the use or level of activity within a building that involves a change in application of the requirements of this code.  **Commercial building**. Any building, structure, improvement or accessory thereto, other than a one-or two-family dwelling and their accessory structures.  **Demolition**. The act of razing, dismantling or removal of a building or structure, or portion thereof, to the ground level.  **Examination**. An exam prepared, proctored and graded by a recognized testing agency unless otherwise implied in context or specifically stated otherwise.  **Floodplain Administrator.** The building official designates the Stormwater Coordinator position with the city's engineering division as the city's floodplain administrator.  **Imminent Danger**. Structurally unsound conditions of a structure, or portion thereof, that is likely to cause physical injury to a person entering the structure; or due to structurally unsound conditions, any portion of the structure is likely to fall, be carried by the wind, or otherwise detach or move, and in doing so cause physical injury or damage to a person on the property or to a person or property nearby; or the condition of the property is such that it harbors or is inhabited by pests, vermin, or organisms injurious to human health, the presence of which constitutes an immediate hazard to people in the vicinity.  **Inspection warrant**. A court order authorizing the building official or his designee to perform an inspection of a particular property named in the warrant.  Intensification of use. An increase in capacity or number of units of a residential or commercial building.  **Month**. The word "month" shall mean a calendar month.  **Permit card or placard**. A document issued by the jurisdiction evidencing the issuance of a permit and for the recording of inspections.  **Shall; may**. The word "shall" is mandatory; The word "may" is permissive. The word "shall" takes precedence over "may".  **Site work**. The physical clearing of land in preparation for foundation work, including, but not limited to, site clearing, excavation, de-watering, pilings and soil testing activities.  **Tenant finish** permit Building permits necessary to complete leased tenant spaces of a shell building that have not previously been occupied. Because the main building was built as a shell only, these permits are required regardless if any work has been done in the space or not. The building official shall not issue the Certificate of Occupancy without a permit, and or inspections. Without a Certificate of Occupancy, the space cannot be legally occupied by law. A licensed contractor is required to obtain these permits when work is being done that requires a licensed contractor in accordance with Florida Statute 489 and the permit holder must pass all required inspections to obtain the Certificate of Occupancy for the tenant space.  **Wind Speed**. The wind speed for this jurisdiction shall be 129 mph ultimate design wind speed for risk category I buildings and structures as defined in table 1604.5 of this code, 139 mph ultimate design wind speed for risk category II buildings and structures as defined in table 1604.5 of this code and 149 mph ultimate design wind speed for risk category Ill and IV buildings and structures as defined in table 1604.5 of this code.  **Written or in writing**. The term "written" or "in writing" shall be construed to include any representation of words, letters or figures whether by printing or otherwise.  **Year.** The word "year" shall mean a calendar year, unless a fiscal year is indicated.  **PART 2- ADMINISTRATION AND ENFORCEMENT**  **SECTION 103**  **DEPARTMENT OF BUILDING SAFETY**  ~~RESERVED~~  **103.1 Creation of enforcement agency**. The Department of Building Safety is hereby created and referred to as the City of Oviedo Building Services Division. The official in charge thereof shall be known as the building official. All code officials employed by the department shall be certified in accordance with Chapter 468, Part XII Florida Statutes.  **103.2 Appointment**. The building official shall be appointed by the chief appointing authority of the jurisdiction or their designee.  **103.3 Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the *building official.*  **103.4 Restrictions on employees**. An employee connected with the department, shall not be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, structure, service, system or in the making of plans or of specifications thereof, within the jurisdiction of the department, unless he or she is the owner of such which is inconsistent with his or her duties or conflict with the interest of the department.  SECTION 104  DUTIES AND POWERS OF BUILDING OFFICIAL  **104.1 General**. ~~Reserved~~ . *The building official* is hereby authorized and directed to enforce the provisions of this code. The *building official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.  **104.2 Applications and permits**. ~~Reserved~~ The building official shall receive applications, review construction documents and issues permits for the erection, and alteration, demolition, change of occupancy class and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.  **104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas**. ~~Reserved F~~or applications for reconstruction, rehabilitation, repair, alteration, addition or other improvement of existing buildings or structures located in flood hazard areas, the Floodplain Administrator shall determine if the proposed work constitutes substantial improvement or repair of substantial damage. Where the Floodplain Administrator determines that the proposed work constitutes substantial improvement or repair of substantial damage, and where required by this code, the building official shall require the building to meet the requirements of *Florida Building Code, Building* Section 1612 and *Florida Building Code, Residential* Section 322 or a more stringent local ordinance.  **104.2.2 Revocation of permits**. The *building official* is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any provisions of this code.  **104.2.3 Misinterpretation of application**. The *building official* may revoke a permit or approval issued under the provisions of this code, in the case that there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.  **104.3 Notices and orders**. ~~Reserved.~~ The *building official* or their designee shall issue all necessary notices or orders to ensure compliance with this code.  **104.4 Inspections**. ~~Reserved~~. The *building official* or their designee shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.  **104.5 Identification. ~~Reserved~~**. The *building official* and all delegated employees shall carry proper identification when inspecting structures or premises in the performance of duties under this code.  **104.6 Right of entry**. ~~Reserved~~. Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.  **104.6.1**  The building official shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building, structure or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to this code.  **104.7 Department records**. ~~Reserved~~. The building official shall keep official records of applications received, construction documents, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records per FS 119.  **104.8 Liability**. ~~Reserved~~. The *building official* or any employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.  **104.8.1 Legal defense**. ~~Reserved~~. Any suit or criminal complaint instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representatives of the jurisdiction until the final termination of the proceedings. The *building official* or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.  **104.10 Modifications**. ~~Reserved~~. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner’s representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.  **104.10.1 Flood Hazard areas**. ~~Reserved.~~ The flood plain administrator shall review permit applications for compliance with national and state floodplain regulations as amended by any local ordinance. The building official shall coordinate with the Floodplain Administrator to review requests submitted to the building official that seek approval to modify the strict application of the flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to Section 117.  **104.12 Requirements not covered by this code**. Any requirements necessary for the strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing, or for the public safety, health and general welfare, not specifically covered by this or the other technical codes, shall be determined by the building official.  104.13 Inspection requests after normal working hours. The building official is authorized and allowed to accept a request for after-hours inspections. Requests must be submitted in writing, at least 48 hours prior to the requested inspection, on a form provided to the applicant. The inspection request will be honored only if the applicable inspector is available. Payment for the requested inspection is to be made at time of application. There will be a minimum 2 hour fee for workdays and a minimum 4 hour fee for weekend days and holidays.  **105.2 Work exempt from permit**. Exemptions from permit requirements of this code or any other laws or ordinances of this jurisdiction, to include work in any special flood hazard area shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of the local floodplain management ordinance shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:  **Building:**  1. Oil derricks.  2. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18925 L) and the ratio of height to diameter or width does not exceed 2:1.  3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.  4. Temporary motion picture, television and theater stage sets and scenery.  5. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.  6. Shade cloth structures constructed for nursery, greenhouse or agricultural purposes, not including service systems.  7. Swings and other playground equipment accessory to detached one- and two-family dwellings.  8. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.  9. Residential garden features less than 2 feet high.  10. Retaining walls that are not over 2 feet (609 mm) in height measured from the bottom of the wall at grade to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.  11. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support, of Groups R-3 and U occupancies.  12. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.  Electrical:  1. Repairs and maintenance: Minor repair work, including the replacement of lamps, minor devices, or the connection of approved portable electrical equipment to approved permanently installed receptacles.  2. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions but do apply to equipment and wiring for a power supply and the installations of towers and antennas.  3. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.  **105.2.2 Minor Repairs**. Ordinary minor repairs or installation of replacement parts may be made with the prior approval of the building official without a permit, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.  **105.2.3 Public service agencies**. ~~Reserved.~~ A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.  **105.3 Application for permit**. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the building department for that purpose.  *Permit* application forms shall ~~be in the format prescribed by a local administrative board, if applicable, and must~~ comply with the requirements of Section 713.135(5) and (6), Florida Statutes.  **105.3.1.2** No *permit* may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such *permit* provides to the enforcing agency which issues the *permi*t any of the following documents which apply to the construction for which the *permi*t is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, *Florida Statutes*:  1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than $125,000.  2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 Florida Statutes, may design a new fire protection system of 49 or fewer sprinklers; may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of 249 or fewer sprinklers and the addition of up to 49 sprinklers, as long as the cumulative total number of fire sprinklers being added, relocated, or deleted does not exceed 249, notwithstanding the size of the existing fire sprinkler system; or may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation or deletion of 249 or fewer sprinklers, notwithstanding the size of the existing fire sprinkler system, if there is no change of occupancy of the affected areas, as defined in this Code and the Florida Fire Prevention Code, and there is no change in the water demand as defined in NFPA 13, “Standard for the Installation of Sprinkler Systems,” and if the occupancy hazard classification as defined in NFPA 13 is reduced or remains the same as a result of the alteration.  **Exception:**  **Simplified permitting processes.**   1. Electrical documents. See Florida Statutes 471.003(2)(h). Any electrical or plumbing or air- conditioning and refrigeration system meeting the following thresholds are required to be designed by a Florida Registered Engineer. The system, requires an electrical system with a value of over $125,000; and Requires an aggregate service capacity of over 600 amperes (240 volts) on a residential electrical system or over 800 amperes (240 volts) on a commercial or industrial electrical system;   Note: It was further clarified by the Commission that the limiting factor of 240 volt or over is required to be designed by an Engineer. Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, Florida Statutes.  **105.3.5 Identification of minimum premium policy.** Except as otherwise provided in Chapter 440, Florida Statutes, Workers’ Compensation, every employer shall, as a condition to receiving a building permit, show proof that it has secured compensation for its employees as provided in Section 440.10 and 440.38, Florida Statutes. In accordance with 489.113(4)(c) Florida Statutes, the local government may also deny issuance of, or may suspend, any outstanding building permit where a contractor fails or refuses to provide proof of public liability and property damage insurance coverage as required by section 489.115(5) Florida Statutes and workers’ compensation insurance coverage as required by section 489.114 Florida Statutes.  **105.3.9 Public right of way.** A p*ermit* shall not be given by a building official for any electrical, mechanical or plumbing systems to be located in the public right of way. A permit shall not be given by a building official for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the applicant has received a right of way permit from the authority having jurisdiction over the street, alley or public lane. Any construction encroaching into a public right of way shall be compliant with chapter 32 of this code.  **105.4 Conditions of the *permi*t**. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.  **105.5 Expiration**. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit holder and property owner shall be responsible to either complete all work in accordance with the permitted plans and inspection or remove any partially completed work in a safe and code compliant manner. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing prior to the expiration date and justifiable cause demonstrated. Permits issued for the demolition of a structure shall expire 60 days from the date of issuance. For a justifiable cause, one (1) extension of time for a period not exceeding 30 days may be allowed. Such request shall be in writing to the building official.  **105.5.1** Closing out or resolving open or expired permits shall be the responsibility of the *permit* applicant and the property owner. Failure to close out or resolve open *permits may be reported to the proper authority by the building official.*  **105.5.2 Additional options for closing an open or expired permit**. Pursuant to section 553.79(15), Florida Statutes, a property owner, regardless of whether the property owner is the one listed on the application for the building permit, may close a permit by complying with the following requirements:  **105.5.3** For the purposes of this subsection, a *closed permit* shall mean a permit for which all requirements for completion have been satisfied or a permit that has been administratively closed by the *building official.*  **105.5.4** For the purposes of this subsection, an open permit shall mean a permit that has not satisfied all requirements for completion as defined in 105.4.  **105.6 Suspension, denial or revocation**. Whenever a permit required under this section is suspended, denied or revoked because the plan, or the construction, erection, alteration, modification, repair, or demolition of a building, is found by the local enforcing agency to be not in compliance with the *Florida Building Code*, or in violation of any ordinance or regulation, the local enforcing agency shall identify the specific plan or project features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the permit applicant. If the local building code administrator, plans examiner or inspector finds that the plans are not in compliance with the *Florida Building Code*, or in violation of any ordinance or regulation, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the permit applicant. *The building official* is authorized to suspend or revoke a permit issued under the provisions of this code on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.  **105.6.2** Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building permit to a contractor solely because the contractor is listed on other building permits that were not closed. A local enforcement agency has the authority to deny a new permit application from an applicant for other reasons.  **105.7** Placement of *permit* and reviewed construction documents. The building *permit* or copy and printed copies of the reviewed plan and construction documents shall be kept on the site of the work until the completion of the project or a certificate of occupancy or certificate of completion is issued by the building official. Work requiring a permit shall not commence until the permit holder or his agent posts the permit card in a conspicuous location on the premises. The permit shall be protected from the weather and located in such position as to allow the building official or representative to conveniently make the required entries thereon.  **105.12 Work starting before permit issuance**. For interior commercial work only. Upon approval of the *building official*, the scope of work delineated in the building permit application and plan may be started prior to the final approval and issuance of the permit, provided any work completed is entirely at risk of the permit applicant and the work does not proceed past the first required inspection. The Building Official may issue an interior early start authorization for interior work commercial starting before building permit issuance. The applicant shall have already submitted the permit application and plans for the interior work to be performed to the Building Services Department and the first reviews from all city’s departments are complete. The interior early start authorization permit may be issued after a completed and signed interior early start authorization form is submitted and approved by the Development Review, Planning and Building Services Departments.  **105.13 Phased permit approval**. After submittal of the appropriate construction documents, the building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure ~~before~~ after the construction documents for the whole building or structure have been submitted. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder’s own risk with the building operation and without assurance that a permit for the entire structure will be granted. Corrections may be required to meet the requirements of the technical codes.  **105.14.1 Affidavits in flood hazard areas**. *Permit* issued on basis of an affidavit shall not extend to the flood load and flood resistance requirements of the Florida Building Code and the local floodplain ordinance and the building official Floodplain Administrator shall review and inspect those requirements.  **105.15 Opening protection.** When any activity requiring a building permit that is applied for on or after July 1, 2008, and for which the estimated cost is $50,000 or more for a site built single family detached residential structures that is located in the wind borne debris region as defined in this Code and that has an insured value of $750,000 or more, or, if the site built single-family detached residential structures is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of $750,000 or more; opening protections as required within this Code or Florida Building Code, Residential for new construction shall be provided.  **Exception**: Where defined wind-borne debris regions have not changed, single family residential structures permitted subject to the Florida Building Code are not required to comply with this section.  **SECTION 107**  **SUBMITTAL DOCUMENTS**  **107.1** General. Submittal documents consisting of *construction documents*, statement of *special inspections*, geotechnical report and other data shall be ~~submitted in two or more sets~~ **online electronically** with each **online** *permi*t application in **accordance with *Florida Statute* 553.79.** The *construction documents* shall be prepared by a registered design professional where required by Chapter 471, *Florida Statutes* **& 61G15 Florida Administrative Code** or Chapter 481, Florida Statutes **& 61G1 Florida Administrative Code**. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a registered design professional  **107.2.1 Information on construction documents**. Construction documents shall be dimensioned and drawn **to a minimum of 1/8” per 1’ scale** ~~upon suitable material~~ **and include the appropriate code editions in effect**. Electronic media documents are preferred **however, paper copies may** ~~permitted to~~ be submitted by owner builder applicants only when approved by the building official. **Where owner builder applicants are submitting paper copies of *construction documents* as permitted by *the building official*, the documents will be scanned and uploaded to the city’s online portal for a nominal fee.** Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. **Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design. (See also Section 107.3.5.)**  **107.2.6 Site plan**. The construction documents submitted with the application for permit shall be accompanied by a site plan **stamped approved by the city’s Development Review Division** showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.  **107.2.6.1 Design flood elevations.** Where design flood elevations are not specified, they shall be established in accordance with ***Florida Building Code, Building* Section 1612.3.1 *and Florida Building Code, Residential* Section R322.1.4 or a more stringent local ordinance.**  **107.3 Examination of documents.** The building official shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.  Exceptions:  1. Building plans approved pursuant to Section 553.77(5), Florida Statutes, and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly **(including utility crossover connections)** and construction at the site are subject to local permitting and inspections. Photocopies of plans approved according to Rule 61- 41.009, Florida Administrative Code, shall be sufficient for local permit application documents of record for the modular building portion of the permitted project.  2. Industrial construction on sites where design, construction and fire safety are supervised by appropriately **licensed** design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt, subject to ~~local government option~~ **the approval of the building official**, from review of plans and inspections, providing owners **the appropriately licensed design and inspection professionals** certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.  **107.3.4** Design professional in responsible charge Reserved. **Where it is required that documents be prepared by a registered design professional, the *building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. Successor registered design professional in responsible charge licensed under Chapter 471 Florida Statutes shall comply with Section 471.025(4) Florida Statute and the procedure set forth in 61G15-27.001 Florida Administrative Code; or licensed under Chapter 481 Florida Statutes shall comply with Section 481.221(6) Florida Statute and the procedure set forth in 61G1-18.002 Florida Administrative Code.***  **The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.**  **107.3.4.1 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified time period.**  Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official a**nd include the following statement.**  **107.3.5 Minimum plan review criteria for buildings.** The examination of the documents by the building official shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration **and building envelope** penetrations; flashing; and rough opening dimensions; and all exterior elevations:  Commercial Buildings:  **Commercial building submittals shall be in accordance with the City of Oviedo Commercial Permit Application Guidelines, which guidelines are incorporated by reference as if fully set forth herein, and the following:**  **Building:**  8 Structural requirements shall include:  Soil conditions/analysis  Termite protection  Design loads  Wind requirements  Building envelope  Impact resistant coverings or systems  Structural calculations (if required)  Foundation  Flood requirements in accordance **with FBC, Building** Section 1612, **FBC, Residential Section R322 or a more stringent local ordinance**, including lowest floor elevations, enclosures, flood damage- resistant materials  Wall systems  Floor systems  **Electrical:**  1. Electrical:  Wiring Services  Feeders and branch circuits Overcurrent protection Grounding  Wiring methods and materials GFCIs  **Electrical portions of the Energy Code**  2. Equipment  3. Special occupancies  4. Emergency systems  5. Communication systems  6. Low voltage  7. Load calculations  8. Design flood elevation  **Plumbing:**  1. Minimum plumbing facilities  2. Fixture requirements  3. Water supply piping  4. Sanitary drainage  5. Water heaters  6. Vents  7. Roof drainage  8. Back flow prevention  9. Irrigation  10. Location of water supply line  11. Grease traps  12. Environmental requirements  13. Plumbing riser  14. Design flood elevation  **15. Water/plumbing portions of the Energy Code**  **Mechanical:**  1. Energy calculations **and heating and cooling equipment sizing calculations**  2. Exhaust systems: Clothes dryer exhaust  Kitchen equipment exhaust Specialty exhaust systems  3. Equipment  4. Equipment location  5. Make-up air  6. Roof-mounted equipment  7. Duct systems  8. Ventilation  9. Combustion air  10. Chimneys, fireplaces and vents  11. Appliances  12. Boilers  13. Refrigeration  14. Bathroom ventilation  15. Laboratory  16. Design flood elevation  17. **Smoke and/or Fire Dampers**  **Residential (one- and two-family):**  **Residential building submittals shall be in accordance with the City of Oviedo Residential Permit Application Guidelines, which guidelines are incorporated by reference as if fully set forth herein, and the following:**  **1.** Site requirements  Set back/separation (assumed property lines) Location of septic tanks  2. Fire-resistant construction (if required)  3. Fire  4. Smoke and carbon monoxide detector locations  5. Egress:  Egress window size and location stairs construction requirements  6. Structural requirements shall include:  Wall section from foundation through roof, including assembly and materials connector tables wind requirements structural calculations (if required)  **Termite protection**  **Design loads**  **Wind requirements**  **Building envelope**  **Foundation**  **Wall systems**  **Floor systems**  **Roof systems**  Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, equipment, and flood damage-resistant materials  7. Accessibility requirements: Show/identify accessible bath  8. Impact resistant coverings or systems  **9. Residential Energy Code submittal/calculations**  **Manufactured buildings/housing:**  **1. Site requirements**  **Setback/separation (assumed property lines) Location of septic tanks (if applicable)**  **2. Structural**  **Wind zone Flood Anchoring Blocking**  **3. Plumbing**  **List potable water source and meter size (if applicable)**  **4. Mechanical Exhaust systems**  **Clothes dryer exhaust Kitchen equipment exhaust**  **5. Electrical exterior disconnect location.**  Exemptions  Plans examination by the building official shall not be required for the following work:  1. Replacing existing equipment such as mechanical units, water heaters, etc.  2. Reroofs  3. Minor electrical, plumbing and mechanical repairs  4. Annual maintenance permits  5. Prototype plans:  Except for local site adaptations, siding, foundations and/or modifications.  Except for structures that require waiver.   1. Manufactured buildings plan except for foundations and modifications of buildings on site and as listed **above in manufactured buildings/housing.**   **107.4 Amended construction documents**. Work shall be installed in accordance with the ~~approved~~ **reviewed** construction documents, and any changes made during construction that are not in compliance with the ~~approved~~ reviewed construction documents shall be **formally** resubmitted **to the building services division for review** approval as an amended set of *construction documents*. **Amendments in written letter form shall not be acceptable as an amendment to plans, sections, elevations and details within the construction documents.**  10**7.5 Retention of construction documents**. One set of approved construction documents shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required **by state or local laws Section 119, Florida Statutes.**  **107.6.1 Building permits issued on the basis of an affidavit.** Pursuant to the requirements of the federal regulation for participation in the National Flood Insurance Program (44 C.F.R Parts 59 and 60), the authority granted to the building official to issue permits, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to Section 105.14 and 107.6, shall not extend to the flood load and flood-resistance construction requirements of the Florida Building Code **and any local ordinance.**  **107.6.2 Affidavits provided pursuant to Section 553.791, Florida Statutes.**  For a building or structure in a flood hazard area, the building official **and Floodplain Administrator** shall review any affidavit certifying compliance with the flood load and flood-resistant construction requirements of the Florida Building Code.  **SECTION 108**  **TEMPORARY STRUCTURES AND USES**  **108.1 General**. *The building official* is authorized to issue *a permit* for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than ~~180 days~~ **6 months**. The building official is authorized to grant extensions for demonstrated cause.  **108.2 Conformance**. Temporary structures and uses shall comply with the requirements in Section 3103 **and conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.**  **SECTION 109**  FEES  **109.1 Payment of fees**. A *permit* shall not be valid until fees prescribed by law, local ordinance, local resolution or as authorized under Section 553.80, Florida Statutes, have been paid, nor shall an amendment to a permit be released until the additional fee, ~~if any~~, **due to revisions or an increase in the estimated cost of the building, structure, electrical, plumbing, mechanical, or gas systems,** has been paid.   * + 1. **Types of Fees.** Enumerated fees may be charged for but not limited to the following:        1. *Permits;*        2. Plans examination;        3. ~~Certificates of competency (including fees for~~ ~~applications, examinations, renewal, late renewal~~ ~~and reciprocity);~~        4. Re-inspections;        5. ~~Administrative fees (including fees for investigative~~ ~~and legal costs incurred in the context of certain~~ ~~disciplinary cases heard by the board);~~        6. Variance requests        7. ~~Administrative appeals;~~        8. Violations; ~~and~~        9. Other fees established by local resolution or ordinance;        10. Plan resubmittal/revision;        11. Plan re-stamp        12. Duplicate permit card;        13. State imposed fees        14. Technology fees        15. Contractor transfer;        16. Archive document retrieval;        17. Document copies; and        18. Temporary Certificate of Completion or Temporary Certificate of Occupancy requests.   1. **Building permit valuations.** The applicant for a *permit* shall provide an estimated *permit* value at time of application. *Permit* valuations shall include total value of work, including materials and labor, for which the *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. The valuation of new building construction and additions, for the purpose of determining permit fees and plan review fees shall be established by following the International Code Council building valuation data table published semi- annually in the International Code Council Building Safety Journal. The valuation is based upon construction type, occupancy class of the building and square footage under roof. If, in the opinion of the *building official*, the valuation is underestimated on the application, the *permit* shall be denied, unless the applicant can show detailed estimates to meet the approval of the *building official*. Final building *permit* valuation shall be set by the *building official*.   2. **Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary *permits* or without prior approval from the *building official* as permitted in Section 105.2 or 105.12 shall be subject to ~~a~~ an additional fee ~~established by~~ ~~the~~ *~~building official~~* penalty of 100 percent of the usual permit fee that shall be in addition to the required *permit* fees or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a doubled permit fee. The payment of a doubled permit fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.   3. **Related fees.** ~~Reserved~~ The payment of the fee for the construction, *alteration*, removal or demolition for work done in connection to or concurrently with the work authorized by a building *permit* shall not relieve the applicant or holder of the *permit* from the payment of other fees that are prescribed by law, local ordinance, local resolution or impact fee fair share agreements between the applicant and the jurisdiction.   4. **Refunds.** ~~Reserved~~ Refund procedures shall be as established by local ordinance or local resolution.   **SECTION 110**  **INSPECTIONS**   * 1. **General.** Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain exposed and provided with access for inspection purposes until *approved*. Inspections shall be requested when the work to be inspected is completed and any equipment needed for the inspection shall be provided on the job site. Inspection requests shall be made prior to 3:30pm the business day before the inspection is needed. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *owner* or owner’s authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The building official shall be permitted to require a property boundary line survey prepared by a registered surveyor whenever the property boundary lines cannot be readily determined in the field. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.      1. **Manufacturers and fabricators.** When deemed necessary by the *building official*, he shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.         1. **Inspection service.** The *building official* may make, or cause to be made, the inspections required by section 110. He or she may accept reports of department inspectors, independent inspectors or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, qualifications and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the *building official*. The *building official* shall ensure that all persons making such inspections shall be certified in accordance to Chapter 468 *Florida Statues*; or licensed under Chapter 471 or 481 Florida Statues.   **110.1.3 Private Provider Services.** Private Providers shall conform to Florida Statute 553.791 and follow the City of Oviedo Private Provider Process.   * 1. **Required inspections.** The *building official*, upon notification from the permit holder or his or her agent shall make the following inspections, and such other inspections as deemed necessary and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The *building official* shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.   **Building:**   1. Foundation inspection**.** To be made after trenches are excavated and forms erected and any required reinforcing steel is in place and shall, at a minimum, include the following building components:  * Stem-wall * Monolithic slab-on-grade * Piling/pile caps * Footers/grade beams   1. Slab Inspection: Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel, vapor retarder, termite preventative treatment, building service equipment, conduit, plumbing piping, accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.   1.2 A foundation/form board survey prepared and certified by a registered surveyor, submitted to, and approved by the City’s Planning/Zoning Division shall be required prior to the scheduling and approval of the inspection that allows establishment of structure above grade typically the slab inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions, include grade floor elevation and meet the requirements of the city survey submittal guidelines.  1.3. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification required in FBC, Building Section 1612.5 or FBC, Residential Section R322.1.10 shall be submitted to the City’s *Floodplain Administrator* for review and approval.  Lintel Inspection: Shall be made after erecting or altering concrete masonry walls and installing reinforcing steel, prior to the grouting of cells, lintels and/or tie beams.  1.4 Lintel Inspection: Shall be made after erecting or altering concrete masonry walls and installing reinforcing steel, prior to the grouting of cells, lintels and/or tie beams.   1. Framing inspection. To be made after the roof deck or sheathing, all framing, fire blocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and all required rough electrical, plumbing, mechanical, and gas inspections have been a*pproved* and shall at a minimum include the following building components:  * Window/door framing and installation * ~~Vertical cells/columns~~ * ~~Lintel/tie beams~~ * Framing/trusses/bracing/connectors (compliant with the reviewed plans and truss engineered drawings) * Draft stopping/fire blocking * Curtain wall framing * ~~Energy insulation~~ * Accessibility. * Egress/escape and rescue openings * Verify rough opening dimensions are within tolerances.  1. Sheathing inspection. To be made ~~either as part of a dry-~~ ~~in inspection or done separately at the request of the~~ ~~contractor~~ after all roof and wall sheathing is in place and fasteners are complete and shall at a minimum include the following building components:  * Roof sheathing * Wall sheathing * Sheathing fasteners * Window/door buck attachment * Exterior strapping to be concealed * ~~Roof/wall dry-in.~~ * NOTE: Sheathing fasteners installed and found to be missing the structural member (shiners) shall be removed and properly reinstalled prior to the approval of this inspection.  1. Insulation/Energy Inspection: Shall be made after the framing inspection is approved, the building is weather tight and the insulation is in place. 2. Metal Base Lath Inspection: Shall be made after exterior lathing is in place, but before any plastering is applied in preparation for the addition of a cement based plaster material and shall be installed in accordance with ASTM C 926 and ASTM C 1063. 3. Fire Rated Assembly Fastening Inspection; Shall be made after fire rated board is fastened in place, but before any plastering is applied or fire rated board joints and fasteners are taped and finished or otherwise covered. 4. Exterior wall coverings. Shall at a minimum include the following building components in progress inspections.  * Exterior wall coverings and veneers * Soffit coverings  1. Roofing inspection. To be made as a minimum of two inspections, in-progress and final roof and shall include the following building components:  * Dry-in * Insulation * Roof coverings * Flashing   1. Re-Roof sheathing inspection. An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the Existing Building Code may be accepted at the discretion of the *building official.*  1. Final inspection. To be made after the building is completed and ready for occupancy and all construction debris and temporary toilet facilities are removed.    1. In flood hazard areas, as part of the final inspection a final certificate of the lowest floor elevation required in FBC, Building Section 1612.5 and FBC, Residential R322.1.10 shall be submitted to the ~~authority having~~ ~~jurisdiction~~ City’s *Floodplain Administrator* for approval. 2. **Swimming pool inspections**: First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete shell.    1. Pre-Construction Inspection   Inspection to be approved prior to excavating the earth for the pool. The pool foot print is to be staked out and silt fencing is to be installed to prevent erosion run off.   * 1. Pool steel inspection:   Shall be made after excavation, installation of forms and reinforcing steel, and prior to placing of concrete shell.   * 1. Electric rough inspection.   Shell bonding shall be approved prior to placing the concrete shell. Verify equipotential bonding requirements and clamps for code compliance.   * 1. Plumbing: rough inspection:   To be made prior to placing concrete shell. All piping to be inspected shall be under a minimum pressure of 35psi for fifteen minutes. Verify piping per plans; inspect anti- entrapment system (if applicable at this stage). Piping must be sufficiently exposed to verify code compliance. All fittings required to be exposed. A piping and fittings shall be sufficiently exposed to verify code compliance.   * 1. Electric under slab rough inspection:   Shall be approved prior to installation of the pool deck. Verify equipotential bond and all applicable connections requiring bonding. Verify 12” minimum burial depth of conductors to pool equipment.   * 1. Plumbing 2nd rough inspection:   Piping shall be complete and run to equipment location. Piping shall be sufficiently exposed to verify code compliance; all fittings shall be exposed. Piping shall be under a minimum pressure of 35psi for fifteen minutes. This inspection includes the installation of electrical conduits to the pool equipment.   * 1. Pool deck inspection:   All previous required inspections shall be approved prior to the pool deck inspection. Inspector shall verify compaction of soil; verify termite treatment within one foot of structure; and verify structural components (if applicable). Deck area shall be completely prepared for application of final deck material. The contractor shall verify compaction of soil prior to scheduling inspection. If a correction notice is issued by the *building official* for the compaction of soil, an engineer registered under Chapter 471, *Florida Statutes*, shall certify compaction density.   * 1. Child Safety Act inspection:   Shall comply with the requirements relating to pool safety features as described in FBC, Building Section 454.2.17, FBC, Residential Section R4501.17 and *Florida Statutes*. Verify safety glazing within 60” of pool water’s edge. Inspection approval is required prior to filling pool with water.   * 1. Final electric inspection:   Verify all equipotential bonding, wiring and equipment is installed in accordance with this code and the manufacturer’s published instructions. Verify bonding of all metal within 60 inches horizontally and 144 inches  vertically of pool water’s edge and all equipment is properly bonded and GFCI protection is provided as required.  Final Electrical Inspection approval is required prior to filling pool with water.   * 1. Final plumbing inspection:   Verify all plumbing connections are water tight; verify all covers and finishes of piping are in place; and verify anti- entrapment device installation is complete.  Pool is required to be fully operational.   * 1. Final lot grading Inspection:   Inspection to be requested after all lot grading is complete and landscaping/sod is installed, prior to requesting the final pool inspection.   * 1. Final pool inspection.   Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place. In order to pass final inspection, a residential swimming pool must meet the requirements relating to pool safety features as described in FBC, Building Section  454.2.17 ~~of this code~~, FBC, Residential Section R4501.17 and the following: All previously required inspections shall be approved. All solar and gas permits issued in relation to the installation of the pool shall have received a final approved inspection.  The pool shall be fully operational; final grading to be completed; and final grade to be mulched, seeded or sodded to restore original vegetation or plan specifications.  All construction materials and debris shall be removed from jobsite prior to final inspection. Any damage to the right-of-way shall be repaired.   1. Demolition inspections.   First inspection to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations.  Final demolition inspection to be made after all demolition work is completed and all debris is removed.   1. Manufactured building inspections.   The building department shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility crossovers; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the *Florida Building Code*. Additional inspections  **Electrical:**   1. Underground inspection. To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place. 2. Rough-in inspection. To be made after the roof, framing, fireblocking and bracing is in place and prior to the installation of wall or ceiling membranes or covered otherwise. 3. Pre-power inspection. To be made after electrical rough inspection has been approved and all electrical has been made safe with no exposed wiring. The electrical panels to be energized must be lockable or in a lockable room. The electrician shall be the only person to hold the keys. This inspection is only required when the electrical service is not energized. 4. Final inspection. To be made after the building is complete, all required electrical fixtures and appliances are in place and properly connected or protected The electrical service is energized and the structure is ready for occupancy. 5. Existing Swimming Pools. To be made after all repairs or alterations are complete, all required electrical equipment, GFCI protection, and equipotential bonding are in place on said alterations or repairs.   **Plumbing:**   1. Rough Plumbing Underground inspection. To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place. 2. 2nd Rough/Tub set ~~-in~~ inspection. To be made after the roof, framing, fireblocking and bracing is in place and all water, soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes. 3. Final inspection. To be made after the building is complete, all plumbing fixtures and appliances are in place and properly connected, operational and the structure is ready for occupancy.   Note: See Section 312 of the *Florida Building Code, Plumbing* or Section P2503 of the *Florida Building Code, Residential* as applicable for required tests.  **Mechanical:**   1. Underground inspection. To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place. 2. Rough-in inspection. To be made after the roof, framing, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes or covered otherwise. 3. Final inspection. To be made after the building is complete, the mechanical system is in place, ~~and~~ properly connected, operational and the structure is ready for occupancy.   **Site Debris:**   1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles prior to receiving final inspection approval. Construction job sites must be kept in a safe condition at all times and clean such that accumulation of construction debris shall not remain on the property for a period of time exceeding 14 days. 2. All debris shall be kept in such a manner as to prevent it from being spread by any means.    * 1. **Footing and foundation inspection.**   ~~Reserved.~~ Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.  **110.3.2Concrete slab and under-floor inspection.** ~~Reserved.~~ Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel, vapor retarder, termite preventative treatment, building service equipment, conduit, plumbing piping, accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.  **110.3.3Lowest floor elevation.** ~~Reserved.~~ In *flood hazard areas*, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.4 of the Florida Building Code, Building and Section R322 of the Florida Building Code, Residential, shall be submitted to the City’s Floodplain Administrator for review.  **110.3.4 Frame Inspection.** ~~Reserved.~~ To be made after the roof deck or sheathing, all framing, fireblocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and all required rough electrical, plumbing, mechanical, and gas inspections have been a*pproved*,   * + 1. **Lath and gypsum board inspection**. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior or exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.     2. **Energy efficiency inspections.** Inspections shall be made to determine compliance with chapter 13, *FBC, Energy Conservation* and confirm with the *approved* energy code submittal (by appropriate trade) and corresponding mandatory requirements and shall include, but not limited to, inspections for: envelope insulation *R*- and *U*-values, fenestration *U*-value, Solar Heat Gain Coefficient, duct system *R*-value, and HVAC, lighting, electrical and water-heating equipment efficiency.     3. **Other inspections** In addition to the inspections specified in Sections 110.3 through 110.3.8, the *building official* is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.     4. **Special inspections and tests.** ~~Reserved.~~   Special inspections and tests shall be performed in accordance with the applicable sections of this code as necessary to ensure code compliance.  **Structural Steel:** Structural steel frame work of any part of any building or structure shall not be covered or concealed without first obtaining a release from the *building official*. A signed, sealed inspection report produced by a Florida registered engineer with a positive conclusion for the installation of the structural steel is required to be submitted to the *building official* at the time of inspection for any structural steel that involves welding or bolting.  **110.3.11 Final inspection.** ~~Reserved.~~ The final inspection shall be made after all work and approvals by other city departments required by the building *permit* are completed.   * + - 1. **Flood Hazard documentation.**   ~~Reserved.~~ In flood hazard areas, as part of the final inspection a final certificate of the lowest floor elevation required in FBC, Building Section 1612.5 or FBC, Residential Section R322.1.10 shall be submitted to the City’s *Floodplain Administrator* for approval.   * + - 1. **Commercial Energy Code documentation.** If required by energy code path submittal, confirmation that commissioning result requirements have been received by building owner.       2. **Residential Energy Code documentation.** If required by energy code path submittal (R405), confirmation that the envelope and duct test requirements shall be received by *building official*.   1. **Inspection agencies.** ~~Reserved.~~ The *building official* is authorized to accept reports of *approved* inspection agencies in accordance with section 110.1.2, provided such agencies satisfy the requirements as to qualifications and reliability.   **110.5 Inspection requests.** It shall be the duty of the holder of the building *permit* or their duly authorized agent to notify the *building official* using the department’s online or telephone automated systems when work is ready for inspection. It shall be the duty of the *permit* holder to provide access to and means for inspections of such work that are required by this code. Requests shall be made prior to 3:30pm the business day before the inspection is needed.   * 1. **Approval required.** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the *permit* holder or his or her agent wherein the same fails to comply with this code and provide the specific code section in violation. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *building official*.   2. **Shoring.** For threshold buildings, shoring and associated formwork or falsework shall be designed and inspected by a Florida licensed professional engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.   **SECTION 111**  **CERTIFICATE OF OCCUPANCY AND**  **CERTIFICATE OF COMPLETION**   * 1. **Use and occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.   **Exception:** Certificates of occupancy or completion are not required for work exempt from *permits* under Section 105.2 or other permits that are not a new building, addition, tenant finish or a change in occupancy.  **111.3 Temporary occupancy.** The *building official* is authorized to issue a temporary certificate of occupancy or completion before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. The *building official* shall set a time period during which the temporary certificate of occupancy or completion is valid and list all conditions required to be met by all applicable city departments for a permanent certificate of occupancy or completion.   * 1. **Revocation.** The *building official* is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code, or failure to pay an impact fee fair share agreement between the applicant and the jurisdiction in a timely manner as prescribed in the written agreement. |  |
|  |  | **SECTION 112**  **SERVICE UTILITIES**   * 1. **Temporary connection.** The *building official* shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power. For temporary electrical service connections to the power utility, a pre-power agreement form or temporary underground (TUG) agreement form as applicable must be completed, signed and filed with the department prior to requesting the pre-power ore temporary underground (TUG) inspection. The power utility will be notified upon inspection approval.   **~~SECTION 113~~**  **~~BOARD OF APPEALS.~~**  **~~Reserved.~~**  **SECTION 114**  **VIOLATIONS**  **~~Reserved.~~**   * 1. **Unlawful acts.** It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.   2. **Notice of violation.** The *building* official or city code enforcement officer is authorized to serve a notice of violation or order on the person responsible for the erection, construction, *alteration*, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a *permit* or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.   3. **Prosecution of violation.** If the notice of violation is not complied with promptly, the *building official* or city code enforcement officer is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto   4. **Violation penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a *permit* or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.   **SECTION 116**  **UNSAFE STRUCTURES AND EQUIPMENT**  **~~RESERVED~~**   * 1. **Conditions.** Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.   2. **Record.** The *building official* or city code enforcement officer shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.   3. **Notice.** If an unsafe condition is found, *the building official* or city code enforcement officer shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.   4. **Method of service.** Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner’s agent or upon the person responsible for the structure shall constitute service of notice upon the owner.   5. **Restoration.** Where the structure or equipment determined to be unsafe by the building official is restored to a safe condition, to the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions and change of occupancy shall comply with the requirements of Section 105 and the Florida Building Code, Existing Building.   **SECTION 117**  **VARIANCES IN FLOOD HAZARD AREAS**  **117.1 Flood hazard areas.** Pursuant to Section 553.73(5), *Florida Statues*, the variance procedures adopted in the local floodplain management ordinance shall apply to requests submitted to the *~~building official~~ Floodplain Administrator* for variances to the provisions of Section 1612.4 of the *Florida Building Cod*e, *Building* or, as applicable, the provisions of Section R322 of the *Florida Building Cod*e, *Residential* or a more stringent local ordinance. This section shall not apply to Section 3109 of the *Florida Building Cod*e, *Building.* |  |
| Orange County | BUILDING  <https://floridabuilding.org/Upload/FBC/CodeID_7825_bdaa_Orange%20County%20Local%20Admin%20Amends%20to%208th%20Ed%202023%20FBC-Ch%201%20-%202024-05-08.pdf> | ***Amendments to Chapter 9, Article II ("B11ilding Code").*** Article II  ('1  Building Code'�) is hereby amended as follows:  ***ARTICLE IL - BUILDING CODE***  *DIVISION 1. BUILDING*  \*\*\*  **Sec. 9-33. Florida Building Code, Building, adopted.**   1. *Adopted.* Subject to the administrative and technical amendments set forth in subsection (b) below, the Florida Building Code, Building, Se•;eath 8eveRth Eighth Edition   {2023). as it may be amended from time to time (the "Code"), shall be the governing law relative to building standards in Orange County, Florida ("Orange County").   1. *Amendments.* The Code is hereby amended as follows:    1. Subsections 101.2.1 and 101.2.2101.3.1 is are hereby created to read as follows:   101.2.1 The following Appendix is herebv adopted:  FJorida Building Code. Residential: Appendix 0  l 01.2.2. Construction standards or practices that are not covered by Florida Building. Code. Residential shall be in accordance with **the** provisions of Florida Building Code. Building�.  \*\*\*  ~~101.3.l. Permitting tlfld iRst9eetiOf1. The pen"RiHiRg or iaspeetioR of aRy b\¼ildicng system or plan by Orange Co\¼nty under the requirements of this Gede shall not be coestrued as a warr!lflt)' of the physical ceRElition of saeb buildiRg, system, or plan or of theicr adequacy. Neither Orange CouAty aor a-n;· employee thereofshall be liable in tort for da:mages for aay defeetor Al¼i3araous or illegal conditioA or ifladequaey ia s1:tch euildiRg, system, or pla:A, Ror for aey failure of aAY compoaeRt of sueh, ·.vhich may oec:t:tr suesectueat to s\:teh ins�ection or J3ermittin:g.~~  B.Subsection I02.2(e) is modified and Subsections 102.2.7 and 102.5 are hereby created to read as follows:  \*\*\*  (e) Mobile or modular structures used as temporary offices, except that the provisions of Part II (Sections 553.501-553.513, *Florida Statutes)* relating to accessibility by persons with disabilities shall apply to such mobile or modular structures. Pennits shall be required for structural support and tie down. electric supplv and all other such utility connectjons to such mobile or modular structures as required bv this jurisdiction.  \*\*\*  J02.2.7. Mobilelrnanttfact1:1red home repair Qfld remoeloling. As elefined in Seetion 320.01(2), Florida Starntes (2016), 1.vork performed on mobile/mam1facrnred homes shalI be subject to the following gt:tidelif=ies:   1. Additions including, b1:1t not limited to, ad<:l a rooms, roof o¥ers, and porches shall be free SffiAding &Ad self s1:1pporting with only tho flashing attached to the main unit Ufl)ess the added Hflit bas beeR desigaed to he married to the e tisting unit All additions shall he eonstrt:tet:ed ifl eomf)hanee with state and loeally adopted huilding codes. 2. A.Hchoring of additions shell be in eompli1u:iee with requirements for similar type eonstrnetiofl. 3. Reflair or remodeling of a mobile.Lffian1daetured home shall ret=tt:tire the use of material ftlld destgn equ.i11aleflt to the origiflal eonstruetioA. Structure shall inelt1de, but not be limited to, roof s •stem, walls, floor system, \.11+Relows, aad e rterior doors of the mobilelmanufaotured home. 4. Blectrieal repair aFJd replacements sl:iall require the use of material Emd design eq1:1h1a1ent to the original con,struetion.. 5. Ph:1mbing repairs end replaeements sha1l reqt:tiro the use of material af!d elesign egui¥alent to the origiaal eoRstrt.tetiofl. 6. Altemati1rely, work =performed on JHobile/manufactured homes may be J')erformed ifl a:ceordanee with the Florida Bt.tildi-fl.g Code.   102.5. Partial Tavalidity. *lf* imy seetioa, subseetioa, seRteaee, olawse, or phrase of this Code is for any reasoa held to be iA¥alid a-Rd/or uF1eoastit1:1tioaal, suel:t fmdmg shall not (¼[feet the validity of the remaioing 13ortions of this Code.  102.2.7. Mobile/manufactured home repair and remodeling, As defined in Section 320.01(2). Florida Statutes (2016), work performed on mobile/manufactured homes shall be subject to the followinQ guidelines:   1. Additions including. but not limited to, add-a-rooms, roof-overs, and porches shall be free standing and self-supporting with only the flashing attached to the main unit unless theadded unithas been designed to be marriedto the existing unit. All additions shall be constructed jn compliance with state and locally adopted building codes. 2. Anchoring of additions shall be in compliance with requirements for similar type construction. 3. Repair or remodelirn2 of a mobile/manufactured home shall require the use of material and design equivalent to the original construction. Structure shall include, but not be limited to. roof system. walls. floor system. windows. and exterior doors of the mobile/manufactured home.   *(*4) Electrical repair and replacements shall require the use of material and design equivalent to the original construction.   1. Plumbing repairs and replacements shall require the use of material and desie.n equivalent to the oril!inal construction. 2. Alternatively. work performed on mobile/manufactured homes may be performed in accordance with the Florida Buildin2 Code.   \*\*\*  102.5. Partial Invalidity. If llfl'f' seetioA. subseetioe.; seatettee, elaase. Of' phrase of this Code is fer aay reasen hela to he in·.ialid aH&or uH000stit:uaoaal. suce fmdiRg sl-taH Aot affect the¥alielipy ef the re1:neiAifig i,ortions of this Code. In the event that any part or provision ofthis Code is held to be illegal or void, this shall not have the effect of makinl! void or illegaJ any of the other parts or provisions. If &flY sectioe, s1:1bseetion, sentenee, eleuse, or phrase ofth:is Code is for aRy Eeason aele to be iR",•alid aAd/ar1:1Reoestituti0Ral, sueh finding si=iell not affeet the i,•alidity of the remainiRg portions efthis Code.  D. Section 104 is hereby amended by crea6on and addition of the following subsections; as follows:  104.l. Geaeral. The btJilai»g offieial js hereby l¼¼ftkoriced and direeted to eaforee the pFOvisioRs of this Code; ho•.ve.-,.er, for purposes of enforeing any floodplain managementfegttlation eonta-ined herein, the lrnildrng official may coordi:H:ate with the Orange County Publie 1,lloAcs Depaitmeat in ean=ying Ot.lt the aforementioned duty. The btJildi:Rg offieial shall have the atJthority to fender iAterpretations of trus Code and to adopt poJieies and proeedures in order to clarify the application of-its pFOYisions. StJeh iRterpretat:ions, policies, aAd proeeaures shall be in compliaaee witll the intent and purpose of this Code, and shall not have the effeet of waiving FequiremeAts speeifieally prnYiaea for in this Code. Aay rnqHirements necesse:ry: (i) for the streagth, stability, or proper operation of ail eKisting or proposed b1-Jildi0g or strueturo or of an eleotrieal, gas, meehanieal, or plumbing system; or (ii) for the i:niblio safety, health, and geaeral welfare, not specifically CO'l'ered b · this Code, shall be deteFFBined ey the building efficial.  104.2. Applie tions aad permits.  J04.2.1. Misrepreseetatioe iR llf)plication. The 01-Jilding official may re1,1oke a permit or &f!pro¥al isstJed tJRaer the prn..,isions of this Gode ',¥here the:i'e has been aey false statement or misrepresentation regarding ae · material fact in tee application or plans oA whioo the permit or approval was based.  104.2.2. R&11ocation of pef'fftits. The building\_official is authorized to reasoaably suspend or re,10!.ce a permit isstJed unaer the pro,Asio0s of this Gode v,thei-ever the permit is isstJed in error or Oft the basis of ineorreet, inaem:lfate, or iBeom13let:e information, or in vielation of any ordinance or regtJlation or GAY proyisions of this.  l 04.2.3. Vielatiea ef Gede provisioR. The buildiRg offisial may rtwel,e a permit upoR determination that the eoRstruetion, ereotien, alteration, repair, movir,g, denwlition, installation, or replaoemeot of the buildir1g, struoture, or eleetrical, gas, mechanieal, or 1311:lffieiRg system for whieh the 13ermit was issued is ir1 ,.,iolatieR of, or Rot in eoRformity with, any pro11isioa. of this Code.  I04.6. Right ef entry.  104.6.1. Whenever neeessal")' to make aR inspeettoR to eAforee any of the provisions of this Gode, or whene,•er tbe eui1ding official has reasenable oa1:tse to be-lieve that there eKists in aRy b1:tilding or u-pon any premises any ooAditioR of Code violation which .makes s1:1eh beildiRg, structure, or premises or eleotrieal, gas, mechaeical, or plumbing system unsafe, daR-gerous, or hazardous, the building official may enter sueh b1:iilding, straoture, or premises at all reasoRable times to iaspeot the sarRe or to perfoflfl any duty imposed l:IJIOn the building oftieial by this Code. If s1:1oh building or premises is 0001:1pieEl, s/be shall first preseRt preper ere'dentials !lfld request entty. If suoh bi:iilding, structUfe, or premises is uAocctipied, s/ke shaJI first make a reasoflable effort ta Josate the O't11ner or other person(s) having sharge et control of s1:1oh and rettt:Jest entry. rf entry is refused, the builEling official shall *fift11e* recourse to e·1ery remedy provided by la..1t' to seoure entry.   1. .6.2. Wl:l-en the building offieial has obtained a proper iAspestioe wan:ant or ether remedy pFe•,rided b;· law to seoUf"e eRtry, 8:fl owRer or eeeupant or aay other persoo(s) having sharge, oare, or soRtrol of &Ry euildiRg, struoture, or premises shall, after proper request is made as heFein previded, f'FOR'lptly permit ena)' therein by the l:ntilding official fer tlle puff1ese of illSpection and exami:Aation pursuant to this Code.   104.7. Reeores. The buileieg official shall keep, or eause to be kef'l, a reeors of the bHsiness of the DiYision. The Feeords of1he Dh·ision shall be open to reasoRable p1:iblic inspeotioa, Sl:ibject to ex:emptions under the lav,.  l 04.8. Liability. Offioers or employees or members of a boars oroated by this Code wh.o are charged with the eR:foreemeet of this Code, aeting for the BCC i:n the diseharge of their duties, shall not thereey reneer themselves persoRally liable, aRd 8:£0 heres;· relieves ft:om all persoRal liability, for any dftfRage that may aeen1e to persoas or property as a result of any act rettuired or permittea iR tlie dissharge of  sueh d1:1ties. .'\ny s1:1it 0ro1:1ght against any officer or employee or boarEl memeer beca1:1:se of aAy sush a«shall be defended by Orange Co1:10ty llfltil the final  terffiination of the prooeedi:ngs.   * 1. General. The buildinl! official is hereby authorized and directed to enforce the provisions of this code. The building official shaJI have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be *in* compliance with tbe intent and purpose of this code. Such policies and proceduces shall   not have the effect of waiving requirements specificallv provided for in this code.  I04.2 Applications and pe1mits. The building official shall receive applications. review construction documents and issue permits for the erection. and alteration, demolition and moving of buildings and structures. inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.  I04.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in :flood hazard areas.  For applications for reconstruction. rehabilitation. repair. alteration. addition or other improvement of existing buildings or structures located in flood hazard areas.  the building official shall determine if the proposed work constitutes substantial improvement or repair of substantial damage. For purposes of enforcing any floodplain management regulation contained herein, the building official may coordinate with the Orange County Public Works Department in carrying out the aforementioned duty.  Where the Building Official determines that the proposed work constitutes substantial improvement or repair of substantial damage. and where required by thls Code. the Buildfog Official shall require the building or structure to meet the requirements of either (i) Section 1612 of the Florida Building Code. Building or (ii) Section R322 of the Florida Building Code. Residential, as applicable.  104.4 Inspections  The Building Official shall make the required inspections. Alternativelv. the Building Official shall have the authoritv to accept reports of inspection by approved agencies and/or individuals. Reports of such inspections shall be in writing and be certified bv a responsible officer of such approved agency or by the approved responsible individual. The Building Official is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise subject to the approval of the appointing authority.   * 1. Identification.   The Building Official shall carry official identification when inspecting structures or premises in the performance of his or her duties pursuant to this Code.  HM.l. Gtmeral. Toe b1:tildtAg official is hefeby authorized ood directed to enforce l:he pffi•lisieas efH¼is Gede; heweYer. for purposes of enforciflg anyfloodpl&i:n maeagemeRt regulation.cont:aiaed herei.A, the b1:1iJdiag official may coordinatewith theOrOflge G01:t:Btv P1:1blic Works Department ifl carrying 01:1:t the aforementioRed duty. The b1:tilding official shall have the a1:1th0rity to render iflternretatiens oftll-is Code aed to adopt policies and proceatlres ia ereer to e arify the epplieatioA of its provisio11s. Such ieterpre tioes. policies. aed pfficedures shall be in cempJiaeee with the iAteRtaRd pLtr-pose of this Code. and shall Rot ha1+1e the effect of wai...iRg :reauiremeets seeeifieelly pro1/ided for i11 this Cede. ABy realti:Fe.meflts neoessary: (i) for the streRg-1.h, stability, or proper opemtioe of a11 eMfotiag er proposed buildiRg or stmaure or of tU\ eleetricat gas, meehaaice.J. or plumbiAg system; Of (ii) :for the f)1:1elie safety, health, eed geAeral welfare. Rot SJ3eeifically eo1.,ered b¥ this Gode, shall be deterfflined 0'{ the bu:ilaiAg offieial.  104.2. Applications aAd pemtits.  194.2.J. Mt5representaiioR .i:a application. The lmildiftg offieial *ma11* re1i1oke a permit or  approval iss1:ted l:lnder the pro¥isions of this Code -..•,i:l=iere there has been any false sta-temeat or misrepr:eserifation regarding any material fact mthe applicatiOR or plans OR whioh the permit or af:)pro•;al was based.  104.2.2. Re,,,oeation ofpeffflit:s. The b1:1ildiRg offieial isa1:tthorized to reasoRabl)' s1:tspend or re¥ok:ea 13ermit iss1;1ed Y:Rdertee provisions oftkis Code where'>'er the permit is iss1:1e0 iH error or OR the basis of iaeorreet. iaecet:tral:e.or ifteomplete iRformatioe. or i-a vielation of any ordiaO:Ree or regu:lation or M'f provisim:is of d=iis Code.  1G4.2.3. VioJatioa of CoEle provisioR. The buileing official may reYoke a permit upon eoteffili:Batioe that the eonstfl-JctioA;; erection. alteratioR;.; repair, mt¥ling, demolition, ias llation. or reelaeemeet *9f* the bui-lding, strncture. or electrical, gas, mechanical. or plumbieg systeRl fer 1Nhich the permit -..¥as isSl!ed is in •,riolation of; or eot ifl eoaformitY wi h. aA.'r' provisioA of this Code.   * 1. Right of entry.   l 04.6.1. Whenever necessary to makean inspection to enforce any of the provisions of this Code. or whenever the building official has reasonable cause to believe that there exists in anv building or upon anv premises any condition of Code violation which makes such building, structure. or premises or electrical. gas. mechanical. or plumbing system unsafe, dangerous. or hazardous. the building official may enter such building, structure, or premises at all reasonable times to inspect the same or to perform any duty imposed upon the building official by this Code. If such building or premises is occupied. s/he shall first present proper credentials and request entrv. If such building. structure. or premises is unoccupied. s/he shall first make a reasonable effort to locate the owner or other person(s) having charge or control of such and request entry. If entry is refused. the bujJdingofficial shall have recourse to everv remedy provided bv law to secure entry.  104.6.2. When the building official has obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner or occupant or any other person(s) having charge. care. or control of any builcling. structure. or premises shall. after proper request is made as herein provided. promptly pennit entrv therein by the building official for the purpose of inspection and examination pursuant to this Code.   * 1. Records. The building official shall keep. or cause to be kept. a record of the business of the Division. The records of the Division shall be open to reasonable public inspection. subject to exemptions under the law.   2. Liability. Officers or employees or members of a board created by this Code who are charged with the enforcement of this Code. actin!! for the BCC in the discharge of their duties. shall not thereby render themselves personally liable. and are hereby relieved from *all* personal liabilitv. for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of such duties. Any suit brought aeainst any officer or emplovee or board member because of any such act shall be defended by Orange County until the final termination of the proceedings.   104.S.1 Le!?al defense. Any suit or criminal complaint instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall bedefended by leual representatives of the jurisdiction until the finaltermination of the proceedings. The *bu;/ding official* or any subordinate shall not be Hable for cost in any action. suit or proceeding that is instituted in pursuance of the provisions of this code.  \*\*\*  l 04. l O Modifications. Wherever there are practical <lit'ficulties involved in carrving out the provisions of this code. the *building of/icial* shall have the authority to t!rant modifications *for* in&vidua1 cases. upon application of the owner or owner's representative. provided the *building official* shall first find that special individual reason makes the strict letter ofthis code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health. accessibilit\. lifeand fire safety. or structural requirements. Thedetails of action grantin!! modifications shall be recorded and entered in the files of the department of building safety.  I04.l0.1 Flood hazard areas. The *building official* shall coordinate with the floodplain administrator to review requests submitted to the *building ofiicial* that seek approval to modify the strict application of the flood resistant construction requirements of the *Florida Building Code* to determine whether such requests require the granting of a variance pursuant to Section 117.  \*\*\*   * 1. Subsection 105.1.5 is hereby created and Subsections 105.2, 105.2.3. and l05.3.1.2{5) are hereby deleted aod recreated is hereby ameaded e · ereatioR aod additio11 of the follo111iag st.1bseetions, to read as follows:   I05.1.5. P blic right of ·way. A permit shall 1-10t be give11 ey the bNilding offioia,l (i) fer eo11stA:tetio11 or alteration of aB.y building '+\1hieh is to ee clumged, if st.1eh ohaRge v,iH af:feot the eKterior walls, bays, ealeoAies, or other Qf)f)endages or J)rajeetions frontjng El:RY street, alle ·, or f)tiblie Jane, or (ii) for the plaeiflg oa any lot or premises of an:r et.1ilding or structw:e removed from another lot or premises, l:lftiess the applicant has made applie&tion for right of way 13e£mitting frem the a1:1thority having jt.1risdietion over any s1:1eh street, alley, or p1:1blic IMe.  105.2.4 Werle exempt from peffftit. Permii;s shaH not be req1:tir=ed fer the following:  l. Oil derrieks   1. Sidewalks 1md driveways not mm=e tken 30 inohes (762 mm) aeo11e adjaoent grade,   1:md Aot e,;:er any basemeAt er *ste,7•* bela·N aAd are 00t part of an aeeessible rn1:1te.   1. PaiAting, f)aperirtg, tiling, earpeting, eabinets, eounter tops and similar fl.Risk work. 2. Storaele swimmiflg or wading pools as defrned by this eoele. &<oeption: Bleetrieal a!teratio0s or oom1eotions em,ept for eerd aHd plag eo0neotion into an existing reoeptaele. 3. Seade olotR strnetares ooestruoted for nurse£)' or agric1:Jltmal purposes, not inel1:Jding serviee system:s. 4. Wiadow O-\¥nings supported by an aterior .,,,iall tha1do notprojeet more than 54 ineJ:i:es (1372 mm) from the e-xterior 1.Yall and do :Rot reEJuire adelttiona:I. support of det.ael:ied one afld t\vo faffiily dv,,eUi:egs. 5. }lon fixed and me¥aele fixtl:lres, eases, reeks, counters 0ftd partitions Rot o¥er 5 feet 9 inches (l 753 mm) ia height. 6. CoRStr1:totiOB, alteration or repair performed by the property owner upon his or her 01.vn persoAel resielenee for e Ofle story eletaeheel, freestanding, aeoessory sa:uotare to a one or two family dwelling used as a tool shed, storage shed, pergola, deck, ga2ebo, playho\:ise or en attaehed/detached aooessieility ramp that does !'let e\*eeed a oRe kufteifed twe0ty square foot footprint for the o•NHer1s personal use. This strnot1:tre shall Rot ineorporate eleetrieal, HVAC, f1:1el gas, or plumbing. Z0t'ling aad flooEl reqairemeets shall be met a5 required.   9.0fle Emd t\vo family feflees si-x (e) feet or less iR height are also e:Meff\pt ie aceordanee  •Nith this seotioA. Zoaiag aad flood requiremeHts Sftall be met as required.  105.1.5. Public right-of-wav. A permit shall not be given by the buildinl! official (i}for construction or alteration of any building which is to be changed. if such change will affect the exterior walJs. bavs. balconies, or other appendages or projections fronting any street. alley. or public lane. or (ii) for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the applicant has made application for right-of-way pennitting from the authority having jurisdiction over anv such street. alley. or public lane.  105.2 Work exempt from permit. Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to complv with applicable provisions of the Florida Building Code. Orange County Zonin!! requirements. or requirements of the *local floodplain management ordinance.* Permits shall not be required for the following:   1. Oil derricks. 2. Sidewalks and drivewavs not more than 30 inches *(762* mm) above adjacent grade. and not over any basement or *storv* below and are not part of an accessible route. 3. Painting. papering, tiling, carpeting. cabinets. counter tops and similar finish work. 4. Storable swimming pools. erwading pools. or portable spas as defined by this code. Exception: Electrical alterations or connections except for cord-and-plut;? connection into an existing receptacle. 5. Shade cloth structures constructed for nursery or agricultural purposes. not including service systems. 6. Window awnines supported by an exterior wall that do not project more than 54 inches *(1372* mm) from the exterior wall and do not require additional support of detached one and two family dwellings. 7. Non fixed and movable fixtures. cases, racks. counters and partitions not over 5 feet 9 inches (1753 mm) in height.   O0e wuj two family fenees siK (e) feet or Jess in height Me also eKeFApt in assordanee with this sectien. Zeflfng Md flood ret:1uirements shall be met as reE)uiFea.  Electrical:   1. **Repairs and maintenance;** Minor repair work. including the replacement of lamps or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles. 2. **Radio and television transmitting stations:** The provisions of this code shall notapply to electrical equipment used for radio and television transmissions butdo applv to equipment and wiring for a power supply and the installations of towers and antennas. 3. **Temporary testing systems:** A *permit* shall not be required for the installation of any temporary system required for lhe testin12 or servicim:! of electrical equipment or apparatus.   \*\*\*  105.2.3 Public service agencies. A *permit* shall not be required for the installation. *alteration* or repair of generation. transmission. distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.  105.2.4 Work requiring a zoning permit and a stormwater penmt if applicable. to show compliance with Orange Countv Zoning requirements, or requirements of the *Local*  *\_lloodplain management ordinance.* but exempt from permittint! and review by Buildine Safety.   1. Construction. alteration or repair performed by the property owner upon his or her own personal residence for a one-story detached. freestanding. accesso1y structure to a one- or two-family dwelling used as a tool shed. storage shed. pergola. deck. gazebo. or playhouse that does not exceed a one hundred twenty-square foot footprint or thirty inches above lowest adjoining grade, for the ownet's personal use. This structure shall not incorporate electrical. HVAC. fuel gas. or plumbin.1?. 2. Construction, alteration or repair performed bv the property owner up011 his or her own personal residence for a one-story detached. as attached/detachedaccessibilit): ramp that does not exceed a one hundred twenty-square foot footprint or thirty inches above lowest adjoining grade. for the owner's personal use. 3. One-and-two familv fences six {6) feet or less in height arealso exempt in accordance with this section. Zoningand flood requirements shall be met as required.   \*\*\*  105.3.1.2  \*\*\*   1. 5. Electrical documents. See Florida Statutes 471.003(2)(h). AO) electrical 01· plumbfog or air-conditioning and refrigeration system meeting the folJowing thresholds are required to be designed by a Florida Registered Engineer. The system. requires an electrical system with a value of over $125,000; and requires an ageregate service capacitv of over 600 amperes (240 vohs) on a resjdential electrical system or over 800 amperes (240 volts) on a commercial or industrial electrical system. NOTE: It was further clarified bv the Commission that the limiting factor of 240 voll or over is required to be designed by an Engineer.   •••••••••••••••••••••••••••••••••••••••••••••••••••••••••••••••••••••••  \*\*\*  *F Subsection 105.4* is hereby deleted and recreated to read as follows:  105.4Conditions of the permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction, Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to deny a permit or prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.   * + 1. Permit intent. A permit issued shall be construed to be a license to proceed with the identified work and not as authority to violate, cancel, alter, or set aside any of the provisions of this Code, nor shall such issuance of a: permit prevent the building official from thereafter requiring a correction of errors in plans, or construction, or of violations of this Code. Every permit issued shall become invalid (i) unless the work authorized by such permit is commenced and an approved inspection is made within six (6) months after its issuance, or (ii) if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced and/or an approved inspection is made. One (1) extension of time, for a period of not more than ninety (90) days, may be allowed at the sole discretion of the building official, prior to the expiration of such permit, provided the extension is requested in writing and justifiable cause is adequately demonstrated. Any extension granted shall be in writing and signed by the building official   *G. Subsection 105.4.1.5 and 105.5.1* ts are hereby created **eFeateEI** to read as follows:  \*\*\*  l05 .5. Reserves.  l05.5.l Closie-g out or resolviAg opeH or e tpireel f)ermits shall be the respoRsiaility of the permit applieant and/or the property owner. failure to properly elose out or resolYe any open or ex13ired 13ermit(s) shall be eoAsidered a violation of th:is chapter.  105.4.1. 5 Expiration.  Every *permit* issued shall become invalid Wlless the work on the site authorized by such *permit* is commenced within 180 days after its issuance. or if the work authorized on the site by such *permit* is suspended or abandoned for a period of 180 days after the time thework is commenced. The *building official* is authorized to !.!rant, in writing. one ot more extensions of time, for periods not more than 180 davs each. The extension shall be requested in writin and justifiable cause demonstrated.  \*\*\*  + 5. Closing out or resolving open or expired permits shall be the responsibility of the permit applicant and/or the property owner. Failure to properly close out or resolve any open or expired permit(s) shall be considered a violation of this chapter.  *H. Subsection 107.2.1.1* is hereby created to read as follows  107.2.1.1. Supporting data. The building official shall be allowed to require details, computations, stress diagrams, and other data necessary to describe the construction or installation and the basis of calculations. All drawings, specifications, and accompanying data required by the building official to be prepared by an architect or engineer shall be affixed with that professional's official seal.  *II Reserved.*  *J Subsection 107.2..i,6.1\_6.J* is hereby created to read as follows:  \*\*\*  107.2. 84\_6-+.-New buildings or structures, additions to existing buildings or structures, and alterations to components which may affect the structural stability of a building or structure shall be designed by a Florida-licensed architect or engineer, in accordance with state statutes. Construction documents sha11 show that the design meets the applicable wind loading requirements of the Florida Building Code, Building and the Florida Building Code, Residential for any building or structure, addition, or alteration where wind load is applicable (see Section 9-34 of the Orange County Code.  Manufactured/mobile homes.  I. Site requirements:  a. Setback/separation (assumed property lines)  b. Location of septic t.ank(s), if applicable  c. Location of existing and proposed structures  2. Structural:  a. Windzone  b. Anchoring f: Blocking  *K.Subsection 109.2* is hereby deleted and recreated to read as follows:  109.2. Schedule of permit fees. On all buildings, structures, and electrical, gas, mechanical, and plumbing systems, or for alterations requiring a permit, a fee for each permit shall be paid as required in accordance with the schedule as established by the Board of County Commissioners.  *L. Subsection 109.3.1* is hereby created to read as follows:  I09.3.1 Building permit valuations, Division manager. If, in the opinion of the Division manager, the valuation of any building, alteration, or structure or of any electrical, gas, mechanical, or plumbing system appears to be underestimated on the application, any corresponding permit shall be denied, unless the applicant can show detailed estimates which meet with the approval of the Division manager. Permit valuations shall include total cost including, without limitation, electrical, gas, mechanical, plumbing, equipment, and other systems, and including materials and labor. The permit valuation may be calculated using the latest Building Valuation Data published by the lnternational Code Council, or other applicable model code organization, at the sole discretion of the Division manager.  *M. Subsection 109.4* is hereby deleted and recreated to read as follows:  109.4. Work commencing before permit issuance. Any person who commences any work on a building or structure, or electrical, gas, mechanical, or plumbing system before obtaining the building official's approval and/or the necessary permits shall be subject to a penalty equivalent to double the permit fee, or one hundred three dollars ($103.00), whichever is greater, in addition to the required pertnit fees. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger, as long as any and all required permits are obtained within three (3) business days of commencing such work; any unreasonable delay (as determined by the building official) in obtaining such permits shall result in a penalty equivalent to double the permit fee. In any case, payment of a penalty as described herein shall not preclude, or be deemed a substitute for, prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive the fees if justifiable cause (as determined by the building official) has been adequately demonstrated, in writing.   1. *Subsection 110.I. I* is hereby created to read as foHows:   110.1.1. Site Debris.   1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles prior to receiving final inspection approval. Construction job sites must be kept clean, such that accumulation of construction debris not contained within a storage receptacle or bin shall not remain on the propetty for a period of time exceeding fourteen (14) days. 2. All debris shall be kept in such a manner as to prevent it from being spread by any means. 3. In the event of an adverse weather or other condition or event that is reasonably anticipated to disturb or otherwise affect construction materials or equipment that are stored at a site, and/or issuance of a Level II or higher activation notice by the Orange County Office of Emergency Management, then such materials or equipment shall be timely removed or otherwise secured so as to avoid any impact to neighboring properties. 4. **ReseF¥ed.** *Resewed.Section 110* is herebv modified bv the deletlon and re-creation of Subsection 110.3 "Building." subsection 7 and bv the addition of Subsections 110.12 and 110.13. as follows.   \*\*\*   * 1. Required inspections   \*\*\*  Building  \*\*\*  •••••••••••••••••••••••••••••••••••••••••••••••••••••••••••••••••••••••  7. Swimming pool inspection. First inspection to be made after excavation and installation of reinforcing steel, bonding. and main drain and prior to placing of concrete shell.  I. Steel reinforcement and initial bonding inspection.   1. Underground electric inspection. 2. Underground pipin!! inspection including a pressure test. 3. Underground electric inspection under deck area (including the equipotential bonding). 4. Underground piping inspection under deck area. 5. Deck inspection: to be made prior to installation of thedeck material (withforms. deck drains. and any reinforcement in place. 6. Safety Inspection: Made prior to filline.the pool with the bonding connections made. the proper drain covers installed and the final barriers installed. 7. Final Electrical inspection   9.Final inspection to be made when theswimming pool is complete and all required enclosure requirements are in place.  In order to pass final inspection and receive a certificate of completion. a residential swimming pool must meet the requirements relating to pool safetv features as described in Section 454.2.17 of this code  \*\*\*  110.12 Manufacturers and fabricators. When deemed necessary bv the building official. he/she shall make. or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.  110.13 Inspection service. The building\_official mav make. or cause to be made, the inspections required bv Section 110. He or she may accept reports of department inspectors. independent inspectors or of recognized inspection services. provided that after investigation he/she is satisfied as to their licensure. qualifications and reliability. A certificate required by any provision of this code shall not bebased on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building\_code inspections in a manner specified bv the building official. The building official shall ensure that all persons making such inspections shall be certified in accordance to Chapter 468 Florida Statues; or licensed under Chapter 471 or 481 Florida Statutes   1. *Subsection 111.1* is hereby deleted and recreated to read as follows:   \*\*\*  111.1. Building use and occupancy. An existing building (except for a one or two-family dwelling or non-transient residential buildings) or a new building shall not be occupied or a change made in the occupancy, nature, or useof a building or part of a building until after the building official bas issued a certificate of occupancy in the name of the occupant or tenant. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this Code or of any provisions under any laws including, but not limited to, the Orange County Code.  Additionally, until such time that permanent street identifier and wayfinding signs are installed, the contractor and/or owner shall post signage reasonably identifying streets that serve a project.   1. *Subsection 111.2.1* is hereby created to read *as* follows:   \*\*\*  111.2.l. Notwithstanding the foregoing, no certificate of occupancy or completion shall be issued unless and until all Orange County and/or other applicable agency holds have been released.   1. *Section 114* is hereby created to read as follows   Section 114. Violations.   * 1. Unlawful acts. It shall be unlawful for any person, firm, company, corporation; or any other entity to erect, construct, alter, extend, repair, move, remove, demolish, or occupy any building, structure, or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this Code.   2. Notice of violation. The building official or a designee is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition, or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shal1 direct the discontinuance of the illegal action or condition and abatement of the violation.   3. Prosecution of violation. If the notice of violation is not complied with promptly, the building official or a designee is authorized to request that the county institute the appropriate proceeding by law or in equity to prosecute, restrain, correct, and/or abate such violation. The building official or a designee may require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.   4. Violation; penalties. Any violation of this Code shall be subject to prosecution in accordance with the law including, but not limited to, the provisions of Section 1-9 of the Orange County Code.  1. *Subsection 115.2* is hereby deleted and recreated to read as follows:   \*\*\*  115.2. Issuance. The stop work order shall be in writing and shalJ be posted on the property or given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume. Where an emergency exists, as determined by the building official, the building official shall not be required to give a written notice prior to stopping the work.  \*\*\*   1. *Section 116* is hereby created to read as follows:   Section 116. Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical, or plumbing systems (i) which are unsafe, unsanitary, or do not provide adequate egress; or (ii) which constitute a fire hazard or are otherwise dangerous to human life; or (iii) which, in relation to existing use, constitute a hazard to safety or health; or (iv) were constructed without obtaining applicable permits in accordance with this chapter, are considered unsafe buildings or service systems. All such unsafe buildings, structures, or service systems are hereby declared -illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the provisions of the Orange County Code or other local ordinance.   1. *Section 202* is hereby amended to add the definition of "storable swimming or wacling pool," and to amend the definitions of "substantial damage" and "substantial improvement," to respectively read as follows:   STORABLE SWIMMING POOL or WADING POOL means one that is constructed on or above the ground and is capable of holding water with a maximum depth of 42 inches (1067 mm), or a pool with nonmetallic, molded polymeric walls or inflatable fabric walls regardless of dimension.  SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damagedcondition would equal or exceed *50* percent of the market va.lue of the structure before the damage occurred. The term also jncludes flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.  SUBSTANTIAL IMPROVEMENT. Any combination of repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure taking place during the life of the builcling or structure, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. The period of accumulation begins when the first improvement or repair of each building or structure is permitted subsequent to September 25, 2009. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:  I. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that is the minimum necessary to assure safe living conditions.  2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.   1. *Section 1612.3.1* is hereby amended to read as follows:   1612.3.1 Design flood elevations. Design flood elevations and flood hazard areas shall be established in accordance with Chapter 19, Article I, Division 5 and Section 34-228 of the Orange County Code.   1. Section 1612.4.3 is hereby created to tead as follows:   1612.4.3. Critical facilities. The minimum elevation requirements for critical facilities, as defined in Chapter 19 of the Orange County Code, shall be at or above the base flood elevation plus two (2) feet or the elevation required by the Florida Building Code, whichever is higher.  Sec. 9-35. Florida Building Code, Residential, adopted.   1. Subject to the administrative and technical amendments set forth in subsection (b) below, the Florida Building Code, Residential, StweAth 8e¥et1:th Ei!!hth Edition [the "Residential Code11] as it may be amended from time to time, shall be the governing law relative to residential building standards in Orange County, Florida. 2. The Florida Building Code, Residential, 8e¥eAthSe¥eRth Eighth Edition is hereby amended as follows:   \*\*\*  *Sectio11 4. Amendments to Chapter 9, Article m ("Electrical Code").* Article IJI  ("Electrical Code'') is hereby amended as follows:  ***ARTICLE*** ill.***ELECTRICAL CODE***  *DIVISION 1. GENERALLY*  **See. *9* 51. A110:10Fity; purpose.**  This artiele iseru:wted HRder the heme rule powers of dleso1:mty, for the purpose of providiRg u0ifol"ffl minifn:w:n stafldafds, regulatioAs aRd requiremeAts for sate and stable design, methoels of eoRstn.tetion aRd ij:Ses of m erials aad eleotrioal wiriRg, apparaltts or equipmeRt l:JSed for light, heat or power whieh will effofd feaseaable proteetien fer pl:ll:lliosafety. healtll eAEI genefal welfare.  **See. 9 S2. Defieitioes.**  The following words, terms artd phrases, ,vheA tised in this article, shall l=tave the meaei:Ags ascribed kl them m this seetieA, e){oOept •where the contei'Et elear)y iRdieates a differeflt meaAing:  *,4.!-arm system II eon(fflelot* shaJI meat'l a person who is qualified purs\lant to a certificate of eomperoae;c to iHst:aU, maiRtaif\, repair, alter or e\*tend ·wiring, eo1uiuit, aad eqt1ipment oper=ating at less thaR fifty (50) volts or eq1:1i¥alent ll'AS, for aJI low ,•oltage v,ciriag.  *App,·eliliee eleetfieitm* shall mean a helper or a5sistant to ajoumeyman eleetriciaH wl"to ts not qualified kl wofk on e:leea-ical constn,ction alone.  *Jl.0€ff•d efedjustme,·m and appeals* sh&JI mean the OraRge County B1:1i1Eli11g Codes Board of t\djwstments and Apt)eals.  *Chiefekeff'iee! iw.1peeffJr* shall mean the head of the eleetrieal di,.•isioR as designated by the bttilding official.  *EJeeff'ie9l censtruetion* shall meElfi aH work and materials l:tSed ie. insta11iRg, meiRteiRing, extending a.Rd/or co,mesting a syst6Rl of electrical •,yiri-ng fer lighl; heat or power, and af)paratus er eEjHipmeRt Hsed in coRj\lnctioR Eherewith.  *ElectriCfll conff'9e or* shall mean a 13ersoR Etti&lified ooder the pro'lisioRs of tt:Jis artiele whe hales a mester eleetTieian eertifieefe of e()fftJ)eteAe}', w-ho is eAgageEi iR tfte bttsiaess of elestrieal sanstmetim:,, aad v.rho possesses the tmi11ing, eKperieRee .md teehnieaJ kHovt'leege ta plan, ay Ol:: and supervise the ins llation af elect-ric v,iiriRg, appaEatus or equ meat for light, heat or po,1.ier; er, in the altemati,•e, a parteership, corporatioA, busiAess trust or other legal eRtity eRgaged in t:he bYSi:Ress of eleee=jca:I eonstraetiofl aHd operating l:lflder a mastef eleetricilH'lcertificate of eempet.eney issued for its t,tSe Ofld benefit in the name of a master electrical .  *Eleetrieal tiffisiBn* shall meaA l:he electrieal division ef the e01:tnt)' Eli>.risioR of buildiRg safety.  *Eleetrieel i,fSpeete ·* shall meaa lffl employee of the t:ii>AsioR responsible forthe admlAistrotion and enforcement of this article.  *Elee1rieiml* shall tfleaAa i:,ersoa qualified l:fllder the pro Asions of this article who is engaged in the traae or eusiness of electrical construotioR.  *Enet'g)' me,-i9geme;; sy.r.;tem* sl all meaR Elf\ energy e0Asen1ation program which allows a public utilit)' oompaey to regula e the use of constJmeFS' !if3pliaeoes b · radio s1>¥itch.  *.,'r:J nt1n eleetrieiml* shall mean an electriciaA '+'rho is capable of perfoffiling eleotrical consk1:1otion work 1:tnder thesupervision of a masterelectrician.  *Lew '1-'fJHage ce:ntf'ae, f'* shall mean a person wha is qualifiea pwsu!fflt Eo a e,ertificate of cornpetemcy to iRstall, maiRtaiR, repair, alter or e (lend ·wiriRg, oond1:1it, and equipmEmt operating at less thaR :fifty (50) ¥olts or equh·aJent rms, b1:.tt:Rot burglar alarms or fife alarms.  *LBw ';10llage eenstruelien* shall mean aHY eleet:rtoal oonsttuotion jess lhaA fifty (50) "IOlts or eqtfrralent rms, bulilot fire alarms.  *l,lai,mmenee eleetrieit1n* shall mean a jowrneymaR electrieiaFI who is reg1:1Ja:rly emfJloyed b · one{l) person, partnership, corporation, business trust or other legal 8fltity to maifitain and make minor repairsto theeleotrioal system wiriflg, apparatus and equipment which is installed, comaieed ana used l:lJ:>Ofl the premises or within or upoR the buildiags afld structures OWfl:ed, occupied, or sentJ:elled by the person, partftership, eorporation, bttsiness trust or other legaJ entity employi:ag the journeymafl electrieiaa.  *J,lflsier e/.eetric.'t1n* shall mean af\ electrisiaR v.iho is eat:1able of supen·ising electrical e,onstmctiofl: work in aecoraaRce 'Nith tl::te pro ·isions of this artiele.  *Re:sitkl'lt.ialjme·r.cy,n{ff/: el-ectr.'eitm* shall mean ajoumeyma:R electrician who only performs eleotrie!l:l coRs stion work on resideRtial at:tildi:ngs of three (3) stories er less.  *Swi eketrieel OORlffilelfJF* she.JI meaA an. electrioiafl who is oapaele of supervisi:Dg sign eleetrieal eonstnietion work iA aeeonianee with the pf<Wisions ef this artiele. 1\ siga eleetrieal eontraeter may aot as aA eleotrieal contractor iA the area of sign wiring oAly.  **See. 9 S3. Rules eed Regulations.**   1. The eoard ofeounty commissioners may efl:Qct rules ru d regulutioRs to implemeHt and eaff)   01:tt the pro1i·isions of this artiele.   1. AU eleetrieal construetion ane alJ materials 8ftd applianees 1:tsed in eoa:BectioA with the instaUation, fflaieteeaftoe aREi opeFation of eleetrieal s •sl:effl wiriAg, pafatus or eqliipme.At for light. heat, power er other purposes sha:H comply wtt:h aAy RIies Md reg'=llotieRs adopted p rsuant to this artiole.   **See.** 9 **S4. Violetioes.**  Violations of this artiele shall be plmished as provteed ia seetion J 9. The boarEI of eounty eemmissioflers may bring suit to restmiR, efljoin, er otherwise pre-.•eat ¥iolations of this artiele.  **See.** 9 **SS. Ieterfereoee with eleetrieel inspeeto.-.**  lt shall be l:)flia•.vful for aey person to hinder or interfere with an electrical mspector in the diseharge of his e1:1ties Wlderthis article.  **Secs. 9-5!6-9-65. Reserved.**  *DIVISION 2. ADMINISTRATION AND ENFORCEMENT*  **Subdivision** I. **General Provisions**  **See. 9 6<,. Pawers eeEI duties of eleetrieel insfteetors.**  An oleetrical inspoetor shall have tJ:ie fullo-..1ing powers and Eh:lties:  *(* l) To isstJe permits for1md te inspect all eleot.riea!wiriAg, apparatus or equipmeat for light. heat or pov..er oA any 1nemises; to mofliler eompliaRee witli laws, mies aad regulations relating to the same; to obserYe the iesrollation of a.JI eleet.rieal constnJotioJt; atld to inspeet the 'Nork \_performed by registered aad eertified eleetrieians ttAder e provisions of this article.   * 1. To iRspeet aflEi lif)f)ro•,,e or rejeet eleetrieal s stem wiriAg, &f)parMtJs Md fott\:JFOs that ha1i•e been iAstalled to iRs re eoffiplia.Ree with this artiele anei aRy rules aRd regulatiaRs adoptecl pursueRt to this aFtiele.   2. Te give temporary approval to eonneet and furnish eleetrie e1:1rtSRt to aAy eleetrisal system 'Niriag, apparatus or fi:dure before a final inspectioR has beeR eorapleted, ifs1:teh wiring, apparatus or fixture is ia sueh oondh10A that eurreRt may safely be eonReeted therekl anti if a aeeessity e\*ists for sueh eoA:AestioR.   3. To itlspeet or reh eet all wires and appamw.s c0Rd1::1ccing or usil'\g elestrie otHTent fer light, heat or power, and ta aotify the petsofl:; firm or corporation ownmg, usiflg or opemtieg any e0Rd1::1etors or apparatus fo1:1nd 1:1:llSafe to plaee same iA a safe and secure conditioR.   4. To immediately open the S1t'litek or eireuit breaker eontrolliRg !fie suwly of ew=reAt to 8:AY eleetrieal S:)'Stem wiring, a aratMs or fiX:tttr fouAd ha2!ardoHs, aAd to post iA a eonspiel:!ous plaee Rear sl:loh switeh or ci:rcuit breaker a Aotiee prohieitiRg the use of eleotFic eurrent through stJeh wiriAg er equipmeflt 1:1:t1til repairs ha¥e beeA made and iespeeteei ia aeoordaAoe with the pro.,,isions of this article. After the notice is pasted; RO person shall close t:he switeh or eiretiit breaker whfeh has been opened by 0fl eleetrieal inspee or, Ror l¾se or attempt to use aey cmTent tlueugh suel=t -,•;iring, apparat1:1s or fiKt\:Jre   •wl:tieh heseeeAeoAdemAed, ttntil neeessfti)' repairs ha¥e eeen made a.ad appro:r,•eEi by the electri-0al iHspeotor.*t\n* ele&trical inspeotor shaJI also Rotify thepersonfurnishing ourront to My eonEiefll:fled wfring, apparatus or fiJdl:tre to eiscom'lect thesupply wires 0fld out off the eurreAt from the premises where sl:lch wiring, apparatus or foaure is Joeated.  \*  Sees. *9* 76 9 85. Rcsen'ea.  Sulu:li •isiee m.Permits, Iespeetioes, Etc. See. 9 86, 9 87. Resen•ed.  See. 9 88. Classifieatioe of meter serviee fer purposes of permits.   1. For the pw·posB of regulatil'lg the issl:laaoe of permi\*s, each reoordiRg watt how- meter aAEI all main feeder ,..,,jres, sub feeder wires ane emnoh. ci:reuil ·Nires ooAAecting ro same shall be construed as oae (l) meter sel"Yiee. A s at'ate permit shall be obtaiaed for work performed oA each s1:1oh meter seFViee. 2. WheR multiple 1:1l'lit bHildings of fom- (4) or more units with Hu1!tiple like ooits and serviees are permitted, one (1) permit will be required, ia lie\:! of the numeer of unit meters. The total fees will beaddeEI together for all linits, and final inspeclioH appro•1al will be fer:all units only at the same titfle.   (aj WheB electrical work is permitted with no metered service, the permit fees are lo be based on the total cost of all laeor, materials, and filltntres installed.  See. 9 **89. Iespeetioes and appro,.,·el re utred.**   1. It shall be tmla-.,,cful for any peFSOA, pat1nership, oorpomtiot'\, l:n1siAess tnist or other legal entity lo Hse eleGtrfa current in or through 88 ' electrical iry•stem wiring, apparatus or fool:ll'e for light, heat or power Ofl 9:RY premises lifltil H=ie same has been iAspected &Ad appE011ed by aR electrical ins13ector.   (0) lt shall be ooJawful for aAy persor1. firm or eorporatioa furnishing eleetric, Emrrent for light, heat or power te ommeet a distribl:ltiRg systeff! to any instal:latioA of electrical system wiriRg, apparatus or fix-tw:e oa any premises ·.vithout first recei¥iflg wtit:ten p&mtissioA fraffl aft electrical inspector to de so. Sush peFmission may be give.A af\y time after final inspCGtion has beea llf'PrO¥eEI.  (G) It shall be H=ie Fespoesibilit)• of the iAdividual, and the electrical contractor's GOmp1H-1y representati:r;e whose name the eleetFical permit is issl:led l:l:Hder, lo obtain an eleetrieal fiAal appro•,cal, as soon as the work has been completed aad energized  1 See. 9 90. Reser¥e(j,  2 See. 9 91. ReseFYed.  3 Secs. 9-6692---9-100. Reserved.  4 DMSION 3. CONTRACTORS, JOURNEYMEN, ETC.1  s Subdivision I. General Provisions  6 See. 9 UH. GeueFal Fesponsihilities.  7 (a) An electrical contrae r shall be responsible for ii-le physieal and meeh8flical manRer in whieh  8 eleetrical materials, equipmeHt aad de,vices are placed .md iRstalled.  9 (b) An eleetrical eontraotor shall be responsible to have his eleetrioal work permittee es required  10 by t-his article, and mspected am:1 a r01,ed by an electrical inspector prier to use.  11 (c) The lieease holder (master electrician) when iss1:1ed a permit, agrees to conform to all division  12 of building safety eedes and regHlations and ordinaHees regwating the same. 0:fla shall act in  13 aeeord0.Ree ·Nith the Bf)f)FO¥ed plans and specifications. The iss1:1ance of a permit does Rot  14 al:lthori:2:e violation of cmy applicable eot:mty or state staaites, codes er orcfo:iances.  15 See. 9 tol. Busieess tax eemfieete.  16 (a) The name of the electrieal eoatraetor fer 1+vhom permit applieatim1s may be signed shtt.11 be  17 set forth iR the busifless ta\* certifieate. Ne person shall be efltitled to a bt1siness ta-x eertifieate  18 lo eflgage in the b1:1siness of electrical contraeting who is rtot a master eleetrieian or •#ho does  19 Hot emplo • a eertifiea er registered master eleetrieian en a folI time basis.  20 (b) It shall bel:lfllawful for any master electrieiae to allow their nm'Jle to be used, er to l01o•Ningly  21 allow themsel,ves to be held ol:lt as an officer or employee of cmy person, partnership,  22 cefJJoration, bt:t&i.aess trust, or other legal eAtity holding an eleelrieal contraotor1s lnttii:aess tax  23 certificate, 1mless they are such. aR officer or employee and do, in fact, s1:113en·ise eleetrieal  24 construction uAder sl:teh bHsieess tax certifieale.  25  26  27 See. 9 103. Regist:Fatioe.  28 l-Jo person shall imgage in or earry on the business of e!eetrical ceAlraotiflg, nor install, alter  29 or repair ClflY eleetr:i:eal •.viriag fur which an electrical peffflit is required, without .first registering  30 iA the eleetrie&:I di't'ision the n001e of the fflBster eleetfieiaa responsible for the eleetrieal  31 installation |  |
| City of Satellite Beach | BUILDING  <https://floridabuilding.org/Upload/FBC/CodeID_7813_6e54_City%20of%20Satellite%20Beach%20Adopt%20Florida%20Building%20Code%202024-03-25.pdf> | **109.4Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or without prior approval from the *building official*, as permitted in Section 105.2.2 or 105.12 shall be subject to a fee established by the Building official that shall be in addition to the required permit fees **or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. They payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive fes when justifiable cause has been demonstrated in writing.**  **110.1 General.** Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain exposed and provided with access for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner’s authorized agent to cause the work to remain exposed and provided with access for inspection purposes. **The building official shall be permitted to require a boundary line survey prepared by a Florida licensed professional surveyor and mapper whenever the boundary lines cannot be readily determined in the field.** Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection. |  |
| Town of Indian River Shores | BUILDING  <https://floridabuilding.org/Upload/FBC/CodeID_7806_c81b_FBC%20Chapter%201%20Amendments.pdf> | **Chapter 1**  **SCOPE AND ADMINISTRATION**  **PART 1 – SCOPE AND APPLICATIONS**  **SECTION 101**  **GENERAL**  **101.2.1 Appendices**. Provision in the appendices shall not apply unless specifically adopted. **Town of Indian River Shores Land Develoopment Code (SDC) Chapter 165 Floodplain Management and Damage Prevention.**  **101.4.4 Property maintenance. The provisions of the International Property Maintenance Code** shall apply to existing structures and premises; equipment and facilities, light, ventilation, space heating, sanitation, life, and fire safety hazards; responsibilities of owners, operators, and occupants; and occupancy of existing premises and structures.  **102.2.2** Residential buildings or structures moved into or within a county or municipality shall not be required to be brought into compliance with the state minimum building code in force at the time the building or structure is moved, provided:  **7. The requirements of the Florida Building Code, Existing Building Volume, are also satisfied.**  **102.2.5** Each enforcement district or local enforcement agency shall be governed by a board, the composition of which shall be determined by the affected localities**. (The Town of Indian River Shores has not adopted any).**  **102.2.6** This section does not apply to swings and other playground equipment accessory to a one- or two- family dwelling, **as determined by the building official.**  **Exception:** Electrical service to such playground equipment shall be in accordance with Chapter 27 of this code or **Part VIII, Electrical, of the Florida Building Code Residential Volume, 8th Edition (2023), as applicable.**  **102.6 Existing Structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the Florida Building Code, Existing Building, **International Property Maintenance Code** or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.  **102.6.2 Buildings previously occupied**. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the Florida Fire Prevention Code, **International Property Maintenance Code.** or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.   * 1. **Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *Building Official* shall have the authority to appoint a Deputy *Building Official,* the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the *Building Official.*   For the maintenance of existing properties, see the *International Property Maintenance Code*  **104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas.** For applications for reconstruction, rehabilitation, *repair, alteration, addition* or other improvement of existing buildings or structures located in *flood hazard areas,* the *Building Official* shall determine if the proposed work constitutes substantial improvement or *repair* of *substantial damage.* Where the *Building Official* determines that the proposed work constitutes *substantial improvement* or *repair* of *substantial damage,* and where required by this code, the *Building Official* shall require the building to meet the requirements of Section 1612 or R322 of the Florida Building Code, Residential, and Chapter 165 of the Indian River Shores Land Development Code- Floodplain Management and Damage Prevention.   * + 1. When the Building Official obtains a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building, structure, or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein·by the building official for the purpose of inspection and examination pursuant to this code.   **104.11 Alternative materials. design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code. provided that any such alternative has been *approved.* An alternative material, design or method of construction shall be *approved* where the *Building Official* finds that the proposed alternative meets all of the following:   1. The alternative material, design or method of construction is satisfactory and complies with the intent of the provisions of this code. 2. The material. method or work offered is. for the purpose intended. not less than the equivalent of that prescribed in this code as it pertains to the following:    1. Quality.    2. Strength.    3. Effectiveness.    4. *Fire resistance.*    5. Durability.    6. Safety.   Where the alternative material. design or method of construction is not *approved.* the *Building Official* shall respond in writing. stating the reasons why the alternative was not *approved.*   * 1. **Work exempt from *permit.*** Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any special ***flood hazard area.* Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of the *localfloodplain management ordinance.*** *Permits* shall not be required for the following:   **Building:**  l. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet (11 m2).   1. Oil derricks. 2. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids. 3. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1. 4. Painting, papering, tiling, carpeting, cabinets, Oike for like-Detached One- & Two-Family Dwellings only) counter tops and similar finish work. 5. Prefabricated swimming pools accessory to a structure complying with Florida Building Code, Residential Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground. 6. Shade cloth structures constructed for commercial nursery or agricultural purposes, not including service systems. 7. Swings and other playground equipment accessory to detached one- and two-family *dwelling* except for the electrical service. 8. Window *awnings* supported by an *exterior wall* that do not project more than 54 inches (1372 mm) from the   *exterior wall* and do not require additional support, of Groups R-3 and U occupancies.   1. Non-fixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches (1753 mm) in height.    * 1. **Minor repairs.** Ordinary minor repairs may be made with the approval of the *Building Official* without a *permit,* provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required *means of egress,* or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include *addition* to, *alteration* of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.   The Building Official has approved the following items to be considered minor repairs:  **Building:**  I} Repair work performed by licensed building contractors that is not structural in nature and does not change the occupancy. does not affect life safety and the value of the repair work does not exceed $1,000.00 in labor and materials.   1. The application, construction or repair of any roof covering of any existing building or structure not exceeding   $500.00 in value of materials and labor or work not exceeding a total of (I} one roofing square (1.00 square ft. or l0xl0}, in any (12} twelve-month period.  3} Kitchen cabinets, vanities, or paneling installation inside residential Group R-3 occupancy (replacement like for like no reconfiguration}. Any associated plumbing and electrical changes will require a building permit.  **Electrical:**  I} Repair work performed by licensed electrical contractors that does not exceed $500.00 in value of materials and labor.  The following work is also exempt from permit requirements regardless of the value of materials and labor:  2} Repair or replacement of electrical wall switches and wall outlet devices {receptacles} 15 - 20 amps and 120 volts or less (does not include electrical panels, disconnects or other electrical equipment).  3} Repair or replacement of the following low voltage devices: a} Telephone b} Television c} Data Cabled} Central Vacuum e}Burglar Alarm f) Intercom System  4} Repair or replacement of electric wiring to pumps not exceeding 2 h.p   1. Repair or replacement of time clocks. 2. Installation of security/burglar low-voltage alarm systems for existing commercial and new or existing One- & Two-Family residential structures.   **Plumbing:**  1} Repair work performed by licensed plumbing contractors that does not exceed $500.00 in value of materials and labor.  The following work is also exempt from permit requirements regardless of the value of materials and labor:  2} Repair or replacement of gas appliances, other than water heater or HVAC equipment by licensed plumbing contractors.   1. Repair of solar panels by licensed plumbing contractors.   4} Repair irrigation system.  5} Repair domestic water service/lines.   1. Repair to building sewer line, excluding repair or replacement of interceptors/separators, by licensed plumbing contractors. 2. Repair or replacement of faucets. 3. Repair or replacement of water closet/bidet/urinal fixtures only. 4. Repair or replacement of sink/lavatory/drinking fountain fixtures only. 5. Repair or replacement of residential disposal.   11} Repair or replacement of residential dishwasher.  **Mechanical:**  1} Repair work performed by licensed mechanical contractors that does not exceed $500.00 in value of materials and labor. The following work is also exempt from permit requirements regardless of the valve of materials and labor:  2) Repair of air conditioning duct.  3} Repair or replacement of coil, compressor, or refrigerant piping by licensed mechanical contractor.  4} Repair or replacement of non-combustion heating by licensed mechanical contractors.  5} Repair ventilation fans.   1. Electrical documents. See *Florida Statutes* 471.003{2)(h). Any electrical or plumbing or air-conditioning and   refrigeration system meeting the following thresholds are required to be designed by a Florida Registered Engineer. The system requires an electrical system with a value of over $125,000; and requires an aggregate service capacity of over 600 amperes (240 volts) on a residential electrical system or over 800 amperes (240 volts) on a commercial or industrial electrical system.  **Note:** It was further clarified by the Commission that the limiting factor of 240 volt or over is required to be designed by an Engineer. Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, *Florida Statutes.*   * + 1. **Time limitation of application.** An application for a *permit* for any proposed work shall be deemed to have been abandoned becoming null and void 180 days after the date of filing, unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not **exceeding 90 days each.** The extension shall be requested in writing and justifiable cause demonstrated. Abandoned applications shall be subject to destruction in accordance with state law. The fee for extension of a permit application shall be set forth by the administrative authority. There may be fees or requirements from other government agencies for permit application extensions.        1. The fee for renewal reissuance and extension of a *permit* shall be set forth by the administrative authority. There may be fees or requirements from other government agencies for permit extensions and renewals.   1. **Expiration.** Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* holder and property owner shall be responsible to either complete all work in accordance with the permitted plans and inspection or remove any partially completed work in a safe and code compliant manner. The *Building Official* is authorized to grant, in writing, one or more extensions of time, for periods not more than **90 days each.** The extension shall be requested in writing and justifiable cause demonstrated as determined by the *Building Official.* Permits issued for the demolition of a structure shall expire 90 days from the date of issuance.   2. **Work commencing before *permit* issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary *permits* or without prior approval from the *building official* as permitted in Section 105.2.2 or 105.12 shall be subject to a fee established by the *building official (oenalty of 2 times the usual permit fee}* that shall be in addition to the required *permit* fees or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all cases the required *permit(s)* must be applied for within three (3) business days and any unreasonable delay in obtaining those *permit(s)* shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a *permit.* The *Building Official* may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.   110.3 Required inspections. The Building Official upon notification from the permit holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The Building Official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.  Building  1. Foundation inspection. To be made after trenches are excavated, any required reinforcing steel is in place, forms erected and shall at a minimum include the following building components:  Stem-wall  Monolithic slab-on-grade Piling/pile caps Footers/grade beams  1.1. Slab Inspection: Concrete slab and under-floor inspections shall be made after in-slab or under-floor  reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.  1.2. A foundation/form board survey prepared and certified by a Florida licensed professional surveyor and mapper may be required, prior to approval of the slab inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions, indicate Finish Floor Elevation FFE and shall be available at the job site for review by the building inspector. In lieu of providing a survey, the contractor may elect to uncover all property line markers and string-up all property lines in preparation for inspection.  1.3. Inflood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted to the Building Official or designated Floodplain Manager.  **3.** Sheathing inspection. To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:  Roof sheathing  Wall sheathing  Continuous air barrier  Exterior siding/cladding  Sheathing fasteners  Roof/wall dry-in  **Gypsum Board. excluding SFD.**  Sheathing fasteners installed and found to be missing the structural member (shiners) shall be removed and  **110.3.5** Lath, gypsum board and gypsum panel product inspection. Lath, gypsum board and gypsum panel product inspections shall be made after lathing, gypsum board and gypsum panel products, interior and exterior, are in place, but before any plastering is applied or gypsum board and gypsum panel product joints and fasteners are taped and finished.  **Exception:** Gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly **to include gypsum board installed in SFD.**   * 1. **Shoring.** For threshold buildings, shoring and associated formwork or falsework shall be designed and inspected by a Florida licensed professional engineer prior to any required mandatory inspections by the threshold building inspector.      1. Other shoring. The building official may require engineered shoring drawings and procedures for reshoring for temporary support of vertical and horizontal loads and stabilization of foundation soils when applicable. Inspections are required to ensure the shoring is installed in accordance with the approved engineered shoring drawings. The   building official may require the inspections to be made by qualified third parties when deemed necessary. (See also Section 110.1.2 Inspection Services of this code.}   * 1. **Threshold building.**   **SECTION 113**  **BOARD OF APPEALS RESERVED**  **The Town of Indian River Shores DOES NOT have a process in place.**  **SECTION 116**  **UNSAFE STRUCTURES AND EQUIPMENT**  ***The Town of Indian River Shores Code of Ordinances Section 403.06.*** - ***Unsafe structures and equipment.***  **SECTION 117**  **VARIANCES IN FLOOD HAZARD AREAS**   * 1. **Flood hazard areas.** Pursuant to Section 553.73(5), *Florida Statutes,* Town of Indian River Shores, Land Development Code (LDC) Chapter 165 Floodplain Management and Damage Prevention shall apply to requests submitted to the *Building Official* for variances to the provisions of Section 1612.4 of the *Florida Building Code, Building* or, as applicable, the provisions of Section R322 of the *Florida Building Code, Residential.* This section shall not apply to Section 3109 of the *Florida Building Code, Building.*   **SECTION 118**  **IMPACT OF CONSTRUCTION**  **118.1 Impact of construction.** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property unless such activity is permitted to affect said property. pursuant to a consent granted by the applicable property owner. under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust. noise, water or drainage run-offs. debris. and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected 2940 sites. Accordingly. developers. contractors. and owners of all new residential development. including additions. pools, patios, driveways, decks, or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall. as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional shall be submitted to the inspector to receive approval of  the final inspection.  ***SECTION 119***  ***SEVERABILITY***  **If any section, subsection, sentence, clause, or phrase of this code is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.** |  |
| Town of Jupiter | BUILDING  <https://floridabuilding.org/Upload/FBC/CodeID_7802_a13d_Town%20of%20Jupiter%20Local%20Amends%20to%208th%20Ed%202023%20FBC-Build%20Ch%201-2024-01-12.pdf> | **101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically 61 adopted. ORDINANCE 28-17 18-23 62 63**  **101.2.2 Residential construction standards or practices which are not covered by 64 Florida Building Code, residential volume shall be in accordance with the provisions of 65 Florida Building Code, Building.**  **101.3.1 Quality control. Quality control of materials and workmanship is not within the 75 purview of this code except as it relates to the purposes stated herein. 76 77**  **101.3.2 Warranty and Liability. The permitting, plan review or inspection of any 78 building, system or plan by the town, under the requirements of this code, are not 79 intended to be and should not be construed by a court as a warranty of the physical 80 condition of such building, system or plan or their adequacy. The town shall not be 81 liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur 83 subsequent to such inspection or permitting.** Further, no town employee shall be liable 84 in tort for damage from such conditions, in accordance with Section 768.28 Florida 85 Statutes, as may be amended or replaced.  **101.4.4 Housing standard**. Reserved. **Chapter 21-107 Town of Jupiter Code**  **101.4.5 Fire prevention**. For provisions related to fire prevention, refer to the Florida 112 Fire Prevention Code. The Florida Fire Prevention Code shall apply to matters affecting 113 or relating to structures, processes and premises from the hazard of fire and explosion 114 arising from the storage, handling or use of structures, materials or devices; from 115 conditions hazardous to life, property or public welfare in the occupancy of structures or 116 premises; and from the construction, extension, repair, alteration or removal of fire 117 suppression, **automatic sprinkler systems**, fire alarm panels and alarm systems or fire 118 hazards in the structure or on the premises from occupancy or operation.  **101.4.10 Flood damage prevention. Chapter 22 of the Jupiter Code of Ordinances.**  **101.4.11 Electrical. The provisions of Chapter 27 of the Florida Building Code, Building 137 shall apply to the installation of electrical systems, including alterations, repairs, 138 replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.**  **101.5 Building official. Whenever, the building official is mentioned in this code, it 141 shall also mean the building official’s designee, wherever applicable.**  **102.1.1 The Florida Building Code** does not apply to, and no code enforcement action 153 shall be brought with respect to, zoning requirements, land use requirements **or the enforcement of the covenant and restrictions of a community association**, and owner 155 specifications or programmatic requirements which do not pertain to and govern the 156 design, construction, erection, alteration, modification, repair or demolition of public or private buildings, structures or facilities or to programmatic requirements that do not pertain to enforcement of the Florida Building Code. Additionally, a local code enforcement agency may not administer or enforce the Florida Building Code, Building to prevent the siting of any publicly owned facility, including, but not limited to, correctional facilities, juvenile justice facilities, or state universities, community colleges, or public education facilities, as provided by law.  (e.) Mobile or modular structures used as temporary offices, except that the provisions of Part II (Sections 553.501-553.513, Florida Statutes) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures. **Permits shall be required for structural support and tie-down, electric supply and all other such utility connections to mobile or modular structures as required by the town**.  (**M) Service providers of water, sewer, storm, gas, cable, telephone, or other similar 210 utility systems are exempt to the point of service connection for the building or 211 structure.**  **102.2.2**  **7. The requirements of the Florida Building Code, “Existing Building Volume” are also satisfied.**  (**See Florida Building Code, Existing Building Chapter 13 for additional requirements for Relocated or Moved Buildings)**  **102.2.5** Each enforcement district **or local enforcement agency** shall be governed by a 253 board, the composition of which shall be determined by the affected localities.  **102.5 Partial invalidity**. Reserved Should any part or provision of these local 298 amendments code be held to be illegal or void, this finding shall not have the effect of 299 making void or illegal any of the other parts or provisions.  **102.6 Existing structures**. The legal occupancy of any structure existing on the date 303 of adoption of this code shall be permitted to continue without change, except as 304 otherwise specifically provided in this code, the Florida Building Code, Existing Building 305 or the Florida Fire Prevention Code, **or as is deemed necessary by the building official 306 for the health, safety, and general welfare of the occupants and the public.**  **PART 2—ADMINISTRATION AND ENFORCEMENT**  **SECTION 103**  **DEPARTMENT OF BUILDING SAFETY**  **RESERVED**  **103.1 Creation of enforcement agency. The Department of Building Safety is hereby 345 created and the official in charge thereof shall be known as the building official. 346 347 103.2 Appointment. The building official shall be appointed by the town manager. 348 349 103.3 Deputies 350 351 103.4 Restrictions on employees. An officer or employee connected with the 352 department, except one whose only connection is as a member of the board established 353 by this code, shall not be financially interested in the furnishing of labor, material, or 354 appliances for the construction, alteration, or maintenance of a building, structure, 355 service, system, or in the making of plans or of specifications within the Town’s limits, 356 thereof, unless he/she is the owner of such. This officer or employee shall not engage 357 in any other work which is inconsistent with their duties or conflict with the interests of 358 the department. 359 360 361 362 SECTION 104 363 DUTIES AND POWERS OF BUILDING OFFICIAL 364 365 104.1 General. RESERVED. The building official is hereby authorized and directed to 366 enforce the provisions of this code. The building official shall have the authority to 367 render interpretations of this code and to adopt policies and procedures to clarify the 368 application of its provisions. Such interpretations, policies and procedures shall be in 369 compliance with the intent and purpose of this code. Such policies and procedures shall 370 not have the effect of waiving requirements specifically provided for in this code.**  **104.2 Applications and permits. RESERVED. The building official shall receive 373 applications, review construction documents and issue permits for the erection, and 374 alteration, demolition and moving of buildings and structures, inspect the premises for 375 which such permits have been issued and enforce compliance with the provisions of 376 this code. 377 378**  **104.2.1 Determination of substantially improved or substantially damaged 379 existing buildings and structures in flood hazard areas. RESERVED. For 380 applications for reconstruction, rehabilitation, repair, alteration, addition or other 381 improvement of existing buildings or structures located in flood hazard areas, the 382 building official shall determine if the proposed work constitutes substantial 383 improvement or repair of substantial damage. Where the building official determines 384 that the proposed work constitutes substantial improvement or repair of substantial 385 damage, and where required by this code, the building official shall require the building 386 to meet the requirements of Section 1612 or R322 of the Florida Building Code, 387 Residential, as applicable. 388 389**  **104.3 Notices and orders. RESERVED. The building official shall issue all necessary 390 notices or orders to ensure compliance with this code. 391 392**  **104.4 Inspections. RESERVED. The building official shall make all the required 393 inspections, or the building official shall have the authority to accept reports of 394 inspection by approved agencies or individuals. Reports of such inspections shall be in 395 writing and be certified by a responsible officer of such approved agency or by the 396 responsible individual. The building official is authorized to engage such expert 397 opinions as deemed necessary to report upon unusual technical issues that arise. 398**  **104.5 Identification. The building official shall carry proper identification when 399 inspecting structures or premises in the performance of duties under this code. 400 401**  **104.6 Right of entry. RESERVED. Where it is necessary to make an inspection to 402 enforce the provisions of this code, or where the building official has reasonable cause 403 to believe that there exists in a structure or upon a premises a condition which is 404 contrary to or in violation of this code which makes the structure or premises unsafe, 405 dangerous or hazardous, the building official is authorized to enter the structure or 406 premises at reasonable times to inspect or to perform the duties imposed by this code, 407 provided that if such structure or premises be occupied that credentials be presented to 408 the occupant and entry requested. If such structure or premises is unoccupied, the 409 building official shall first make a reasonable effort to locate the owner or other person 410 having charge or control of the structure or premises and request entry. If entry is refused, the building official may elect to obtain an administrative search warrant to**  **412 secure entry.**   * 1. **Department records. RESERVED. The building official shall keep official 415 records of applications received, permits and certificates issued, fees collected, reports 416 of inspections, and notices and orders issued. Such records shall be retained in the 417 official records for the period required for retention of public records as required by the 418 Public Records Act, codified at Chapter 119, Florida Statutes.**   2. **Liability. RESERVED. The building official, member of the town’s Building Board 421 of Appeals or an employee charged with the enforcement of this code, while acting for 422 the town in good faith and without malice in the discharge of the duties required by this 423 code or other pertinent law or ordinance, shall not thereby be civilly or criminally 424 rendered liable personally and is hereby relieved from personal liability for any damage 425 accruing to persons or property as a result of any act or by reason of an act or omission 426 in the discharge of his or her official duties. Any suit instituted against an officer or 427 employee because of an act performed by that officer or employee in the lawful 428 discharge of his or her duties and under the provisions of this code shall be defended 429 by the town at the town’s expense.**      1. **Legal defense. RESERVED. Any suit or criminal complaint instituted against 432 the Building Official or town employees because of an act performed by the Building 433 Official or employee in the lawful discharge of his or her duties and under the provisions 434 of this code shall be defended by town at the town’s expense. The building official or 435 any subordinate employee shall not be liable for cost in any action, suit or proceeding 436 that is instituted in pursuance of the provisions of this code.**   3. **Modifications. RESERVED. Wherever there are practical difficulties involved in 447 carrying out the provisions of this code, the building official shall have the authority to 448 grant modifications for individual cases, upon application of the owner or owner’s 449 representative, provided the building official shall first find that the strict application of 450 this code would be unreasonable or impractical and a reasaonable modification to the provisions of the code would be in compliance with the intent and purpose of this code 452 and that such modification does not adversely impact the health, safety, general 453 welfare, or structural requirements set forth in the Florida Building Code.**   **104.10.1 Flood hazard areas. RESERVED. The building official shall coordinate with 456 the floodplain administrator to review requests for a variance pursuant to Section 117 457 [of the FBC?] to modify the strict application of the flood resistant construction 458 requirements of the Florida Building Code.**  **104.12 Requirements not covered by code. Any requirements necessary for 496 strength, stability or proper operation of an existing or proposed building, structure, 497 electrical, gas, mechanical or plumbing system, or for the public safety, health and 498 general welfare, not specifically covered by this or other technical codes, shall be 499 determined by the building official.**  **SECTION 105**  **PERMITS**  **105.1 Required**. Any owner or owner’s authorized agent who intends to construct, 505 enlarge, alter, repair, move, demolish or change the occupancy of a building or 506 structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any 507 impact-resistant coverings, electrical, gas, mechanical or plumbing system **or fire 508 protection system, or accessible or flood resistant site element,** the installation of which 509 is regulated by this code, or to cause any such work to be performed, shall first make 510 application to the building official and obtain the required permit.  **105.1.2 Annual Facility permit records. The person to whom an annual permit is 527 issued shall keep a detailed record of alterations made under such annual permit. The 528 building official shall always have access to such records or such records shall be filed 529 with the building official as designated. The building official is authorized to revoke or 530 withhold the issuance of the future annual permits for properties upon which code 531 violations exist.**   * 1. Work exempt from **Building Department** permit. Exemptions from permit 548 requirements of this code shall not be deemed to grant authorization for any work to be 549 done in any manner in violation of the provisions of this code **or any other** **laws or 550 ordinances of this jurisdiction, to include work in any special flood hazard area. 551 Exemptions granted under this section do not relieve the owner or contractor from their 552 duty to comply with applicable provisions of the Florida Building Code, and 553 requirements of the local floodplain management ordinance. As determined by the 554 building official.** Permits shall not be required for the following: 555 **(Building permits exempted by this section may be subject to Zoning review and 556 approval)**   **Building: 559**  **1. Building permits are not required for replacement or repair work having value of less 560 than $1,000.00, or greater with the permission of the building official providing, 561 however, that such work will not adversely affect the structural integrity, fire rating, 562 exit access or egress requirements. 563**  **2. Cabinets & countertops with no reconfiguration for 1&2 Family Dwellings, Painting, 564 papering, tiling, carpeting, and similar finish work, with no electrical or plumbing work 565**  **3. One-story detached accessory structures used as tool and storage sheds, playhouses 566 and similar uses, provided the floor area does not exceed 120 square feet (11 m2). 567 may be subject to Zoning Approval and Zoning permits 568**  **4. 1 & 2 family fences that are not pool barriers or masonry walls and not over 6 feet 569 (1829 mm) high. may be subject to Zoning review and approval 570**  **5. Painting, papering, tiling, carpeting and similar finish work. 571**  **6. Temporary motion picture, television and theater stage sets and scenery**  **7. Swings and other playground equipment accessory to detached one- and two-family 573 dwelling except for the electrical service. may be subject to Zoning review and 574 approval 575**  **8. Retractable awnings supported by an exterior wall and do not require additional 576 support, of Groups R-3 may be subject to Zoning review and approval 577 578**  **Electrical: 579 580**  **1. Repairs and maintenance: Repair or replacement of like common household 581 electrical fixtures, switches, and outlets on the load side of the electrical source. 582 Minor repair work, including the replacement of lamps or the connection of 583 approved portable electrical equipment to approved permanently installed 584 receptacles. 585 586**  **2. Radio and television transmitting stations: The provisions of this code shall 587 not apply to electrical equipment used for radio and television transmissions, but 588 do apply to equipment and wiring for a power supply and the installations of towers 589 and antennas. 590 591**  **3. Temporary testing systems: A permit shall not be required for the installation of 592 any temporary system required for the testing or servicing of electrical equipment 593 or apparatus**.  **Mechanical:**  **8. The installation, replacement, removal or metering of any electrical load management control device where installed by a utility service provider.**  **Plumbing:**  **3.The replacement of common household plumbing fixtures to existing supply 625 lines and outlets. This does not include water heaters, bathtubs and showers.**  **105.2.1Emergency repairs. Where equipment replacements and repairs must be 628 performed in an emergency, the permit application shall be submitted within the next 629 working business day to the building official. Notification shall be given to the building 630 official including the work address, nature of emergency and scope of work 631 immediately, or by next business day.**   * + 1. **Public service agencies. RESERVED. A permit is not required for the 645 installation, alteration or repair of generation, transmission, distribution or metering or 646 other related equipment that is under the ownership and control of public service 647 agencies by established right.**   1. Plumbing documents for any new building or addition which requires a plumbing 697 system with more than 250 fixture units or which costs more than $125,000. 698  2. Fire sprinkler documents for any new building or addition which includes a fire 699 sprinkler system which contains 50 or more sprinkler heads. Personnel as 700 authorized by chapter 633 Florida Statutes, may design a new fire protection system 701 of 49 or fewer sprinklers; may design the alteration of an existing fire sprinkler 702 system if the alteration consists of the relocation, addition or deletion of 249 or fewer 703 sprinklers and the addition of up to 49 sprinklers, as long as the cumulative total 704 number of fire sprinklers being added, relocated, or deleted does not exceed 249,  705 notwithstanding the size of the existing fire sprinkler system; or may design the 706 alteration of an existing fire sprinkler system if the alteration consists of the 707 relocation or deletion of 249 or fewer sprinklers, notwithstanding the size of the 708 existing fire sprinkler system, if there is no change of occupancy of the affected 709 areas, as defined in this Code and the Florida Fire Prevention Code, and there is no 710 change in the water demand as defined in NFPA 13, “Standard for the Installation of  711 Sprinkler Systems,” and if the occupancy hazard classification as defined in NFPA 712 13 is reduced or remains the same as a result of the alteration.   1. **Electrical documents. See Florida Statutes 471.003(2)(h). Any electrical, plumbing 809 or air-conditioning and refrigeration system meeting the following thresholds are 810 required to be designed by a Florida Registered Engineer. The system, requires an 811 electrical system with a value of over $125,000; and requires an aggregate service 812 capacity of over 600 amperes (240 volts) on a residential electrical system or over 813 800 amperes (240 volts) on a commercial or industrial electrical system; 814 Note: It was further clarified that the limiting factor of 240 volt or over is required to 815 be designed by an Engineer. Documents requiring an engineer seal by this part 816 shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 818 471.025, Florida Statutes.**   **105.3.2 Time limitation of application. An application for a permit for any proposed 863 work shall be deemed to have been abandoned becoming null and void 180 days after 864 the date of filing, or for any 180 day period of abandonment or suspension during the 865 application process, unless such application has been pursued in good faith or a permit 866 has been issued; except that the building official is authorized to grant one or more 867 extensions of time for additional periods not exceeding 90 days each. The extension 868 shall be requested in writing prior to the abandonment date, and justifiable cause 869 demonstrated. The fee for renewal, re-issuance, and extension of a permit application 870 shall be set forth by the town. There may be fees or requirements from other 871 government agencies for permit application extensions and renewals.**  **105.3. 9 Public right of way.** A permit shall not be given by the building official for the 929 construction of any building, or for the alteration of any building where said building is to 930 be changed and such change will affect the exterior walls, bays, balconies, or other 931 appendages or projections fronting on any street, alley or public lane, or for the placing 932 on any lot or premises of any building or structure removed from another lot or 933 premises, unless the applicant has received a right of way permit from the authority 934 having jurisdiction over the street, alley or public lane.  **105.4 Conditions of the permit. The issuance or granting of a permit shall not be 937 construed to be a permit for, or an approval of, any violation of any of the provisions of 938 this code or of any other ordinance of the jurisdiction. Permits presuming to give 939 authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction 941 documents and other data shall not prevent the building official from requiring the 942 correction of errors in the construction documents and other data. The building official 943 is also authorized to prevent occupancy or use of a structure where in violation of this 944 code or of any other ordinance of this jurisdiction or of any other federal, state and local 945 laws, ordinances, codes and regulations.**  **105.4.1.3 Work shall be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in 973 case of civil commotion or strike or when the building work is halted due directly 974 to judicial injunction, order or similar process., or due to action by an 975 environmental or archeological agency having jurisdiction. The building official is 976 authorized to grant, in writing, one or more extensions of time, for periods not 977 more than 3 months each. The extension shall be requested in writing and 978 justifiable cause demonstrated, prior to expiration.**  105.4.1.4 The fee for renewal reissuance and extension of a permit shall be set 981 forth by the administrative authority. **There may be fees or requirements from other government agencies for permit extensions and renewals.**   * 1. **Expiration. Every permit issued shall become invalid unless the work on the site 996 authorized by such permit is commenced within 180 days after its issuance, or if the 997 work authorized on the site by such permit holder and property owner shall be 998 responsible to either complete all work in accordance with the permitted plans and 999 inspection or remove any partially completed work in a safe and code compliant 1000 manner. The building official is authorized to grant, in writing, one or more extensions of 1001 time, for periods not more than 180 days each. The extension shall be requested in 1002 writing and justifiable cause demonstrated as determined by the building official.**   **105.5.1** Additional options for closing a permit. Pursuant to Section 553.79(15), 1005 Florida Statutes, a property owner, regardless of whether the property owner is the one 1006 listed on the application for the building permit, may close a building permit by 1007 complying with the following requirements:  **105.5.2 For the purposes of this subsection, a closed permit shall mean a permit for 1031 which all requirements for completion have been satisfied or a permit that has been 1032 administratively closed by the building official**.  **105.5.3 For the purposes of this subsection, an open permit shall mean a permit that 1035 has not satisfied all requirements for completion as defined in 105.5.1.1.**  **105.6.2 Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency 1059 may not deny issuance of a buildingpermit to a contractor solely because the 1060 contractor is listed on other building permits that were not closed. A local enforcement 1061 agency has the authority to deny a new permit application from an applicant for other 1062 reasons.**  **105.6.3 Misrepresentation of application. The building official may suspend or 1065 revoke a permit or approval, issued under the provisions of this code, when there has 1066 been any false statement or misrepresentation as to the material fact in the application 1067 or plans on which the permit or approval was based.**  **105.15 Opening protection**. When any activity requiring a building permit, not 1142 including roof covering replacement or repair work associated with the prevention of 1143 degradation of the residence, that is applied for on or after July 1, 2008, and for which 1144 the estimated cost is $50,000 or more for a site built single-family detached residential 1145 structure that is located in the wind-borne debris region as defined in this code and that 1146 has an insured value of $750,000 or more, or, if the site built single-family detached 1147 residential structure is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of 1149 $750,000 or more; opening protections as required within this code or Florida Building 1150 Code, Residential for new construction shall be provided. 1151  **Exception:** **Where defined wind-borne debris regions have not changed, single 1152 family detached** residential structures permitted subject to the Florida Building Code 1153 are not required to comply with this section.  **SECTION 107**  **SUBMITTAL DOCUMENTS**  107.1 General. Submittal documents consisting of construction documents, statement 1299 of special inspections, geotechnical report and other data shall be submitted with each 1300 permit application **in accordance with Florida Statute 553.79.** *The construction documents* shall be prepared by a registered design professional where required by 1302 Chapter 471, Florida Statutes **& 61G15 Florida Administrative Code** or Chapter 481, 1303 Florida Statutes **& 61G1 Florida Administrative Code**. Where special conditions exist, 1304 the building official is authorized to require additional construction documents to be 1305 prepared by a registered design professional. 1306 Exception: The building official is authorized to waive the submission of 1307 construction documents and other data not required to be prepared by a registered 1308 design professional if it is found that the nature of the work applied for is such that 1309 review of construction documents is not necessary to obtain compliance with this 1310 code.  107.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are 1317 permitted to be submitted where approved by the building official. Construction 1318 documents shall be of sufficient clarity to indicate the location, nature and extent of the 1319 work proposed and show in detail that it will conform to the provisions of this code and 1320 relevant laws, ordinances, rules and regulations, as determined by the building official. 1321 **Such drawings and specifications shall contain information, in the form of notes or 1322 otherwise, as to the quality of materials, where quality is essential to conformity with the 1323 technical codes. Such information shall be specific, and the technical codes shall not 1324 be cited or in part, nor shall the term "legal" or its equivalent be used as a substitute for 1325 specific information. All information, drawings, specifications and accompanying data 1326 shall bear the name and signature of the person responsible for the design.**  **107.2.1.1 for roof assemblies required by the code. The construction documents 1329 shall illustrate, describe and delineate the type of roofing system, materials, fastening 1330 requirements, flashing requirements and wind resistance rating that are required to be 1331 installed. Product evaluation and installation shall indicate compliance with the wind 1332 criteria required for the specific site or a statement by an architect or engineer for the 1333 specific site must be submitted with the construction documents.**  **107.2.1.2 Additional data. The building official may require details, computations, 1336 stress diagrams, and other data necessary to describe the construction or installation 1337 and the basis of calculations. All drawings, specifications and accompanying data 1338 required by the building official to be prepared by an architect or engineer shall be 1339 affixed with their official seal, and date as state law requires.**  **107.3 Examination of documents.** The building official shall examine or cause to be 1396 examined the accompanying submittal documents and shall ascertain by such 1397 examinations whether the construction indicated and described is in accordance with 1398 the requirements of this code and other pertinent laws or ordinances.  **Exceptions:**  1. Building plans approved pursuant to Section 553.77(5), Florida Statutes, and state1401 approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly and construction at the site are subjectto local permitting and inspections. Photocopies of plans approved according to Rule 61-41.009, Florida Administrative Code, shall be sufficient for local permit 1406 application documents of record for the modular building portion of the permitted project.  2. Industrial construction on sites where design, construction and fire safety are supervised by appropriately **licensed** design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt, subject to **approval by the building official**, from review of plans and inspections, providing **the appropriate licensed design and inspection professionals** certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.  **107.3.4 Design professional in responsible charge. ~~Reserved.~~ Where it is required 1439 that documents be prepared by a registered design professional, the building official 1440 shall be authorized to require the owner or the *owner’s* authorized agent to engage and designate on the building permit application a registered design professional who shall 1442 act as the registered design professional. If the circumstances require, the owner or the 1443 owner’s authorized agent shall designate a successor registered design professional in 1444 responsible charge who shall perform the duties required of the original registered 1445 design professional. The building official shall be notified in writing by the owner or 1446 owner’s authorized agent if the designated registered design professional changes or is 1447 unable to continue to perform the duties. Successor registered design professional in 1448 responsible charge licensed under Chapter 471 Florida Statutes shall comply with 1449 Section 471.025(4) Florida Statute and the procedure set forth in 61G15-27.001 Florida 1450 Administrative Code; or licensed under Chapter 481 Florida Statutes shall comply with 1451 Section 481.221(6) Florida Statute and the procedure set forth in 61G1-18.002 Florida 1452 Administrative Code.**  **The registered design professional in responsible charge shall be responsible for 1455 reviewing and coordinating submittal documents prepared by others, including phased 1456 and deferred submittal items, for compatibility with the design of the building.**  **107.3.4.1 Deferred submittals. For the purposes of this section, deferred submittals 1459 are defined as those portions of the design that are not submitted at the time of the 1460 application and that are to be submitted to the building official.**  **107.3.5 Minimum plan review criteria for buildings.** The examination of the 1486 documents by the building official shall include the following minimum criteria and 1487 documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss 1488 layout; all fenestration **and building envelope** penetrations; flashing; and rough opening 1489 dimensions; and all exterior elevations.  Commercial Buildings:  Building:  2.Occupancy group and special occupancy requirements shall be determined (**with cross check with the energy code submittal**).  7.Occupancy load/egress requirements shall include:  Occupancy load  Gross  Net  Means of egress  Exit access  Exit  Exit discharge  Stairs construction/geometry and protein  Doors  Emergency lighting and exit signs  Specific occupancy requirements  Construction requirements  Horizontal exits/exit passageways  **Exit access travel distance**  **Common path of egress travel distance**  9.Materials shall be reviewed and shall at a minimum include the following: Wood  Steel  Aluminum  Concrete  Plastic  Glass  Masonry  Gypsum board and plaster Insulating (mechanical)  Roofing  Insulation  **Building envelope portions of the Energy Code (including calculation and mandatory requirements**)   1. **I**nterior requirements shall include the following**:**   Interior finishes (flame spread/smoke development)  Light and ventilation **(including corresponding portion of the energy code)**  **Electrical:**  Wiring  Services  Feeders and branch circuits  Overcurrent protection  Grounding  Wiring methods and materials  GFCIs  **Electrical portions of the Energy Code (including calculation and mandatory 1602 requirements)**  15.Water/plumbing portions of the Energy Code (including calculation and 1626 mandatory requirements)  **Mechanical:**  **1.Mechanical portions of the Energy calculations**  **17. Smoke and/or Fire Dampers**  **GAS**  **11.Gas portions of the Energy Code (including calculation and mandatory 1660 requirements)**  **Residential (one- and two-family):**  **4.Smoke and/or carbon monoxide alarm/detector locations**  **6.Structural requirements shall include:**  **Wall section from foundation through roof, including assembly and materials connector tables wind requirements structural calculations (if required)**  **Termite protection**  **Design loads**  **Wind requirement**  **Building envelope**  **Foundation**  **Wall systems**  **Floor systems**  **Roof systems**  **9.Residential Energy Code submittal (including calculation and mandatory requirements)**  **10. Electrical:**  **Electric service riser with wire sizes, conduit detail and grounding detail.**  **Complete load calculations, Panel schedules**  **11.Mechanical:**  **Equipment and location, Duct systems**   1. **Plumbing:**   **Plumbing riser**   1. **Gas**   **Gas piping**  **Venting**  **Combustion air**  **Chimneys and vents**  **Appliances**  **Type of gas**  **Fireplaces**  **LP tank location**  **Riser diagram/shutoffs**   1. **Swimming Pools**   **Barrier requirements**  **Spas 1710 Wading pools**  **Manufactured buildings/housing:**   1. **Site requirements**   **Setback/separation (assumed property lines)**  **Location of septic tanks (if applicable)**   1. **Structural**   **Wind zone**  **Flood**  **Anchoring**  **Blocking**   1. **Plumbing**   **List potable water source and meter size (if applicable)**   1. **Mechanical E**   **Exhaust systems**  **Clothes dryer exhaust**  **Kitchen equipment exhaust**   1. **Electrical exterior disconnect location**   **Exemptions: Plans examination by the building official shall not be required for** **the following work:**   * + - 1. Replacing existing equipment such as mechanical units, water heaters, etc.       2. Reroofs       3. Minor electrical, plumbing and mechanical repairs       4. Annual maintenance permits       5. Prototype plans   Except for local site adaptions, siding, foundations and/or modifications  Except for structures that require waiver   * + - 1. Manufactured buildings plan except for foundations and modifications of 1740 buildings on site **and as listed above in manufactured buildings/housing**   **107.6 Affidavits.** The building official may accept an affidavit from a registered 1752 architect or engineer stating that the plans submitted conform to the technical codes. 1753 For buildings and structures, the affidavit shall state that the plans conform to the laws 1754 as to egress, type of construction and general arrangement and, if accompanied by 1755 drawings, show the structural design and that the plans and design conform to the 1756 requirements of the technical codes as to strength, stresses, strains, loads and stability. 1757 The building official may without any examination or inspection accept such affidavit, 1758 provided the architect or engineer who made such affidavit agrees to submit to the 1759 building official copies of inspection reports as inspections are performed and upon 1760 completion of the structure, electrical, gas, mechanical or plumbing systems a 1761 certification that the structure, electrical, gas, mechanical or plumbing system has been 1762 erected in accordance with the requirements of the technical codes. Where the building 1763 official relies upon such affidavit, the architect or engineer shall assume full 1764 responsibility for compliance with all provisions of the technical codes and other 1765 pertinent laws or ordinances. The building official shall ensure that any person 1766 conducting plans review is qualified as a plan’s examiner under Part XII of Chapter 468, 1767 Florida Statutes, and that any person con- ducting inspections is qualified as a building 1768 inspector under Part XII of Chapter 468, Florida Statutes. **Nothing aforesaid shall prelude plan review or inspections by the building official (see also Section 105.14)**  **SECTION 109**  **1821 FEES**  **109.2.1 Types of Fees Enumerated. Fees may be charged for but not limited to the following:**  **1. Permits;**  **2. Plans examination;**  **3. Certificates of competency (including fees for applications, examinations, renewal, late renewal, and reciprocity);**  **4. Temporary certificate of occupancy;**  **5. Re-inspections;**  **6. Administrative fees (including fees for investigative and legal costs incurred in the context of certain disciplinary cases heard by the board);**  **7. Variance requests;**  **8. Administrative appeals;**  **9. Violations; and**  **10.Other fees as established by local resolution or ordinance.**  **109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or without prior approval from the building official as permitted in Section 105.2.2 or 105.12 shall be subject to a fee of two times the required permit fee. established by the building official that shall be in addition to the required permit fees. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the**  **1863 required permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.**  **109.5 Related fees.** ~~Reserved.~~ **The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.**   * 1. **Refunds.** ~~Reserved~~**. The building official is authorized to establish a refund policy.**   **SECTION 110**  **INSPECTIONS**  **110.1 General.** Construction or work for which a permit is required shall be subject to 1883 inspection by the building official and such construction or work shall remain exposed 1884 and provided with access for inspection purposes until approved. Approval as a result 1885 of an inspection shall not be construed to be an approval of a violation of the provisions 1886 of this code or of other ordinances of the jurisdiction. Inspections presuming to give 1887 authority to violate or cancel the provisions of this code or of other ordinances of the 1888 jurisdiction shall not be valid. It shall be the duty of the owner or the owner’s authorized 1889 agent to cause the work to remain exposed and provided with access for inspection 1890 purposes**. The building official shall be permitted to require a boundary line survey 1891 prepared by a Florida licensed professional surveyor and mapper whenever the** **boundary lines cannot be readily determined in the field. Neither the building official nor 1893 the jurisdiction shall be liable for expense entailed in the removal or replacement of any 1894 material required to allow inspection.**  **110.1.1 Manufacturers and fabricators. When deemed necessary by the building 1897 official, he/she shall make, or cause to be made, an inspection of materials or 1898 assemblies at the point of manufacture or fabrication. A record shall be made of every 1899 such examination and inspection and of all violations of the technical codes.**  **110.1.2Inspection service. The building official may make, or cause to be made, the 1902 inspections required by Section 110. He or she may accept reports of department 1903 inspectors, independent inspectors or of recognized inspection services, provided that 1904 after investigation he/she is satisfied as to their licensure, qualifications and reliability. 1905 A certificate required by any provision of this code shall not be based on such reports 1906 unless the same are recorded by the building code inspector or the architect or 1907 engineer performing building code inspections in a manner specified by the building 1908 official. The building official shall ensure that all persons making such inspections are 1909 certified in accordance to Chapter 468 Florida Statues; or licensed under Chapter 471 1910 or 481 Florida Statutes.**  **110.1.2.1 Affidavit for inspection. With specific prior approval of, and in a format 1913 acceptable to the building official, an affidavit for certification of inspection may be 1914 accepted from the permit qualifier; when accompanied by sufficient photographic 1915 evidence of sufficient detail to demonstrate code compliance. The photographic 1916 evidence shall be comprehensive in the display of the installation and/or construction 1917 and job location identifiers. The affidavit and accompanying photographs shall be 1918 provided to the inspector onsite, at the next scheduled inspection. If the photographs 1919 are found to be insufficient by the building official to demonstrate compliance with this 1920 code and/or the approved construction document, or clearly display location identifiers, 1921 or are missing, the inspector shall require the contractor to obtain the services of a 1922 registered Florida professional engineer to inspect and certify the installation and/or 1923 construction.**  **110.1.2.2 Exception: Affidavits may not be accepted for inspection of 1926 elements of construction which require inspection by the local jurisdiction 1927 under the requirements of Title 44, Code of Federal Regulations, Parts 59 and 1928 60, and the local flood damage prevention ordinance.**  **110.3 Required inspections. The building official upon notification from the permit 1935 holder or his or her agent shall make the following inspections, or any other such 1936 inspection as deemed necessary and shall either release that portion of the 1937 construction or shall notify the permit holder or his or her agent of any violations which 1938 must be corrected to comply with the technical codes. The building official shall**  **1939 determine the timing and sequencing of when inspections occur and what elements 1940 are inspected at each inspection.**  **Building**  **1. Foundation inspection. To be made after trenches are excavated, any required 1943 reinforcing steel is in place, forms erected and shall at a minimum include the following building components:**  **Stem-wall**  **Monolithic slab-on-grade**  **Piling/pile caps**  **Footers/grade beams**  **1.1. Slab Inspection: Concrete slab and under-floor inspections shall be made 1950 after in-slab or under-floor reinforcing steel and building service equipment, 1951 conduit, piping accessories and other ancillary equipment items are in place, but 1952 before any concrete is placed or floor sheathing installed, including the subfloor.**  **1.2. A foundation/form board survey prepared and certified by a Florida**  **1954 licensed professional surveyor and mapper may be required, prior to approval of 1955 the slab inspection. The survey shall certify placement of the building on the site, 1956 illustrate all surrounding setback dimensions and shall be available at the job site 1957 for review by the building inspector. In lieu of providing a survey, the contractor 1958 may elect to uncover all property line markers and string-up all property lines in**  **preparation for inspection.**  **1.3. In flood hazard areas, upon placement of the lowest floor, including**  **basement, and prior to further vertical construction, the elevation certification shall be submitted to the building official.**   1. **Framing inspection. To be made after the roof, all framing, fire blocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved and shall at a minimum include the ollowing building components:** 2. **Window/door framing**   **Window U-factor/SHGC (as indicated on approved energy calculations)**  **Vertical cells/columns**  **Lintel/tie beams**  **Framing/trusses/bracing/connectors (including truss layout and engineered drawings)**  **Energy insulation (Insulation R-factor as indicated on approved energy calculations)**  **Accessibility**  **Verify rough opening dimensions are within tolerances.**  **Window/door buck attachment**  **2.1 Insulation Inspection: To be made after the framing inspection is approved and the insulation is in place, according to approved energy calculation submittal. Includes wall and ceiling insulation**  **2.2Lath and gypsum board inspection for fire-resistance rated or shear assemblies. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before ant plastering is applied or gypsum board joints and fasteners are taped and finished.**  **2.3 Lintel/tie beams/columns/masonry units. To be made after masonry units, 1988 forms, reinforcing steel, shoring, conduit, piping accessories, and other ancillary 1989 equipment items are in place, but before any concrete is placed.**  **3. Sheathing inspection. To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:**  **Roof sheathing**  **Wall sheathing**  **Continuous air barrier**  **Exterior siding/cladding**  **Floor sheathing**  **Sheathing fasteners**  **Roof/wall dry-in**  **Gypsum board, as required**  **Sheathing/cladding inspection**  **Sheathing fasteners installed and found to be missing the structural member (shiners) shall be removed and properly reinstalled prior to installation of the dry-in material.**  **4. Exterior wall coverings. Shall at a minimum include the following building Components in progress inspections:**  **Exterior wall coverings and veneers**  **Soffit coverings**  **5. Roofing inspection. Shall at a minimum be made in at least two inspections and include the following building components:**  **Dry-in**  **Insulation**  **Roof coverings (including In Progress as necessary)**  **Insulation on roof deck (according to submitted energy calculation)**  **Flashing**  **5.1 Re-roof sheathing inspection. An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the Existing Building Code may be accepted at the discretion of the building official.**  **6. Final inspection. To be made after the building is completed and ready for occupancy.**  **6.1. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation or the elevation to which a building is dry floodproofed, as applicable, shall be submitted to the authority having jurisdiction.**  **7. Swimming pool inspection. First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete.**  **1. Steel reinforcement inspection**  **2. Underground electric inspection**  **3. Underground piping inspection including a pressure test.**  **4. Underground electric inspection under deck area (including the equipotential 2033 bonding)**  **5. Underground piping inspection under deck area**  **6. Deck inspection: to be made prior to installation of the deck material (with forms, 2036 deck drains, and any reinforcement in place**  **2037 7. Safety Inspection; Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed.**  **8. Final pool piping**  **9. Final Electrical inspection**  **10. Final inspection to be made when the swimming**  **Plumbing 2075 1. Underground inspection. To be made after trenches or ditches are excavated, 2076 piping installed, and before any backfill is put in place. 2077 2. Rough-in inspection. To be made after the roof, framing, fire blocking and 2078 bracing is in place and all soil, waste and vent piping is complete, and prior 2079 to this installation of wall or ceiling membranes. Includes plumbing provisions 2080 of the energy code and approved energy calculation provisions. 2081 3. Final inspection. To be made after the building is complete, all plumbing 2082 fixtures are in place and properly connected, and the structure is ready for 2083 occupancy. 2084 Note: See Section 312 of the Florida Building Code, Plumbing for required tests**  **Mechanical**  1. Underground inspection. To be made after trenches or ditches are excavated, 2087 underground duct and fuel piping installed, and before any backfill is put in place. 2088 2. Rough-in inspection. To be made after the roof, framing, fire blocking and bracing are 2089 in place and all ducting, and other concealed components are complete, and prior to 2090 the installation of wall or ceiling membranes. 2091 **Includes mechanical provisions of the energy code and approved energy calculation 2092 provisions**. 2093 3.  **Final inspection.** To be made after the building is complete, the mechanical system is 2094 in place and properly connected, and the structure is ready for occupancy.  Gas 2096 1. Rough piping inspection. To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed oany fixtures or gas appliances have been connected. 2099 **Includes gas provisions of the energy code and approved energy calculation provisions.**  **Site Debris**  **1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles during the construction project and prior to receiving final inspection approval. Construction job sites must always be kept clean and in a safe condition.**  **2. All debris shall be kept in such a manner as to prevent it from being spread by any means.**  **110.3.1 Footing and foundation inspection. Reserved.**  **Footing and foundation inspections shall be made after excavations for footings arecomplete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall beon the job, except where concrete is ready mixed in accordance with ASTM C 94, theconcrete need not be on the job.**  **110.3.2 Concrete slab and under-floor inspection. Reserved. Concrete slab and**  **under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.**  **110.3.3 Lowest floor elevation. Reserved. In flood hazard areas, upon placement ofthe lowest floor, including the basement, and prior to further vertical construction, theelevation certification required in Section 1612.4 of the Florida Building Code, Buildingand Section R322 of the Florida Building Code, Residential, shall be submitted to the building official.**  **2136 110.3.4 Frame inspection. Reserved. Framing inspections shall be made after the roofdeck or sheathing, all framing, fire blocking and bracing are in place and pipes,chimneys and vents to be concealed are complete and the rough electrical, plumbing heating wires, pipes and ducts are approved.**  **110.3.8 Energy efficiency inspections. Inspections shall be made to determine 2160 compliance with FBC, Energy Conservation and confirm with the approved energy code 2161 submittal (by appropriate trade) and corresponding mandatory requirements and shall 2162 include, but not be limited to, inspections for: corresponding envelope insulation R- and 2163 U-values, fenestration U-value, and Solar Heat Gain Coefficient, duct system R-value, 2164 and HVAC, lighting, electrical and water-heating equipment efficiency**  **110.3.10Special inspections. Reserved. The building official may make, or cause to 2172 be made by others, the inspections required by Section 109. The building official may 2173 accept reports of inspectors of recognized inspection services, provided that after 2174 investigation the building official is satisfied as to their qualifications and reliability. A 2175 certificate called for by any provision of the technical codes shall not be based on such 2176 reports unless the same are in writing and certified by a special inspector. The building 2177 official may require the owner to employ an inspection service in the following 2178 instances:**  **1. For buildings or additions of Type I construction 2181**  **2. For all major structural alterations 2182**  **3. Where the concrete design is based on compressive strength (f ’c) in 2183 excess of 3000 pounds per square inch 2184**  **4. For pile driving 2185**  **5. For buildings with area greater than 20,000 square foot 2186**  **6. For buildings more than 2 stories in height 2187**  **7. For buildings and structures of unusual design or methods of construction**  **8. Towers**  **Such inspectors shall be adequately present at times work is underway on the 2191 structural elements of the building. Such inspectors shall be a registered architect, or 2192 engineer, or a person licensed under Chapter 468, Part XII, Florida Statutes. Such 2193 inspectors shall submit weekly progress reports including the daily inspections to the 2194 building official**  **At the completion of the construction work or project, such inspectors shall submit a 2197 certificate of compliance to the building official, stating that the work was done in 2198 compliance with this code and in accordance with the permitted drawing. Final 2199 inspection shall be made by the building official before a Certificate of Occupancy or 2200 Certificate of Completion is issued; and confirmation inspections may be made at any 2201 time to monitor activities and resident inspectors.**  **110.3.11 Final inspection. Reserved. The final inspection shall be made after all work 2204 required by the building permit is completed. 2205 2206**  **110.3.11.1 Flood hazard documentation. Reserved. 2207 If located in a flood hazard area, documentation as required in Section 1612.5 of the 2208 Florida Building Code, Building; or Section R322 of the Florida Building Code, 2209 Residential and definitions of the Florida Building Code, Existing Building with the 2210 technical amendments adopted under ordinance 19-21 shall be submitted to the 2211 building official prior to the final inspection. 2212 2213**  **110.3.11.2 Commercial Energy Code documentation. If required by energy code 2214 path submittal, confirmation that commissioning result requirements have been 2215 received by building owner. 2216 2217**  **110.3.11.3 Residential Energy Code documentation. If required by energy code path 2218 submittal (R405), confirmation that the envelope and duct test requirements shall be 2219 received by building official.**  **110.4.Inspection agencies. Reserved. The building official is authorized to accept 2237 reports of approved inspection agencies, provided such agencies satisfy the 2238 requirements as to qualifications and reliability.**  **111.3Temporary occupancy. The building official is authorized to issue a temporary 2546 certificate of occupancy before the completion of the entire work covered by the permit, 2547 provided that such portion or portions shall be occupied safely. The building official 2548 shall set a time period during which the temporary certificate of occupancy is valid. A temporary/partial Certificate of Occupancy or Certificate of Completion may be issued 2550 for a portion or portions of a building that may safely be occupied prior to final 2551 completion of the building. The building official may require, once all life safety issues 2552 have been complied with, an applicant to provide adequate cash surety for unfinished 2553 work or revision of plans until a permanent Certificate of Occupancy or Certificate of 2554 Completion is granted. The purpose of the cash surety is to insure completion of work 2555 under this permit. Such cash surety shall be equal to one hundred ten percent (110%) 2556 of the estimated value of the remaining work, including labor and material, as 2557 determined by the design professional. The design professional shall submit a signed 2558 and sealed document attesting to the amount required to cover the cash surety. If work 2559 has not been completed and all finals requested within 90 days of issuance of the initial 2560 Temporary/Partial Certificate of Occupancy or Certificate of Completion, the jurisdiction 2561 retains the right to have the applicant surrender the cash surety. The jurisdiction then 2562 may use the surety to finish the remaining work. The surety shall be in the form of cash 2563 money, certified check, or cashier’s check. Surety shall be returned upon approval of all 2564 final inspections and upon written request that has been approved by the building 2565 official. This provision is only for the Florida Building Code; all other Agency approvals 2566 necessary for construction must be secured prior to this provision being applied.**  **113.1 Appointment 2606 The Construction Board of Adjustments and Appeals of the Town of Jupiter, Florida, shall 2607 consist of seven (7) members appointed by the Town Council. The nomination shall be 2608 subject to the confirmation of a majority vote of the Town Council. All members of the 2609 Board may be appointed at-large by council persons.**  **113.2 Membership 2612 The Board shall be composed of individuals with knowledge and experience of the 2613 technical codes and in the field of construction. Members shall consist of one (1) 2614 registered architect; one (1) registered engineer; one (1) building contractor; One (1) 2615 electrical contractor; one (1) mechanical contractor; one (1) plumbing contractor; and one 2616 (1) roofing contractor.**  **113.2.2 Terms: The terms of office of the board members shall be staggered so 2619 no more than one-third of the Board is appointed or replaced in any 12-month 2620 period. Vacancies shall be filled for an unexpired term in the manner in which 2621 original appointments are required to be made. Three absences of any member 2622 from required meetings of the Board in a 12 month period, may subject that 2623 member to removal by the Town Council.**  **113.2.3 Organization: At the first meeting of the Construction Board of Adjustment 2626 and Appeals, the members shall elect a Chairperson and a Vice-Chairperson. The 2627 Chairperson and Vice-Chairperson shall serve a one (1) year term, but may be re-elected for additional terms at the discretion of the Construction Board of 2629 Adjustments and Appeals. The Chairperson shall preside at all meetings and shall 2630 direct the business affairs of the Board, subject to the directions of the members. 2631 The Vice-Chairperson shall act in the absence of the Chairperson in the conduct 2632 of meetings or otherwise and shall perform such duties as may be delegated to 2633 him/her by the Chairperson from time to time. In acting in the Chairperson’s 2634 absence, the Vice-Chairperson shall have all the powers of and be subject to all 2635 restrictions upon, the Chairperson. The election of a Chairperson and 2636 Vice-Chairperson shall occur during the month of the one year anniversary of the 2637 Board’s first meeting and each subsequent yearly anniversary thereafter.**  **113.2.4 Quorum and voting: A simple majority of the board members shall 2640 constitute a quorum and a majority vote of the quorum shall be required for any 2641 action to be valid.**  **113.2.5 Minutes: Minutes shall be maintained of all meetings and hearings held 2644 by the Construction Board of Adjustments and Appeals, and all hearings shall be 2645 open to the public. The Building Department shall provide clerical and 2646 administrative personnel as may be reasonably required by the board for proper 2647 performance of its duties. The Town Attorney or his/her designee shall attend 2648 meetings to serve as counsel to the Board. The Director of the Building 2649 Department or his designee shall attend meetings to present the Town’s position 2650 to the Board.**  **113.3 Powers 2655 The Construction Board of Adjustments and Appeals shall have the power, as further 2656 defined in 116.4, to hear appeals of decisions and interpretations of the building official, 2657 to consider variances of the technical codes and to discipline state-certified contractors 2658 as provided for in Section 489.113(4) (b), Florida Statutes.**  **113.3.1 Rules of evidence: The formal rules of evidence shall not apply but 2661 fundamental due process shall be observed and govern the proceedings. Upon 2662 determination of the Chairperson, irrelevant, immaterial or unduly repetitious 2663 evidence may be excluded, but all other evidence of a type commonly relied upon 2664 by reasonably prudent persons in the conduct of their affairs shall be admissible, 2665 whether such evidence would be admissible in a trial in the courts of Florida. Any 2666 part of the evidence may be received in written form. The Board may request certain evidence to be provided by an architect or engineer registered in the State 2668 of Florida, in which case it shall be signed and sealed.**  **113.3.2 Testimony: Any member of the Construction Board of Adjustments and 2671 Appeals, or the attorney representing the Board, may inquire of or question any 2672 witness before the Board. Any member of the Board, a petitioner (hereinafter also 2673 referred to as respondent) his/her attorney, and/or building officials shall be 2674 permitted to inquire of any witness before the Board.**  **113.4 Appeals 2677**  **113.4.1 Appeals of decisions. The owner of a building, structure or service system, 2678 or his duly authorized agent, may appeal a decision of the building official to the 2679 construction board of adjustments and appeals whenever any one of the following 2680 conditions are claimed to exist:**   1. **The building official rejected or refused to approve the mode or manner of 2683 construction proposed to be followed or materials to be used in the installation or 2684 alteration of a building, structure or service system.** 2. **The provisions of this or the technical codes do not apply to this specific 2687 case.** 3. **That an equally good or more desirable form of installation can be employed 2690 in any specific case.** 4. **The true intent and meaning of this or the technical codes or any of the 2693 regulations there under, have been misconstrued or incorrectly interpreted.**   **113.4.2 Variances: The Construction Board of Adjustments and Appeals, shall have 2695 the authority to vary the application of any provision of this or the technical codes to 2696 any case when, in its opinion, the enforcement thereof would do injustice and would 2697 be contrary to the spirit and purpose of this or the technical codes or public interest, 2698 and finds all the following:**  **1. That special conditions and circumstances exist which are peculiar to the 2701 building, structure or service system involved and which are not applicable to 2702 others.**  **2. That the special conditions and circumstances do not result from the action or 2705 inaction of the applicant**  **3.That granting the variance requested will not confer on the applicant any 2708 special privilege that is denied by this or the technical codes to other 2709 buildings, structures or service system.**  **4.That the variance granted is the minimum variance that will make possible the 2712 reasonable use of the building, structure or service system,**   1. **That the granting of the variance will be in harmony with the general intent 2715 and purpose of the technical codes and will not be detrimental to the public 2716 health, safety and general welfare.** 2. **That strict compliance with the technical codes would create an undue 2719 hardship on the applicant**   **113.4.3 Conditions of the variance: In granting the variance, the board may 2722 prescribe a reasonable time limit within which the action for which the variance is 2723 required shall be commenced or completed or both. In addition, the Board may 2724 prescribe appropriate conditions and safeguards in conformity with this code. 2725 Violation of the conditions of a variance shall be deemed a violation of this code.**  **113.5.1 Exhaustion of Administrative Remedies: Any person aggrieved of a 2732 decision of the building official shall exhaust the remedy provided herein before 2733 challenging the decision in a court of Law. 2734 113.5.2 Notice of appeal. Notice of appeal shall be in writing and filed within 30 2735 calendar days after the building official renders the decision. Appeals shall be in 2736 a form acceptable to the building official.**  **113.6 Local Construction Regulation Board. The local government may also utilize this 2739 Board to convene as the Local Construction Regulation Board (LCRB), as provided in 2740 F.S. 489.113. The LCRB may deny, suspend, revoke or limit the authority of a certified 2741 contractor to obtain a building permit or permit with specific conditions, if the board has 2742 found such contractor, through public hearing, to be guilty of fraud or a willful building 2743 code violation within the county or municipality that the board represents. The board may 2744 also, deny, suspend, revoke or limit the authority of a certified contractor to obtain a 2745 building permit or permit with specific conditions, if it has proof through the public hearing 2746 process, that a contractor has been found guilty in another county or municipality within 2747 the past 12 months, of fraud or a willful building code violation and after providing notice 2748 of an opportunity to be heard to the contractor, finds that such fraud or violation would 2749 have been fraud or a violation if committed in the county or municipality that the local 2750 construction board represents. Notification of and information concerning such permit 2751 denial shall be submitted to the department within 15 days after the local construction 2752 regulation board decides to deny the permit.**  **113.1 General. To hear and decide appeals of orders, decisions or determinations 2755 made by the building official relative to the application and interpretation of this code, 2756 there shall be and is hereby created a board of appeals. The board of appeals shall be 2757 appointed by the applicable governing authority and shall hold office at its pleasure. 2758 The board shall adopt rules of procedure for conducting its business.**  **113.2 Limitations on authority. An application for appeal shall be based on a claim 2761 that the true intent of this code or the rules legally adopted thereunder have been 2762 incorrectly interpreted, the provisions of this code do not fully apply or an equally good 2763 or better form of construction is proposed. The board shall have no authority to waive 2764 requirements of this code.**  **113.3 Qualifications. The board of appeals shall consist of members who are qualified 2767 by experience and training to pass on matters pertaining to building construction and 2768 are not employees of the jurisdiction**  **SECTION 114**  **VIOLATIONS**  ~~Reserved~~  **114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, 2780 structure or equipment regulated by this code, or cause same to be done, in conflict 2781 with or in violation of any of the provisions of this code.**  **114.2 Notice of violation. The building official is authorized to serve a notice of 2784 violation or order on the person responsible for the erection, construction, alteration, 2785 extension, repair, moving, removal, demolition or occupancy of a building or structure in 2786 violation of the provisions of this code, or in violation of a permit or certificate issued 2787 under the provisions of this code. Such order shall direct the discontinuance of the 2788 illegal action or condition and the abatement of the violation.**  **114.3 Prosecution of violation. If the notice of violation is not complied with promptly, 2791 the building official is authorized to request hearing before the town’s Code 2792 Enforcement Special Magistrate.**  **SECTION 116**  **UNSAFE STRUCTURES AND EQUIPMEN**  **116.1 Unsafe buildings or systems. All buildings, structures, electrical, gas, 2818 mechanical or plumbing systems which are unsafe, unsanitary, or do not provide 2819 adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are 2821 considered unsafe buildings or service systems. A vacant structure that is not secured 2822 against entry shall be deemed unsafe. All such unsafe buildings, structures or service 2823 systems are hereby declared illegal and shall be ordered by the building official to be 2824 abated by the owner, through repair and rehabilitation or by demolition in accordance with 2825 this Code. The extent of repairs shall be determined by the building official.**  **116.1.1 When the building official determines a building, structure, electrical, gas, 2828 mechanical or plumbing system or portion thereof is unsafe, as set forth in this 2829 Code he/she shall provide the owner, agent or person in control of such building, 2830 structure, electrical, gas, mechanical or plumbing system a written notice of 2831 violation stating the defects thereof. This notice shall require the owner within a 2832 stated time either to complete specified repairs or improvements, or to demolish 2833 and remove the building, structure, electrical, gas, mechanical or plumbing system 2834 or portion thereof.**  **116.1.2 If necessary, the notice shall also require the building, structure, electrical, 2837 gas, mechanical, plumbing systems or portion thereof to be vacated and/or 2838 disconnected, and not reoccupied and/or reconnected until the specified repairs 2839 and improvements are completed, inspected and approved by the building official. 2840 The building official shall post at each entrance to the building a placard stating: 2841 THIS BUILDING IS UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN 2842 PROHIBITED BY THE BUILDING OFFICIAL. This placard shall remain posted 2843 until the required repairs are made or demolition is completed. It shall be unlawful 2844 for any person, firm or corporation or its officers, agents, or other servants, to 2845 remove the posting without written permission of the building official, or for any 2846 person to enter the building, or use the building or system(s) except for the purpose 2847 of making the required repairs or of demolishing same.**  **116.1.3 In case the owner, agent, or person in control cannot be found within the 2850 stated time limit, or, if such owner, agent, or person in control shall fail, neglect, or 2851 refuse to comply with notice to repair, rehabilitate, or to demolish, and remove said 2852 building, structure, electrical, gas, mechanical or plumbing system or portion 2853 thereof, the building official, acting as a code inspector, shall notify an enforcement 2854 board and request a hearing. In the case of the violation posing a serious threat, 2855 and after having ascertained the cost, the building official may take action to cause 2856 such building, structure, electrical, gas, mechanical or plumbing system or portion 2857 thereof, to be demolished, secured, repaired, or required to remain vacant or 2858 unused. Taking such action does not create a continuing obligation on the part of the building official to continue with maintaining such building, structure, or system; 2860 or create liability for any damage to the property.**  **116.1.4 The decision of the building official shall be final in cases of emergency, 2863 which, in the opinion of the building official, involve imminent danger to human life 2864 or health, or the property of others. He/she shall promptly cause such building, 2865 structure, electrical, gas, mechanical or plumbing system or portion thereof to be 2866 made safe or cause its removal. For this purpose, he/she may at once enter such 2867 structure or land on which it stands, or abutting land or structures, with such 2868 assistance and at such cost as he may deem necessary. He/she may order the 2869 vacating of adjacent structures and may require the protection of the public by 2870 appropriate fence or such other means as may be necessary, and for this purpose 2871 may close a public or private way.**  **116.2 Enforcement proceedings; hearings. Violation proceedings and hearings for 2874 unsafe structures and equipment may be presented to the town’s code enforcement 2875 special magistrate in accordance with the provisions set forth in Florida Statute 162 and 2876 the Town Code.**  **116.1 Conditions. Structures or existing equipment that are or hereafter become 2881 unsafe, insanitary or deficient because of inadequate means of egress facilities, 2882 inadequate light and ventilation, or which constitute a fire hazard, or are otherwise 2883 dangerous to human life or the public welfare, or that involve illegal or improper 2884 occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe 2885 structures shall be taken down and removed or made safe, as the building official 2886 deems necessary and as provided for in this section. A vacant structure that is not 2887 secured against entry shall be deemed unsafe.**  **116.2 Record. The building official shall cause a report to be filed on an unsafe 2890 condition. The report shall state the occupancy of the structure and the nature of the 2891 unsafe condition**  **116.3 Notice. If an unsafe condition is found, the building official shall serve on the 2894 owner, agent or person in control of the structure, a written notice that describes the 2895 condition deemed unsafe and specifies the required repairs or improvements to be 2896 made to abate the unsafe condition, or that requires the unsafe structure to be 2897 demolished within a stipulated time. Such notice shall require the person thus notified 2898 to declare immediately to the building official acceptance or rejection of the terms of the 116.4 Method of service. Such notice shall be deemed properly served if a copy 2902 thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail 2903 addressed to the owner at the last known address with the return receipt requested; or 2904 (c) delivered in any other manner as prescribed by local or state law. If the certified or 2905 registered letter is returned showing that the letter was not delivered, a copy thereof 2906 shall be posted in a conspicuous place in or about the structure affected by such notice. 2907 Service of such notice in the foregoing manner upon the owner’s agent or upon the 2908 person responsible for the structure shall constitute service of notice upon the owner.**  **116.5 Restoration. Where the structure or equipment determined to be unsafe by the 2911 building official is restored to a safe condition, to the extent that repairs, alterations or 2912 additions are made or a change of occupancy occurs during the restoration of the 2913 structure, such repairs, alterations, additions and change of occupancy shall comply 2914 with the requirements of Section 105.2.2 and the Florida Building Code, Existing 2915 Building.**  **SECTION 118**  **Impact of construction.**  **118.1 Impact of construction. All construction activity regulated by this code 2932 shall be performed in a manner so as not to adversely impact the condition of 2933 adjacent property, unless such activity is permitted to affect said property 2934 pursuant to a consent granted by the applicable property owner, under terms or 2935 conditions agreeable to the applicable property owner. This includes, but is not 2936 limited to, the control of dust, noise, water or drainage run-offs, debris, and the 2937 storage of construction materials. New construction activity shall not adversely 2938 impact legal historic surface water drainage flows serving adjacent properties, 2939 and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, 2941 developers, contractors and owners of all new residential development, including 2942 additions, pools, patios, driveways, decks or similar items, on existing properties 2943 resulting in a significant decrease of permeable land area on any parcel or has 2944 altered the drainage flow on the developed property shall, as a permit condition, 2945 provide a professionally prepared drainage plan clearly indicating compliance 2946 with this paragraph. Upon completion of the improvement, a certification from a 2947 licensed professional shall be submitted to the inspector to receive approval of 2948 the final inspection.**  **SECTION 119**  **SEVERABILITY**  **If any section, subsection, sentence, clause or phrase of this code is for any 2956 reason held to be unconstitutional, such decision shall not affect the validity of 2957 the remaining portions of this code.** |  |
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| City of Newberry | BUILDING  <https://floridabuilding.org/Upload/FBC/CodeID_7799_0eab_City%20of%20Newberry%20Local%20Amendments%20to%208th%20Ed%202023%20FBC-Bldg%20Ch%201%20-%202024-01-16.pdf> | SECTION 101 - GENERAL   * 1. Title. These regulations shall be known as the Florida Building Code, hereinafter referred to as ''this code."   2. Scope. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.   Exceptions:   1. Detached one-and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with this Code or the Florida Building Code, Residential. 2. Code requirements that address snow loads and earthquake protection shall not be utilized or enforced.    * 1. Appendices. Provisions in the appendices shall not apply unless specifically adopted. Appendices A, B, C, E, F, H, I, K are hereby adopted.      2. Residential construction standards or practices which are not covered by Florida Building Code, Residential volume shall be in accordance with the provisions of Florida Building Code, Building, Mechanical, Plumbing, Fuel Gas, and Energy Conservation.   IO1.3 Intent. The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, public health and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.   * + 1. Quality control. Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated herein.     2. Warranty and Liability. The permitting, plan review or inspection of any building, system or plan by this jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.   1. Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.9 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.      1. Gas. The provisions of the Florida Building Code, Fuel Gas shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.      2. Mechanical. The provisions of the Florida Building Code, Mechanical shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems.      3. Plumbing. The provisions of the Florida Building Code, Plumbing shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.      4. Property maintenance. The provisions of the International Property Maintenance Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.      5. Fire prevention. For provisions related to fire prevention, refer to the Florida Fire Prevention Code. The Florida Fire Prevention Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.      6. Energy. The provisions of the Florida Building Code, Energy Conservation shall apply to all matters governing the design and construction of buildings for energy efficiency.      7. Existing buildings. The provisions of the Florida Building Code, Existing Building shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.      8. Accessibility. For provisions related to accessibility, refer to the Florida Building Code, Accessibility.      9. Manufactured buildings. For additional administrative and special code requirements, see Section 458, Florida Building Code, Building, and Rule 61-41 F.A.C.   **SECTION 102 -APPLICABILITY**  **102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.**  **102.1.1 The Florida Building Code does not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection, alteration, modification, repair or demolition of public or private buildings, structures or facilities or to programmatic requirements that do not pertain to enforcement of the Florida Building Code. Additionally, a local code enforcement agency may not administer or enforce the Florida Building Code, Building to prevent the siting of any publicly owned facility, including, but not limited to, correctional facilities, juvenile justice facilities, or state universities, community colleges, or public education facilities, as provided by law.**  **102.2 Building. The provisions of the Florida Building Code shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the Florida Building Code, Existing Building. The following buildings, structures and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the legislature and provided by law:**  **{a) Building and structures specifically regulated and preempted by the federal government.**  **{b) Railroads and ancillary facilities associated with the railroad.**  **{c) Nonresidential farm buildings on farms.**  **(d) Temporary buildings or sheds used exclusively for construction purposes.**  **{e) Mobile or modular structures used as temporary offices, except that the provisions of Part II {Sections 553.501-553.513, Florida Statutes) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures. Permits shall be required for structural support and tie-down, electric supply and all other such utility connections to such mobile or modular structures as required by this jurisdiction.**  **(f) Those structures or facilities of electric utilities, as defined in Section 366.02, Florida Statutes, which are directly involved in the generation, transmission, or distribution of electricity.**  **{g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.**  **(h) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open­ sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other nonwood features.**  **{i) Family mausoleums not exceeding 250 square feet {23 m2) in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.**  **(j) Temporary housing provided by the Department of Corrections to any prisoner in** the state correctional system.  (k} A building or structure having less than 1,000 square feet *(93* m2} which is constructed and owned by a natural person for hunting and which is repaired or reconstructed to the same dimension and condition as existed on January 1, 2011, if the building or structure:   * 1. Is not rented or leased or used as a principal residence;   2. Is not located within the 100-year flood plain according to the Federal Emergency Management Agency's current Flood Insurance Rate Mao; and   3. Is not connected to an off-site electric power or water supply.   (I} A drone port as defined in s. 330.41(2}.   * + 1. In addition to the requirements of Sections 553.79 and 553.80, Florida Statutes, facilities subject to the provisions of Chapter 395, Florida Statutes, and Part II of Chapter 400, Florida Statutes, shall have facility plans reviewed and construction surveyed by the state agency authorized to do so under the requirements of Chapter 395, Florida Statutes, and Part II of Chapter 400, Florida Statutes, and the certification requirements of the federal government.     2. Residential buildings or structures moved into or within a county or municipality shall not be required to be brought into compliance with the state minimum building code in force at the time the building or structure is moved, provided:        1. The building or structure is structurally sound and in occupiable condition for its intended use;        2. The occupancy use classification for the building or structure is not changed as a result of the move;        3. The building is not substantially remodeled;        4. Current fire code requirements for ingress and egress are met;        5. Electrical, gas and plumbing systems meet the codes in force at the time of construction and are operational and safe for reconnection; and        6. Foundation plans are sealed by a professional engineer or architect licensed to practice in this state, if required by the Florida Building Code, Building for all residential buildings or structures of the same occupancy class.     3. The building official shall apply the same standard to a moved residential building or structure as that applied to the remodeling of any comparable residential building or structure to detennine whether the moved structure is substantially remodeled. The cost of the foundation on which the moved building or structure is placed shall not be included in the cost of remodeling for pumoses of determining whether a moved building or structure has been substantially remodeled.     4. This section does not apply to the jurisdiction and authority of the Department of Agriculture and Consumer Services to inspect amusement rides or the Department of Financial Services to inspect state-owned buildings and boilers.     5. Each enforcement district or local enforcement agency shall be governed by a board, the composition of which shall be determined by the affected localities.        1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the Florida Building Code relating to:   Addition, alteration, or repairs perfonned by the property owner upon his or her own property, provided any addition, alteration or repair shall not exceed 1,000 square feet *(93* m2} or the square footage of the primary structure, whichever is less.   * + - * 1. Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not exceed $5,000 within any 12- month period.         2. Building plans review and inspection fees.       1. However, the exemptions under subparagraph 1 do not apply to single-family residences that are located in mapped flood hazard areas, as defined in the code, unless the enforcement district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.       2. Each code exemption, as defined in sub-subparagraphs 1a, 1b, and 1c shall be certified to the local board 10 days prior to implementation and shall only be effective in the territorial jurisdiction of the enforcement district or local enforcement agency implementing it.     1. This section does not apply to swings and other playground equipment accessory to a one- or two-family dwelling.   Exception: Electrical service to such playground equipment shall be in accordance with Chapter 27 of this code.   * 1. Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.   2. Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.      1. Conflicts. Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.      2. Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or the Florida Codes listed in Section 101.4, the provisions of this code or the Florida Codes listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.   3. Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.   4. Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the Florida Building Code, Existing Building, International Property Maintenance Code or the Florida Fire Prevention Code.      1. Buildings not previously occupied. A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the Florida Building Code, Building or Florida Building Code, Residential, as applicable, for new construction or with any current permit for such occupancy.      2. Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the Florida Fire Prevention Code, International Property Maintenance Code or as is deemed necessary by the building official for the general safety and   welfare of the occupants and the public.   * 1. Relocation of manufactured buildings.   {l) Relocation of an existing manufactured building does not constitute an alteration.  {2) A relocated building shall comply with wind speed requirements of the new location, using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code {prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the Florida Building Code *(*on or after March 1, 2002), the wind speed map of the Florida Building Code shall be applicable.  (3) A relocated building shall comply with the flood hazard area reguirements of the new location, if applicable.   * 1. Existing mechanical equipment. An agency or local government may not require that existing mechanical equipment located on or above the surface of a roof be installed in compliance with the reguirements of the Florida Building Code except during reroofing when the eguipment is being replaced or moved and is not in compliance with the provisions of the Florida Building Code relating to roof-mounted mechanical units.   PART 2-ADMINISTRATION AND ENFORCEMENT SECTION 103- DEPARTMENT OF BUILDING SAFETY   * 1. Creation of enforcement agency. The Department of Building Safety is hereby created and the official in charge thereof shall be known as the building official.   2. Appointment. The building official shall be appointed by the chief appointing authority of the jurisdiction.   3. Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other   \_employees. Such employees shall have powers as delegated by the building official.  For the maintenance of existing properties, see the International Property Maintenance Code.  SECTION 104- DUTIES AND POWERS OF BUILDING OFFICIAL  I04.1 General. The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving reguirements specifically provided for in this code.  104.2 Applications and permits. The building official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code. I04.2.1 Detennination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas. For applications for reconstruction, rehabilitation, repair, alteration, addition or other improvement of existing buildings or structures located in flood hazard areas, the building official shall detennine if the proposed work constitutes substantial improvement or repair of substantial damage. Where the building official detennines that the proposed work constitutes substantial improvement or repair of substantial damage, and where required by this code, the building official shall require the building to meet the requirements of Section 1612 or R322 of the Florida Building Code, Residential, as applicable.  I 04.3 Notices and orders. The building official shall issue all necessa(Y notices or orders to ensure compliance with this code.  I04.4 Inspections. The building official shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.  I04.5 Identification. The building official shall carry proper identification when inspecting structures or premises in the perfonnance of duties under this code.  104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perfonn the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.  I04.7 Department records. The building official shall keep official records of applications received, pennits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records per FS I19.  I04.8 Liability. The building official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be civilly or criminally rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act perfonned by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code. 104.8.1 Legal defense. Any suit or criminal complaint instituted against an officer or employee because of an act perfonned by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representatives of the jurisdiction until the final tennination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.   * 1. Approved materials and equipment. Materials, equipment and devices approved by the building official shall be constructed and installed in accordance with such approval.      1. Used materials and equipment. The use of used materials that meet the requirements of this code for new materials is pennitted. Used equipment and devices shall not be reused unless approved by the building official.   2. Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility. life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.      1. Flood hazard areas. The building official shall coordinate with the floodplain administrator to review requests submitted to the building official that seek approval to modify the strict application of the flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to Section 117.   3. Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed alternative meets all of the following:  1. The alternative material, design or method of construction is satisfactory and complies with the intent of the provisions of this code, 2. The material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code as it pertains to the following:    1. Quality.    2. Strength.    3. Effectiveness.    4. Fire resistance.    5. Durability.    6. Safety.   Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved.  Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.   * + 1. Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the iurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records.   1. Requirements not covered by code. Any requirements necessary for strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or other technical codes, shall be determined by the building official.   SECTION 105 - PERMITS   * 1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.      1. Annual facility permit. In lieu of an individual permit for each alteration to an existing electrical, gas, mechanical, plumbing or interior nonstructural office system(s), the building official is authorized to issue an annual permit for any occupancy to facilitate routine or emergency service, repair, refurbishing, minor renovations of service systems or manufacturing equipment installations/relocations. The building official shall be notified of major changes and shall retain the right to make inspections at the facility site as deemed necessary. An annual facility permit shall be assessed with an annual fee and shall be valid for one year from date of issuance. A separate permit shall be obtained for each facility and for each construction trade, as applicable. The permit application shall contain a general description of the parameters of work intended to be performed during the year.      2. Annual Facility permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated.      3. Food permit. In accordance with Section 500.12, Florida Statutes, a food permit from the Department of Agriculture and Consumer Services is required of any person who operates a food establishment or retail store.   Public swimming pool. The local enforcing agency may not issue a building permit to construct, develop, or modify a public swimming pool without proof of application, whether complete or incomplete, for an operating permit pursuant to Section 514.031, Florida Statutes. A certificate of completion or occupancy may not be issued until such operating permit is issued. The local enforcing agency shall conduct their review of the building permit application upon filing and in accordance with Chapter 553, Florida Statutes. The local enforcing agency may confer with the Department of Health, if necessary, but may not delay the building permit application review while awaiting comment from the Department of Health.   * 1. Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of the local floodplain management ordinance. Permits shall not be required for the following:   Building:   1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 150 square feet *(* 11 m2). 2. Fences not over 7 feet (1829 mm) high. 3. Oil derricks. 4. Retaining walls that are not over 4 feet *(* 1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids. 5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1. 6. Patios not more than 150 square feet and not more than 30 inches *(762* mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route. 7. Wood decks not more than 150 square feet and not more than 30 inches *(762* mm) above adjacent grade, not covered, and not over any basement or story below and are not part of an accessible route. 8. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work. 9. Temporary motion picture, television and theater stage sets and scenery. 10. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches *(610* mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground. 11. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems. 12. Swings and other playground equipment accessory to detached one- and two-family dwelling except for the electrical service. 13. Window awnings supported by an exterior wall that do not project more than 54 inches *(1372* mm) from the exterior wall and do not require additional support, of Groups R-3 and U occupancies. 14. Non-fixed and movable fixtures, cases, racks, counters and partitions not over *5* feet 9 inches (1753 mm) in height.   Electrical:  Repairs and maintenance: Minor repair work, including the replacement oflamps or theconnection of approved portable electrical equipment to approved permanently installed receptacles.  Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.  Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.  Gas:   1. Portable heating appliance. 2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.   Mechanical:   1. Portable heating appliance. 2. Portable ventilation equipment. 3. Portable cooling unit. 4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code. 5. Replacement of any part that does not alter its approval or make it unsafe. 6. Portable evaporative cooler. 7. Self-contained refrigeration system containing 10 pounds *(4.54* kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less. 8. The installation, replacement, removal or metering of any load management control device. Plumbing:    1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as pro- vided in this code.    2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.       1. Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.       2. Minor repairs. Ordinary minor repairs may be made with the approval of the building official without a permit, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.       3. Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.   Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the building department for that purpose Permit application forms shall be in the format prescribed by a local administrative board, if applicable, and must comply with the requirements of Sections 713.135(5} and (6}, Florida Statutes.  Each application shall be inscribed with the date of application, and the code in effect as of that date. For a building permit for which an application is submitted prior to the effective date of the Florida Building Code, the state minimum building code in effect in the permitting jurisdiction on the date of the application governs the permitted work for the life of the permit and any extension granted to the permit.  Effective October I , 2017, a local enforcement agency shall post each type of building permit application on its website. Completed applications must be able to be submitted electronically to the appropriate building department. Accepted methods of electronic submission include, but are not limited to, e-mail submission of applications in portable document format or submission of applications through an electronic fill-in form available on the building department's website or through a third-party submission management software. Payments. attachments, or drawings required as part of the application may be submitted in person in a nonelectronic format, at the discretion of the building official.   * + 1. Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefor as soon as practicable. When authorized through contractual agreement with a school board, in acting on applications for permits, the building official shall give first priority to any applications for the construction of, or addition or renovation to, any school or educational facility.   I05.3.1.1 If a state university, Florida college or public school district elects to use a local government's code enforcement offices, fees charged by counties and municipalities for enforcement of the Florida Building Code on buildings, structures, and facilities of state universities, state colleges, and public school districts shall not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the code.   * + - 1. No permit may be issued for any building construction. erection, alteration, modification, repair, or addition unless the applicant for such permit provides to the enforcing agency which issues the permit any of the following documents which apply to the construction for which the permit is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, Florida Statutes:          1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than $125,000.   Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 Florida Statutes, may design a new fire protection system of 49 or fewer . sprinklers; may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of 249 or fewer sprinklers and the addition of up to 49 sprinklers. as long as the cumulative total number of fire sprinklers being added, relocated, or deleted does not exceed 249, notwithstanding the size of the existing fire sprinkler system; or may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation or deletion of249 or fewer sprinklers, notwithstanding the size of the existing fire sprinkler system, if there is no change of occupancy of the affected areas, as defined in this Code and the Florida Fire Prevention Code, and there is no change in the water demand as defined in NFPA 13, "Standard for the Installation of Sprinkler Systems," and if the occupancy hazard classification as defined in NFPA 13 is reduced or remains the same as a result of the alteration.   * + - * 1. Heating, ventilation, and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity which is designed to accommodate I00 or more persons or for which the system costs more than $125,000. This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one-, two-, three-, or four-family structure.   An air-conditioning system may be designed by an installing air-conditioning contractor certified under Chapter 489, Florida Statutes, to serve any building or addition which is designed to accommodate fewer than 100 persons and requires an air­ conditioning system with a value of $125,000 or less; and when a 15-ton-per system or less is designed for a singular space of a building and each 15-ton system or less has an independent duct system. Systems not complying with the above require design documents that are to be sealed by a professional engineer.  Example I: When a space has two I0-ton systems with each having an independent duct system, the contractor may design these two systems since each unit (system) is less than 15 tons.  Example 2: Consider a small single-story office building which consists of six individual offices where each office has a single three-ton package air conditioning heat pump. The six heat pumps are connected to a single water cooling tower. The cost of the entire heating. ventilation and air-conditioning work is $47,000 and the office building accommodates fewer than I00 persons. Because the six mechanical units are connected to a common water tower, this is considered to be an 18-ton system.  Note: It was further clarified by the Commission that the limiting criteria of I00 persons and $125,000 apply to the building occupancy load and the cost for the total air­ conditioning system of the building.   * + - * 1. Any specialized mechanical. electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than $5,000.   Exception:  Simplified permitting processes.   1. As used in this section, the term:   "Component" means valves, fire sprinklers, escutcheons, hangers, compressors, or any other item deemed acceptable by the local enforcing agency. For pumoses of this paragraph, a valve does not include pressure-regulating, pressure-reducing, or pressure­ control valves .   * 1. "Contractor" means a person who:      1. Is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of chapter 489, Florida Statutes; or      2. Is qualified to engage in the business of fire protection system contracting pursuant to a license or certificate issued by the State Fire Marshal.   2. "Fire alarm system project" means a fire alarm system alteration of a total of 20 or fewer initiating devices and notification devices, or the installation or replacement of a fire communicator connected to an existing fire alarm control panel in an existing commercial, residential, apartment, cooperative, or condominium building.   3. "Fire sprinkler system project" means a fire protection system alteration of a total of 20 or fewer fire sprinklers in which the sprinklers are of the same K-factor and located in spaces where there is no change of hazard classification or increased system coverage area, or the installation or replacement of an equivalent fire sprinkler system component in an existing commercial, residential, apartment, cooperative, or condominium building. For purposes of this paragraph, a component is equivalent if the component has the same or better characteristics, including electrical, hydraulic, pressure losses, and required listings and spacing as the component being replaced.   *(2)(a)* A local enforcement agency may require a contractor, as a condition of obtaining a permit for a fire alarm system project or fire sprinkler system project, to submit a completed application and payment.  (b) A local enforcement agency may not require a contractor to submit plans or specifications as a condition of obtaining a permit for a fire alarm system project or fire sprinkler system project.   1. A local enforcement agency must issue a permit for a fire alarm system project or fire sprinkler system project in person or electronically. 2. A local enforcement agency must require at least one inspection of a fire alarm system project or fire sprinkler system project to ensure compliance with applicable codes and standards. If a fire alarm system project or fire sprinkler system project fails an inspection, the contractor must take corrective action as necessary to pass inspection. 3. (a) For a fire sprinkler alarm system project, a contractor must keep a copy of the plans and specifications at the fire alarm system project worksite and make such plans and specifications available to the inspector at each inspection. 4. For a fire sprinkler system project to alter an existing fire protection system, a contractor must keep a copy of the plans and specifications at the fire sprinkler system project worksite and make such plans and specifications available to the inspector at each inspection. 5. For a fire sprinkler system project to install or replace a component, a contractor must keep a copy of the manufacturer's installation instructions and any pertinent testing instructions needed to certify or accept the component at the fire sprinkler system project worksite and make such documents available to the inspector at each inspection.   Electrical documents. See Florida Statutes 47l.003(2)(h). Any electrical or plumbing or air-conditioning and refrigeration system meeting the following thresholds are required to bedesigned by a Florida Registered Engineer. The system, requires an electrical system with a value of over $125,000: and Requires an aggregate service capacity of over 600 amperes (240 volts} on a residential electrical system or over 800 amperes (240 volts) on a commercial or industrial electrical system:  Note: It was further clarified by the Commission that the limiting factor of 240 volt or over is required to be designed by an Engineer. Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, Florida Statutes.   * + - * 1. All public swimming pools and public bathing places defined by and regulated under Chapter 514, Florida Statutes.   I 05.3.1.3 Reviewing application for building permit.  I. When reviewing an application for a building permit a local government may not request additional information from the applicant more than three times, unless the applicant waives such limitation in writing.   1. If a local government requests additional information from an applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 15 days after receiving such information: 2. Determine if the application is properly completed; 3. Approve the application; 4. Approve the application with conditions; 5. Deny the application; or 6. Advise the applicant of information, if any, that is needed to deem the application properly completed or to determine the sufficiency of the application. 7. If a local government makes a second request for additional information from the applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 10 days after receiving such information: 8. Determine if the application is properly completed: 9. Approve the application: 10. Approve the application with conditions; 11. Deny the application: or 12. Advise the applicant of information, if any, that is needed to deem the application properly completed or to determine the sufficiency of the application. 13. Before a third request for additional information may be made, the applicant must be offered an opportunity to meet with the local government to attempt to resolve outstanding issues. If a local government makes a third request for additional information from the applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 10 days after receiving such information unless the applicant waived the local government's limitation in writing, determine that the application is complete and: 14. Approve the application; 15. Approve the application with conditions; or 16. Deny the application.     * + - 1. If the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the local government, at the applicant's request, must process the application and either approve the application, approve the application with conditions, or deny the application.   I05.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned becoming null and void 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.  105.3.3 An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair or addition unless the permit either includes on its face or there is attached to the permit the following statement: "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies. or federal agencies."  105.3.4 A building permit for a single-family residential dwelling must be issued within 30 working days of application therefor unless unusual circumstances require a longer time for processing the application or unless the permit application fails to satisfy the Florida Building Code or the enforcing agency's laws or ordinances.  I05.3.5 Identification of minimum premium policy. Except as otherwise provided in Chapter 440, Florida Statutes, Workers' Compensation, every employer shall, as a condition to receiving a building permit, show proof that it has secured compensation for its employees as provided in Sections 440.10 and 440.38. Florida Statutes.  I05.3.6 Asbestos removal. Moving. removal or disposal of asbestos-containing materials on a residential building where the owner occupies the building, the building is not for sale or lease, and the work is performed according to the owner-builder limitations provided in this paragraph. To qualify for exemption under this paragraph, an owner must personally appear and sign the building permit application. The permitting agency shall provide the person with a disclosure statement in substantially the following form:  Disclosure Statement: State law requires asbestos abatement to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own asbestos abatement contractor even though you do not have a license. You must supervise the construction yourself. You may move, remove or dispose of asbestos-containing materials on a residential building where you occupy the building and the building is not for sale or lease, or the building is a farm outbuilding on your property. If you sell or lease such building within I year after the asbestos abatement is complete, the law will presume that you intended to sell or lease the property at the time the work was done, which is a violation of this exemption. You may not hire an unlicensed person as your contractor. Your work must be done according to all local, state and federal laws and regulations which apply to asbestos abatement projects. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.  I05.3.7 Applicable Code for Manufactured Buildings. Manufacturers should be permitted to complete all buildings designed and approved prior to the effective date of a new code edition provided a clear signed contract is in place. The contract shall provide specific data mirroring that required by an application for permit, specifically, without limitation, date of execution, building owner or dealer. and anticipated date of completion. However. the construction activity must commence within 6 months of the contract's execution. The contract is subject to verification by the Department of Business and Professional Regulation.  105.3.8 A local government may not require a contract between a builder and an owner for the issuance of a building permit or as a requirement for the submission of a building permit application.  105.3.9 Public right of way. A permit shall not be given by the building official for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the applicant has received a right of way permit from the authority having jurisdiction over the street, alley or public lane.   * 1. Conditions of the permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of. any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinance of this jurisdiction.      1. Permit intent. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate. cancel, alter or set aside any of the provisions of the technical codes. nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans. construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance. or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.         1. If work has commenced and the permit is revoked. becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.         2. If a new permit is not obtained within 180 days from the date the initial permit became null and void. the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application. providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.   Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.   * + - 1. The fee for renewal reissuance and extension of a permit shall be set forth by the administrative authority.       2. After the local enforcing agency issues a permit, the local enforcing agency may not make or require any substantive changes to the plans or specifications except changes required for compliance with the Florida Building Code, the Florida Fire Prevention Code, or the Life Safety Code, or local amendments thereto. If a local enforcing agency makes or requires substantive changes to the plans or specifications after a permit is issued, the local enforcing agency must identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide the information to the permitholder in writing.   1. Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit holder and property owner shall be responsible to either complete all work in accordance with the permitted plans and inspection or remove any partially completed work in a safe and code compliant manner. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated as determined by the building official.      1. Additional options for closing a permit. Pursuant to Section 553.79{15), Florida Statutes, a property owner, regardless of whether the property owner is the one listed on the application for the building permit, may close a building permit by complying with the following requirements:  1. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspection in order to close the permit. If a contractor other than the original contractor listed on the permit is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that he or she performs. 2. The property owner may assume the role of an owner- builder, in accordance with Sections 489.103(7) and 489.503(6), Florida Statutes. 3. If a building permit is expired and its requirements have been substantially completed, as determined by the local enforcement agency, the permit may be closed without having to obtain a new building permit, and the work required to close the permit may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the permit, unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design or method of construction. 4. A local enforcement agency may close a building permit 6 years after the issuance of the permit, even in the absence of a final inspection, if the local enforcement agency determines that no apparent safety hazard exists.    * + 1. For pumoses of this section, the term "close" means that the requirements of the permit have been satisfied.      1. For the purposes of this subsection, a closed pennit shall mean a pennit for which all requirements for completion have been satisfied or a pennit that has been administratively closed by the building official.      2. For the purposes of this subsection. an open pennit shall mean a pennit that has not satisfied all requirements for completion as defined in 105.5.1.1.    1. Denial or revocation. Whenever a pennit required under this section is denied or revoked because the plan, or the construction, erection, alteration. modification, repair, or demolition of a building. is found by the local enforcing agency to be not in compliance with the Florida Building Code, the local enforcing agency shall identify the specific plan or project features that do not comply with the applicable codes. identify the specific code chapters and sections upon which the finding is based, and provide this infonnation to the pennit applicant. If the local building code administrator or inspector finds that the plans are not in compliance with the Florida Building Code, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the pennit applicant.       1. Pursuant to Section 553.79(16}, Florida Statutes, a local enforcement agency may not deny issuance of a building permit to; issue a notice of violation to; or fine, penalize, sanction or assess fees against an arm's-length purchaser of a property for value solely because a building pennit applied for by a previous owner of the property was not closed. The local enforcement agency shall maintain all rights and remedies against the property owner and contractor listed on the pennit.   I 05.6.2 Pursuant to Section 553.79(16}, Florida Statutes. a local enforcement agency may not deny issuance of a building permit to a contractor solely because the contractor is listed on other building pennits that were not closed. A local enforcement agency has the authority to deny a new pennit application from an applicant for other reasons.   * 1. Placement ofpennit. The building permit or copy shall be kept on the site of the work until the completion of the project.   2. Notice of commencement. In accordance with Section 713.135, Florida Statutes, when any person applies for a building permit, the authority issuing such pennit shall print on the face of each permit card in no less than 14-point, capitalized, boldfaced type: "WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."   Asbestos. The enforcing agency shall require each building pennit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of Section 469.003, Florida Statutes. and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable. in accordance with state and federal law.   * 1. Certificate of protective treatment for prevention of tennites. A weather-resistant job-site posting board shall be provided to receive duplicate treatment certificates as each required protective treatment is completed, providing a copy for the person the pennit is issued to and another copy for the building permit files. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment. site location, area treated, chemical used, percent concentration and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval.   2. Notice of termite protection. A permanent sign which identifies the tennite treatment provider and need for reinspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel.   3. Work starting before pennit issuance. Upon approval of the building official, the scope of work delineated in the building pennit application and plan may be started prior to the final approval and issuance of the pennit, provided any work completed is entirely at risk of the permit applicant and the work does not proceed past the first required inspection.   4. Phased pennit approval. After submittal of the appropriate construction documents, the building official is authorized to issue a pennit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted. Corrections may be required to meet the requirements of the technical codes.   5. Permit issued on basis of an affidavit. Whenever a pennit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the building official, are hazardous or complex, the building official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for confonnity to the pennit, provide copies of inspection reports as inspections are perfonned, and upon completion make and file with the building official written affidavit that the work has been done in confonnity to the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the building official. The building official shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, Florida Statutes, and that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, Florida Statutes.      1. Affidavits in flood hazard areas. Permit issued on basis of an affidavit shall not extend to the flood load and flood resistance requirements of the Florida Building Code and the building official shall review an inspect those requirements.   Opening protection. When any activity requiring a building pennit, not including roof covering replacement or repair work associated with the prevention of degradation of the residence, that is applied for on or after July 1, 2008, and for which the estimated cost is $50,000 or more for a site built single-family detached residential structure that is located in the wind-borne debris region as defined in this code and that has an insured value of$750,000 or more, or, if the site built single-family detached residential structure is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for pumoses of ad valorem taxation of $750,000 or more; opening protections as required within this code or Florida Building Code, Residential for new construction shall be provided. •  Exception: Where defined wind-borne debris regions have not changed, single family detached residential structures permitted subject to the Florida Building Code are not required to comply with this section.   * 1. Inspection of existing residential building not impacted by construction.   {a) A local enforcing agency, and any local building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building permit the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought.  {b) This subsection does not apply to a building permit sought for:   1. A substantial improvement as defined in s. 161.54, Florida Statutes or as defined in the Florida Building Code. 2. A change of occupancy as defined in the Florida Building Code. 3. A conversion from residential to nonresidential or mixed use pursuant to s. 553.507{2){a), Florida Statutes or as defined in the Florida Building Code. 4. A historic building as defined in the Florida Building Code.   {c) This subsection does not prohibit a local enforcing agency, or any local building code administrator, inspector, or other official or entity, from:  I. Citing any violation inadvertently observed in plain view during theordinary course of an inspection conducted in accordance with the prohibition in paragraph {a).   1. Inspecting a physically nonadjacent portion of a building, structure, or real property that is directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought in accordance with the prohibition in paragraph {a). 2. Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented to the inspection of that portion of the building, structure, or real property in• accordance with the prohibition in paragraph {a). 3. Inspecting any portion of a building, structure, or real property pursuant to an inspection warrant issued in accordance with ss. 933.20-933.30, Florida Statutes.   I 05.17 Streamlined low-voltage alarm system installation permitting.  *(* l) As used in this section, the term:  (a) "Contractor" means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under Part II of Chapter 489, Florida Statutes.  {b) "Low-voltage alarm system project" means a project related to the installation, maintenance, inspection, replacement or service of a new or existing alarm system, as defined in s. 489.505, Florida Statutes, including video cameras and closed-circuit television systems used to signal or detect a burglary, fire, robbery, or medical emergency, that is hardwired and operating at low voltage, as defined in the National Electrical Code Standard 70, Current Edition, or a new or existing low-voltage electric fence. The term also includes ancillary components or equipment attached to a low-voltage alarm system, or low-voltage electric fence, including, but not limited to, home-automation equipment. thermostats, closed-circuit television systems, access controls, battery recharging devices, and video cameras.   1. "Low-voltage electric fence" means an alarm system, as defined ins. 489.505, that consists of a fence structure and an energizer powered by a commercial storage battery not exceeding 12 volts which produces an electric charge upon contact with the fence structure. 2. "Wireless alarm system" means a burglar alarm system or smoke detector that is not hardwired. 3. Notwithstanding any provision of this code, this section applies to all low-voltage alarm system projects for which a permit is required by a local enforcement agency. However, a permit is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment attached to the system. 4. A low-voltage electric fence must meet all of the following requirements to be permitted as a low-voltage alarm system project and no further permit shall be required for the low­ voltage alarm system project other than as provided in this section:    1. The electric charge produced by the fence upon contact must not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure I02 of International Electrotechnical Commission Standard No. 60335-2-76, Current Edition.    2. A nonelectric fence or wall must completely enclose the low-voltage electric fence. The low- voltage electric fence may be up to 2 feet higher than the perimeter nonelectric fence or wall.    3. The low-voltage electric fence must be identified using warning signs attached to the fence at intervals of not more than 60 feet.    4. The low-voltage electric fence shall not be installed in an area zoned exclusively for single­ family or multi-family residential use.    5. The low-voltage electric fence shall not enclose the portions of a property which are used for residential pumoses. 5. This section does not apply to the installation or replacement of a fire alarm if a plan review is required. 6. A local enforcement agency shall make uniform basic permit labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated ins. 553.793, Florida Statutes. The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.    1. A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit information other than identification information of the licensee and proof of registration or certification as a contractor.    2. A label is valid for 1 year after the date of purchase and may only be used within the jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels in bulk for one or more unspecified current or future projects. 7. A contractor shall post an unused uniform basic permit label in a conspicuous place on the premises of the low-voltage alarm system project site before commencing work on the project. 8. A contractor is not required to notify the local enforcement agency before commencing work on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a Low-Voltage Alarm System Project as provided under subsection (7) to the local enforcement agency within 14 days after completing the project. A local enforcement agency may take disciplinary action against a contractor who fails to timely submit a Uniform Notice of a Low-Voltage Alarm System Project.   The Uniform Notice of a Low-Voltage Alarm System Project may be submitted  electronically or by facsimile if all submissions are signed by the owner, tenant, contractor. or authorized representative of such persons. The Uniform Notice of a Low-Voltage Alarm System Project shall be in the format prescribed by the local enforcement agency and must comply with the requirements of s. 553.793(7), Florida Statutes.  {9} A local enforcement agency may coordinate directly with the owner or customer to inspect a low-voltage alarm system to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.  {1O} A municipality, county, district, or other entity of local government may not adopt or maintain in effect any ordinance or rule regarding a low-voltage alarm system project that is inconsistent with this section.  {11} A uniform basic permit label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section. The provisions of this act are not intended to impose new or additional licensure requirements on persons licensed in accordance with the applicable provisions of Chapter 489, Florida Statutes.  105.18 Dark Sky Lighting Standards  {1} The primary elements of Dark Sky Lighting generally include:  {a} Outdoor lighting shall be installed only in locations where necessary.  (b) All outdoor light fixtures shall be fully shielded to prevent skyglow.  {c} LED panels should be recessed within the fixture housing to prevent unnecessary backlighting and glare.  {d} All outdoor lighting shall be warm in color temperature with a maximum correlated color temperature {CCTI not to exceed 3,000 Kelvin.  (e} Light lumen levels shall be the minimum required for security and utility.  *(t)* Residential lighting is limited to 450 lumens per fixture.   1. Commercial and residential light fixtures shall carry the International Dark-Sky Association Seal of Approval or meet equivalent standards. 2. Alternative lighting solutions can be considered based on specific site demands and needs. 3. Exceptions may be administratively approved provided substantial justification is submitted by the applicant as approved.   SECTION 106 - FLOOR AND ROOF DESIGN LOADS  106.1 Live loads posted. In commercial or industrial buildings, for each floor or portion thereof designed for live loads exceeding 50 psf {2.40 kN/m2}, such design live loads shall be conspicuously posted by the owner or the owner's authorized agent in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.  I06.2 Issuance of certificate of occupancy. A certificate of occupancy required by Section 111 shall not be issued until the floor load signs, required by Section I06.1, have been installed.  106.3 Restrictions on loading. It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building, structure or portion thereof, a load greater than is permitted by this code.  SECTION 107 - SUBMITTAL DOCUMENTS   * 1. General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted with each permit application in accordance with Florida Statute 553.79. The construction documents shall be prepared by a registered design professional where required by Chapter 471, Florida Statutes & 61015 Florida Administrative Code or Chapter 481, Florida Statutes & 61Gl Florida Administrative Code. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.   Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.   * 1. Construction documents. Construction documents shall be in accordance with Sections      1. through 107.2.6.      2. Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted where approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design.      3. Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submit- ted to indicate conformance to this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.      4. Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress including the path of the exit discharge to the public way in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and 1-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.      5. Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.   The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documents shall fully describe the methods and materials used.   * + 1. Exterior balcony and elevated walking surfaces. Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.   I07.2.6 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where other- wise warranted.   * + - 1. Design flood elevations. Where design flood elevations are not specified, they shall be established in accordance with Section 1612.3.1.       2. For the putpose of inspection and record retention, site plans for a building may be maintained in the form of an electronic copy at the worksite. These plans must be open to inspection by the building official or a duly authorized representative, as required by the Florida Building Code.   107.2.7 Structural information. The construction documents shall provide the information specified in Section 1603.   * 1. Examination of documents. The building official shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.   Exceptions:   1. Building plans approved pursuant to Section 553.77(5), Florida Statutes, and state­ approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly and construction at the site are subject to local permitting and inspections. Photocopies of plans approved according to Rule 61-41.009. Florida Administrative Code. shall be sufficient for local permit application documents of record for the modular building portion of the permitted project.   Industrial construction on sites where design. construction and fire safety are supervised by appropriately licensed design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt. subject to approval by the building official, from review of plans and inspections, providing the appropriate licensed design and inspection professionals certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.   * + 1. Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.     2. Previous approvals. This code shall not reguire changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise law- fully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.     3. Phased approval. The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adeguate information and detailed statements have been filed complying with pertinent reguirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.     4. Design professional in responsible charge. Where it is reguired that documents be prepared by a registered design professional, the building official shall be authorized to reguire the owner or the owner's authorized agent to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner or the owner's authorized agent shall designate a successor registered design professional in responsible charge who shall perform the duties reguired of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner or owner's authorized agent if the registered design professional in responsible charge is changed or is unable to continue to * perform the duties. Successor registered design professional in responsible charge licensed under Chapter 471 Florida Statutes shall comply with Section 471.025(4) Florida Statute and the procedure set forth in 61015-27.001 Florida Administrative Code; or licensed under Chapter 481 Florida Statutes shall comply with Section 481.221(6) Florida Statute and the procedure set forth in 61G1-18.002 Florida Administrative Code.   The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.   * + - 1. Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official.   Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official.  **Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the building official.**  **107.3.4.2 Certifications by contractors authorized under the prov1s1ons of Section 489.115(4)(b), Florida Statutes, shall be considered equivalent to sealed plans and specifications by a person licensed under Chapter 471, Florida Statutes. or Chapter 481, Florida Statutes, by local enforcement agencies for plans review for permitting purposes relating to compliance with the wind- resistance provisions of the code or alternate methodologies approved by the Florida Building Commission for one- and two-family dwellings. Local enforcement agencies may rely upon such certification by contractors that the plans and specifications submitted conform to the requirements of the code for wind resistance. Upon good cause shown, local government code enforcement agencies may accept or reject plans sealed by persons licensed under Chapters 471, 481 or 489, Florida Statutes.**  **107.3.5 Minimum plan review criteria for buildings. The examination of the documents by the building official shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration and building envelope penetrations; flashing; and rough opening dimensions; and all exterior elevations:**  **Commercial Buildings:**  **Building:**  **1. Site requirements:**  **Parking Fire access**  **Vehicle loading Driving/turning radius**  **Fire hydrant/water supply/post indicator valve (PIV) Set back/separation (assumed property lines) Location of specific tanks, water lines and sewer lines**  **Flood hazard areas, flood zones, and design flood elevations**  **2. Occupancy group and special occupancy requirements shall be determined (with cross check with the energy code submittal).**  **3. Minimum type of construction shall be determined (see Table 503).**  **4. Fire-resistant construction requirements shall include the following components: Fire-resistant separations**  **Fire-resistant protection for type of construction Protection of openings and penetrations of rated walls**  **Fireblocking and draftstopping and calculated fire resistance**  **5. Fire suppression systems shall include: Early warning smoke evacuation systems Schematic fire sprinklers**  **Standpipes**  **Pre-engineered systems**  **Riser diagram**   1. **Life safety systems shall be determined and shall include the following requirements:**   **Occupant load and egress capacities Early warning**  **Smoke control Stair pressurization Systems schematic**   1. **Occupancy load/egress requirements shall include:**   **Occupancy load Gross**  **Net**  **Means of egress Exit access**  **Exit**  **Exit discharge**  **Stairs construction/geometry and protection Doors**  **Emergency lighting and exit signs Specific occupancy requirements Construction requirements Horizontal exits/exit passageways**   1. **Structural requirements shall include:**   **Soil conditions/analysis Termite protection Design loads**  **Wind requirements Building envelope**  **Impact resistant coverings or systems Structural calculations (if required) Foundation**  **Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, flood damage- resistant materials**  **Wall systems Floor systems Roof systems**  **Threshold inspection plan Stair systems**   1. **Materials shall be reviewed and shall at a minimum include the following: Wood**   **Steel Aluminum Concrete Plastic Glass Masonry**  **Gypsum board and plaster Insulating (mechanical} Roofing**  **Insulation**  **Building envelope portions of the Energy Code (including calculation and mandatory requirements)**   1. **Accessibility requirements shall include the following:**   **Site requirements Accessible route Vertical accessibility**  **Toilet and bathing facilities Drinking fountains Equipment**  **Special occupancy requirements Fair housing requirements**   1. **Interior requirements shall include the following:**   **Interior finishes (flame spread/smoke development)**  **Light and ventilation (including corresponding portion of the energy code) Sanitation**   1. **Special systems:**   **Elevators Escalators Lifts**   1. **Swimming pools:**   **Barrier requirements Spas**  **Wading pools**   1. **Location and installation details. The specific location and installation details of each fire door, fire damper, ceiling damper and smoke damper shall be shown and properly identified on the building plans by the designer.**   **Electrical:**   1. **Electrical:**   **Wiring Services**  **Feeders and branch circuits Overcurrent protection Grounding**  **Wiring methods and materials GFCis**  **Electrical portions of the Energy Code (including calculation and mandatory requirements)**   1. **Equipment** 2. **Special occupancies** 3. **Emergency systems** 4. **Communication systems** 5. **Low voltage** 6. **Load calculations** 7. **Design flood elevation** 8. **Exterior lighting (all exterior lighting shall be"Dark Sky Friendly"} Plumbing:**    1. **Minimum plumbing facilities**    2. **Fixture requirements**    3. **Water supply piping**    4. **Sanitary drainage**    5. **Water heaters**   **6.Vents**   * 1. Roof drainage   2. Back flow prevention   3. Irrigation   4. Location of water supply line   5. Grease traps   6. Environmental reguirements   7. Plumbing riser   8. Design flood elevation   9. Water/plumbing portions of the Energy Code {including calculation and mandatory reguirements)   Mechanical:   1. Mechanical portions of the Energy calculations 2. Exhaust systems: Clothes dryer exhaust Kitchen eguipment exhaust Specialty exhaust systems 3. Eguipment 4. Eguipment location 5. Make-up air 6. Roof-mounted eguipment 7. Duct systems 8. Ventilation 9. Combustion air 10. Chimneys, fireplaces and vents 11. Appliances 12. Boilers 13. Refrigeration 14. Bathroom ventilation 15. Laboratory 16. Design flood elevation 17. Smoke and/or Fire Dampers   Gas piping   1. Venting 2. Combustion air 3. Chimneys and vents 4. Appliances 5. Type of gas 6. Fireplaces 7. LP tank location 8. Riser diagram/shutoffs 9. Design flood elevation 10. Gas portions of the Energy Code (including calculation and mandatory   reguirements) Demolition:   1. Asbestos removal Residential <one- and two-family):    1. Site reguirements:   Set back/separation (assumed property lines) Location of septic tanks   * 1. Fire-resistant construction *(if* required)   2. Fire   3. Smoke and/or carbon monoxide alarm/detector locations   4. Egress:   Egress window size and location stairs construction requirements   * 1. Structural requirements shall include:   Wall section from foundation through roof, including assembly and materials connector tables wind requirements structural calculations *(if* required)  Termite protection Design loads Wind requirements Building envelope  Foundation Wall systems Floor systems Roof systems  Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, equipment, and flood damage- resistant materials   * 1. Accessibility requirements:   Show/identify Accessible bath   * 1. Impact resistant coverings or systems   2. Residential Energy Code submittal (including calculation and mandatory requirements)   Manufactured buildings/housing:   1. Site requirements Setback/separation (assumed property lines) Location of septic tanks *(if* applicable) 2. Structural Wind zone Flood   Anchoring Blocking   1. Plumbing   List potable water source and meter size (if applicable)   1. Mechanical Exhaust systems Clothes dryer exhaust   Kitchen equipment exhaust   1. Electrical exterior disconnect location   Exemptions: Plans examination by the building official shall not be required for the following work:   1. Replacing existing equipment such as mechanical units, water heaters, etc. 2. Reroofs 3. Minor electrical, plumbing and mechanical repairs 4. Annual maintenance permits 5. Prototype plans:   Except for local site adaptions, siding, foundations and/or modificationsExcept for structures that require waiver.   1. Manufactured buildings plan except for foundations and modifications of buildings on site and as listed above in manufactured buildings/housing.   I07.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved nstruction documents shall be resubmitted for approval as an amended set of construction documents.  I07*.5* Retention of construction documents. One set of approved construction documents shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.  107.6 Affidavits. The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The building official may without any examination or inspection accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the building official copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the building official relies upon such affidavit, the architect or engineer shall assume full responsibility for compliance with all provisions of the technical codes and other pertinent laws or ordinances. The building official shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, Florida Statutes, and that any person con- ducting inspections is qualified as a building inspector under Part XII of Chapter 468, Florida Statutes.  I07.6.1 Building permits issued in flood hazard areas on the basis of an affidavit. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program *(44* C.F.R. Parts *59* and 60), the authority granted to the building official to issue permits, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to Sections 105.14 and 107.6, shall not extend to the flood load and flood-resistance construction requirements of the Florida Building Code.  107.6.2 Affidavits Provided Pursuant to Section 553.791, Florida Statutes. For a building or structure in a flood hazard area, the building official shall review any affidavit certifying compliance with the flood load and flood-resistant construction requirements of the Florida Building Code.  107.7 If the local building code administrator or inspector finds that the plans are not in compliance with the Florida Building Code, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. If the building code administrator, plans examiner, or inspector requests another local enforcing agency employee or a person contracted by the local enforcing agency to review the plans and that employee or person identifies specific plan features that do not comply with t applicable codes, the building code administrator, plans examiner, or inspector must provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the permit applicant.  SECTION 108 - TEMPORARY STRUCTURES AND USES   * 1. General. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.   2. Conformance. Temporary structures and uses shall comply with the requirements in Section 3103.   3. Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.   4. Termination of approval. The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.   SECTION 109 - FEES  109. I Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an  amendment to a permit be released until the additional fee, if any, has been paid.   * 1. Schedule of permit fees. On buildings, structures. electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.      1. Types of Fees Enumerated. Fees may be charged for but not limited to the following:         1. Permits;         2. Plans examination;         3. Certificates of competency {including fees for applications, examinations, renewal, late renewal, and reciprocity);         4. Re-inspections;         5. Administrative fees{including fees for investigative and legal costs incurred in the context of certain disciplinary cases heard by the board);         6. Variance requests;         7. Administrative appeals;         8. Violations; and         9. Other fees as established by local resolution or ordinance.   2. Building permit valuations. The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing eguipment and permanent systems. If, in the opinion of the building official, the   valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official based on the most current ICC valuation tables and other jobsite conditions.   * 1. Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or without prior approval from the building official as permitted in Section 105.2.2 or   105.12 shall be subject to a fee established by the building official that shall be in addition to the required permit fees or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permit{s) shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.   * 1. Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.   2. Refunds. The building official is authorized to establish a refund policy.   SECTION 110 - INSPECTIONS   * 1. General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain exposed and provided with access for inspection purposes until approved. Approval as a result of an inspection shall not be construed to he an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The building official sha11 be permitted to require a boundary line survey prepared by a Florida licensed professional surveyor and mapper whenever the boundary lines cannot be readily determined in the field. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to a11ow inspection.   110.1.l Manufacturers and fabricators. When deemed necessary by the building official, he/she shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.  110.1.2 Inspection service. The building official may make, or cause to be made, the inspections required by Section 110. He or she may accept reports of department inspectors, independent inspectors or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, gualifications and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the building official. The building official shall ensure that all persons making such inspections shall be certified in accordance to Chapter 468 Florida Statues; or licensed under Chapter 471 or 481 Florida Statutes.   * 1. Preliminary inspection. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.   2. Required inspections. The building official upon notification from the permit holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.   Building   1. Foundation inspection. To be made after trenches are excavated, any required reinforcing steel is in place, forms erected and shall at a minimum include the following building components: Stem-wall   Monolithic slab-on-grade Piling/pile caps Footers/grade beams   * 1. Slab Inspection: Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.   t .2. A foundation/form board survey prepared and certified by a Florida licensed professional surveyor and mapper shall be required, prior to approval of the slab inspection. The survey shall certify placement of the building on the site and elevation, illustrate all surrounding setback dimensions and shall be available at the job site for review by the building inspector and submitted to the department. In lieu of providing a survey, the contractor may elect to uncover all property line markers and string-up all property lines in preparation for inspection.  1.3. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted to the building official.   1. Framing inspection. To be made after the roof, all framing, fireblocking and bracing is in place, all concealing wiring, all pipes. chimneys, ducts and vents are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved and shall at a minimum include the following building components:   Window/door framing  Window U-factor/SHGC (as indicated on approved energy calculations} Vertical cells/columns  Lintel/tie beams  Framing/trusses/bracing/connectors (including truss layout and engineered drawings} Draft-stopping/fire-blocking  Curtain wall framing  Energy insulation (Insulation R-factor as indicated on approved energy calculations} Accessibility  Verify rough opening dimensions are within tolerances. Window/door buck attachment   * 1. Insulation Inspection: To be made after the framing inspection is approved and the insulation is in place, according to approved energy calculation submittal. Includes wall and ceiling insulation.   2. Lath and gypsum board inspection for fire-resistance rated or shear assemblies. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before ant plastering is applied or gypsum board joints and fasteners are taped and finished.  1. Sheathing inspection. To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:   Roof sheathing Wall sheathing  Continuous air barrier Exterior siding/cladding Sheathing fasteners Roof/wall dry-in  Sheathing fasteners installed and found to be missing the structural member (shiners) shall be removed and properly reinstalled prior to installation of the dry-in material.   1. Exterior wall coverings. Shall at a minimum include the following building components in progress inspections:   Exterior wall coverings and veneers Soffit coverings   1. Roofing inspection. Shall at a minimum be made in at least two inspections and include the following building components:   Dry-in Insulation  Roof coverings (including In Progress as necessary)  Insulation on roof deck (according to submitted energy calculation) Flashing  5.1 Re-roof sheathing inspection. An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the Existing Building Code may be accepted at the discretion of the building official.   1. Final inspection. To be made after the building is completed and ready for occupancy.    1. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation or the elevation to which a building is dry floodproofed, as applicable, shall be submitted to the authority having jurisdiction. 2. Swimming pool inspection. First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete.   I. Steel reinforcement inspection   1. Underground electric inspection 2. Underground piping inspection including a pressure test. 3. Underground electric inspection under deck area (including the equipotential bonding) 4. Underground piping inspection under deck area 5. Deck inspection: to be made prior to installation of the deck material (with forms. deck drains, and any reinforcement in place 6. Safety Inspection; Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed. 7. Final pool piping 8. Final Electrical inspection   **10. Final inspection to be made when the swimming pool is complete and all reguired enclosure reguirements are in place.**  **In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17 of this code.**  **8. Demolition inspections. First inspection to be made after all utility connections have been dis- connected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations.**  **Final inspection to be made after all demolition work is completed.**  **9. Manufactured building inspections. The building department shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility cross- overs; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the Florida Building Code. Additional inspections may be reguired for public educational facilities (see Section 453.27.20 of this code}.**  **10. Where impact-resistant coverings or impact-resistant systems are installed, the building official shall schedule adequate inspections of impact- resistant coverings or impact-resistant systems to determine the following:**  **The system indicated on the plans was installed.**  **The system is installed in accordance with the manufacturer's installation instructions and the product approval.**  **Electrical**  **1. Underground inspection. To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.**  **2. Rough-in inspection. To be made after the roof, framing, fireblock\_ing and bracing is in place and prior to the installation of wall or ceiling membranes.**  **3. Final inspection. To be made after the building is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.**  **4. Existing Swimming Pools. To be made after all repairs or alterations are complete, all required electrical equipment, GFCI protection, and equipotential bonding are in place on said alterations or repairs.**  **Plumbing**  **I. Underground inspection. To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.**  **2. Rough-in inspection. To be made after the roof, framing, fire blocking and bracing is in place and all soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes.**  **Includes plumbing provisions of the energy code and approved energy calculation provisions.**  **3. Final inspection. To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.**  **Note: See Section 312 of the Florida Building Code, Plumbing for reguired tests. Mechanical**  **1. Underground inspection. To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.**  **2. Rough-in inspection. To be made after the roof, framing, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.**  **Includes mechanical provisions of the energy code and approved energy calculation provisions.**  **3. Final inspection. To be made after the building is complete, the mechanical system is in** place and properly connected, and the structure is ready for occupancy. Gas  I. Rough piping inspection. To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.  Includes gas provisions of the energy code and approved energy calculation provisions.   1. Final piping inspection. To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test. 2. Final inspection. To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of this code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.   Site Debris   1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles during the course of the construction project and prior to receiving final inspection approval. Construction job sites must be kept clean and in a safe condition at all times. 2. All debris shall be kept in such a manner as to prevent it from being spread by any means.    * 1. Footing and foundation inspection.   Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.   * + 1. Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.     2. Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.4 of the Florida Building Code, Building and Section R322 of the Florida Building Code, Residential, shall be submitted to the building official. •     3. Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fireblocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.     4. Lath, gypsum board and gypsum panel product inspection. Lath, gypsum board and gypsum panel product inspections shall be made after lathing, gypsum board and gypsum panel products, interior and exterior, are in place, but before any plastering is applied or gypsum board and gypsum panel product joints and fasteners are taped and finished.   Exception: Gypsum board and gypsum panel products that are not part of a fire-resistance- rated assembly or a shear assembly.   * + 1. Weather-exposed balcony and walking surface waterproofing. Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious-moisture-barrier system shall not be concealed until inspected and approved.     2. Fire and smoke-resistant penetrations. Protection of joints and penetrations in fire­ resistance- rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.     3. Energy efficiency inspections. Inspections shall be made to determine compliance with FBC, Energy Conservation and confirm with the approved energy code submittal (by appropriate trade) and corresponding mandatory requirements and shall include, but not be limited to, inspections for: corresponding envelope insulation R- and U-values, fenestration U-value, and Solar Heat Gain Coefficient, duct system R-value, and HVAC, lighting, electrical and water-heating equipment efficiency.     4. Other inspections. In addition to the inspections specified in Sections 110.3 through 110.3.8, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.     5. Backflow Devices. All newly installed backflow devices shall be tested and certified by a properly licensed backflow tester at the time of installation. Required documentation certifying device is working properly shall be submitted to the building official for registering the backflow prevention device with the cross-connection control program.        1. Plumbing Clean-outs located in driveways and or sidewalks shall have a surround and cover that is rated for traffic conditions. Materials can be of cast iron, brass, or similar or a combination thereof.     6. Final inspection. The final inspection shall be made after all work required by the building permit is completed.        1. Flood hazard documentation.   If located in a flood hazard area, documentation as required in Section 1612.5 of the Florida Building Code, Building; or Section R322 of the Florida Building Code, Residential, shall be submitted to the building official prior to the final inspection.   * + - 1. Commercial Energy Code documentation. If required by energy code path submittal, confirmation that commissioning result requirements have been received by building owner.       2. Residential Energy Code documentation. If required by energy code path submittal (R405), confirmation that the envelope and duct test reguirements shall be received by building official.   Termites. Building components and building surroundings required to be protected from tennite dam- age in accordance with Section 1503.7, Section 2304.12.9 or Section 2304.12.4, specifically required to be inspected for termites in accordance with Section 2114. or required to have chemical soil treatment in accordance with Section 1816 shall not be covered or concealed until the release from the building official has been received.   * + 1. Impact-resistant coverings or systems. Where impact-resistant coverings or systems are installed to meet requirements of this code, the building official shall schedule adequate inspections of impact-resistant coverings or systems to determine the following:  1. The system indicated on the plans was installed. 2. The system is installed in accordance with the manufacturer's installation instructions and the product approval.    1. Inspection agencies. The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.    2. Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the pennit holder to provide access to and means for inspections of such work that are required by this code.    3. Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification. shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.    4. Shoring. For threshold buildings, shoring and associated formwork or falsework shall be designed and inspected by a Florida licensed professional engineer prior to any required mandatory inspections by the threshold building inspector.    5. Threshold building.       1. During new construction or during repair or restoration projects in which the structural system or structural loading of a building is being modified. the enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection· plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building. The purpose of the structural inspection plans is to provide specific inspection procedures and schedules so that the building can be adequately inspected for compliance with the permitted documents. The special inspector may not serve as a surrogate in carrying out the responsibilities of the building official, thearchitect, or the engineer of record. The contractor's contractual or statutory obligations are not relieved by any action of the special inspector.   The special inspector shall determine that a professional engineer who specializes in shoring design has inspected the shoring and reshoring for conformance with the shoring and reshoring plans submitted to the enforcing agency. A fee simple title owner of a building, which does not meet the minimum size, height, occupancy, occupancy classification, or number-of-stories criteria which would result in classification as a threshold building under s. 553.71{7), Florida Statutes may designate such building as a threshold building, subject to more than the minimum number of inspections required by the Florida Building Code.   * + 1. The fee owner of a threshold building shall select and pay all costs of employing a special inspector, but the special inspector shall be responsible to the enforcement agency. The inspector shall be a person certified, licensed or registered under Chapter 471, Florida Statutes, as an engineer or under Chapter 481, Florida Statutes, as an architect.     2. Each enforcement agency shall require that, on every threshold building:        1. The special inspector, upon completion of the building and prior to the issuance of a certificate of occupancy, file a signed and sealed statement with the enforcement agency in substantially the following form: "To the best of my knowledge and belief. the above described construction of all structural load- bearing components complies with the permitted documents. and the shoring and reshoring conforms to the shoring and reshoring plans submitted to the enforcement agency."        2. Any proposal to install an alternate structural product or system to which building codes apply be submitted to the enforcement agency for review for compliance with the codes and made part of the enforcement agency's recorded set of permit documents.        3. All shoring and reshoring procedures, plans and details be submitted to the enforcement agency for recordkeeping. Each shoring and reshoring installation shall be supervised. inspected and certified to be in compliance with the shoring documents by the contractor.        4. All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge. the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as deter- mined by the local authority in accordance with this section and Chapter 633. Florida Statutes.     3. No enforcing agency may issue a building permit for construction of any threshold building except to a licensed general contractor, as defined in Section 489.105(3)(a), Florida Statutes. or to a licensed building contractor, as defined in Section 489.105(3)(b), Florida Statutes, within the scope of her or his license. The named contractor to whom the building permit is issued shall have the responsibility for supervision. direction, management and control of the construction activities on the project for which the building permit was issued.     4. The building dq,artment may allow a special inspector to conduct the minimum structural inspection of threshold buildings required by this code, Section 553.73, Florida Statutes, without duplicative inspection by the building department. The building official is responsible for ensuring that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, Florida Statutes, or certified as a special inspector under Chapter 471 or 481, Florida Statutes. Inspections of threshold buildings required by Section 553.79(5), Florida Statutes, are in addition to the minimum inspections required by this code.   1. Mandatory structural inspections for condominium and cooperative buildings.      1. General. The Legislature finds that maintaining the structural integrity of a building throughout the life of the building is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. As such, the Legislature finds that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.      2. As used in this section, the terms:   {a) "Milestone inspection" means a structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural systems as those terms aredefined ins. 627.706, Florida Statutes, by an architect licensed under chapter 48lor engineer licensed under chapter 471authorized to practice in this state for the pmposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The pwpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the firesafety code. The milestone inspection services may be provided by a team of professionals with an architect or engineer acting as a registered design professional in responsible charge with all work and reports signed and sealed by the appropriate qualified team member.  {b) "Substantial structural deterioration" means substantial structural distress or substantial structural weakness that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.   * + 1. {a) An owner or owners of a building that is three stories or more in height as determined by the Florida Building Code and that is subject, in whole or in part, to the condominium or cooperative form of ownership as a residential condominium under chapter 718, Florida Statutes, or a residential cooperative under chapter 719, Florida Statutes, must have a milestone inspection performed by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If a building reached 30 years of age before July 1, 2022, the building's initial milestone inspection must be performed before December 31, 2024. If a building reaches 30 years of age on or after July 1, 2022, and before December 31, 2024, the building's initial milestone inspection must be performed before December 31, 2025. If the date of issuance for the certificate of occupancy. is not available, the date of issuance of the building's certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official.  1. {b) The local enforcement agency may determine that local circumstances, including environmental conditions such as proximity to salt water as defined ins. 379.101, require that a milestone inspection must be performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. The local enforcement agency may extend the date by which a building's initial milestone inspection must be completed upon a showing of good cause by the owner or owners of the building that the inspection cannot be timely completed if the owner or owners have entered into a contract with an architect or engineer to perform the milestone inspection and the inspection cannot reasonably be completed before the deadline or other circumstance to justify an extension. 2. The local enforcement agency may accept an inspection report prepared by a licensed engineer or architect for a structural integrity and condition inspection of a building performed before July 1, 2022, if the inspection and report substantially comply with the reguirements of this section. Notwithstanding when such inspection was completed, the condominium or cooperative association must comply with the unit owner notice requirements in Section   110.9.9. The inspection for which an inspection report is accepted by the local enforcement agency under this paragraph is deemed a milestone inspection for the applicable reguirements in chapters 718 and 719. If a previous inspection and report is accepted by the local enforcement agency under this paragraph, the deadline for the building's subsequent IO-year milestone inspection is based on the date of the accepted previous inspection.   * + 1. The milestone inspection report must be arranged by a condominium or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership. The condominium association or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership are each responsible for ensuring compliance with the requirements of this section. The condominium association or cooperative association is responsible for all costs associated with the milestone inspection attributable to the portions of a building which the association is responsible to maintain under the governing documents of the association. This section does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.     2. Upon determining that a building must have a milestone inspection, the local enforcement agency must provide written notice of such required inspection to the condominium association or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, as applicable, by certified mail, return receipt requested. The condominium or cooperative association must notify the unit owners of the required milestone inspection within 14 days after receipt of the written notice from the local enforcement agency and provide the date that the milestone inspection must be completed. Such notice may be given by electronic submission to unit owners who consent to receive notice by electronic submission or by posting on the association's website.     3. Phase one of the milestone inspection must be completed within 180 days after the owner or owners of the building receive the written notice under Section 110.9.5. For purposes of this section, completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency.     4. A milestone inspection consists of two phases:   For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and nonhabitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in Section 110.9.7.2, is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.   * + - 1. A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. If a phase two inspection is required, within 180 days after submitting a phase one inspection report the architect or engineer performing the phase two inspection must submit a phase two progress report to the local enforcement agency with a timeline for completion of the phase two inspection. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.     1. Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, to any other owner of any portion of the building which is not subject to the condominium or cooperative form of ownership. and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:  1. Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection. 2. Indicate the manner and type of inspection forming the basis for the inspection report. 3. Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration. 4. State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed. 5. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.   *(t)* Identify and describe any items requiring further inspection.   * + 1. Within 45 days after receiving the applicable inspection report, the condominium or cooperative association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery at the mailing address, property address, or any other address of the owner provided to fulfill the association's notice requirements under chapter 718 or chapter 719, as applicable, and by electronic transmission to the e-mail address or facsimile number provided to fulfill the   association's notice requirements to unit owners who previously consented to received notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and must publish the full report and inspector- prepared summary on the association's website, if the association is required to have a website.   * + 1. A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section.     2. A board of county commissioners or municipal governing body may adopt an ordinance requiring that a condominium or cooperative association and any other owner that is subject to this section schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.   SECTION 111 - CERTIFICATE OF OCCUPANCY   * 1. Use and occupancy. A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.   Exception: Certificates of occupancy are not required for work exempt from permits in accordance with Section 105.2.   * 1. Certificate issued. After the building official inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy that contains the following:      1. The building permit number.      2. The address of the structure.      3. The name and address of the owner or the owner's authorized agent.      4. A description of that portion of the structure for which the certificate is issued.      5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.      6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the building official.      7. The name of the building official.      8. The edition of the code under which the permit was issued.      9. The use and occupancy, in accordance with the provisions of Chapter 3.      10. The type of construction as defined in Chapter 6.   t 1. The design occupant load.   1. If an automatic sprinkler system is provided, whether the sprinkler system is required. 2. Any special stipulations and conditions of the building permit.    1. Temporary occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid.    2. Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is detennined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.    3. Certificate of completion. A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.   SECTION 112 - SERVICE UTILITIES   * 1. Connection of service utilities. A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the building official.   2. Temporary connection. The building official shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel or power.   3. Authority to disconnect service utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building. structure or service system shall be notified in writing, as soon as practical thereafter.   SECTION 113 - BOARD OF APPEALS  Reserved   * 1. General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.   2. Limitations on authority. An application for appeal shall be based on a claim that the true   intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.   * 1. Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.   SECTION 114 - VIOLATIONS   * 1. Unlawful acts. It shall be unlawful for any person, firm or comoration to erect, construct. alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.   2. Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair. moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.   3. Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.   4. Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.   SECTION 115 - STOP WORK ORDER   * 1. Authority. Where the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.   2. Issuance. The stop work order shall be in writing and shaII be given to the owner of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shaU state the reason for the order and the conditions under which the cited work will be permitted to resume.   3. Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.   SECTION 116 -UNSAFE STRUCTURES AND EQUIPMENT   * 1. Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.   2. Record. The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.   3. Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.   4. Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.   5. Restoration. Where the structure or equipment determined to be unsafe by the building official is restored to a safe condition, to the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions and change of occupancy shall comply with the requirements of Section 105.2.2 and the Florida Building Code, Existing Building.   SECTION 117 - VARIANCES IN FLOOD HAZARD AREAS   * 1. Flood hazard areas. Pursuant to Section 553.73(5), Florida Statutes, the variance procedures adopted in the local flood plain management ordinance shall apply to requests submitted to the building official for variances to the provisions of Section 1612.4 of the Florida Building Code, Building or, as applicable, the provisions of Section R322 of the Florida Building Code, Residential. This section shall not apply to Section 3109 of the Florida Building Code, Building.   **Section 2.** Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.  **Section** 3. Inclusion in the Code, Scrivener's Error. It is the intention of the City Commission of the City of Newberry, Florida, and it is hereby provided that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Newberry, Florida; that the sections of this Ordinance may be renumbered or relettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation |  |
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| Lake County | BUILDING  <https://floridabuilding.org/Upload/FBC/CodeID_7781_444f_City%20of%20Lake%20County%20Local%20Amends%202023%20FBC--2023-12-22.pdf> | 1. **ADOPTION AND ENFORCEMENT OF TECHNICAL CODES** 2. **Sec. 6-22. Adoption and enforcement.** 3. **Subject to the amendments set forth in this s.S.ection below, all construction in Lake County** 4. **shall be in accordance with the cun-ent FBC, and the Florida Fire Prevention Code, as amended** 5. **from time to time. The provisions of the 2018 Intern{ational Property Maintenance Code** 6. **("IPMC"), including Appendix A, is adopted by Lake County, with the exception of IPMC Sections** 7. **I02.3, I03, and 111. The provisions and standards of the IPMC apply to existing structures and** 8. **premises, equipment and facilities, light, ventilation, space heating, sanitation, life, and fire safety** 9. **hazards. The FBC is adopted by Lake County as amended to add (or if in conflict with or otherwise** 10. **indicated herein, to delete) the following language regarding the sections for the FBC specified:**   **I02.2(e) Mobile or modular structures used as temporary offices, except that the provisions of Part II (Sections 553.501-553.513, Florida Statutes) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures. Pennits shall be required for structural support and tie down, electric supply and all other such utility connections to such mobile or modular structures as required by this jurisdiction.**   1. **104.2.1 *Determination of substantially improved or substantially damaged existing*** 2. ***buildings and structures in flood hazard areas.* For applications for reconstruction,** 3. **rehabilitation, repair, alteration, addition or other improvement of existing buildings or** 4. **structures located in flood hazard areas, the Building Official shall determine if the** 5. **proposed work constitutes substantial improvement or repair of substantial damage. Where** 6. **the Building Official determines that the proposed work constitutes substantial** 7. **improvement or repair of substantial damage, and where required by this e ode, the** 8. **Building Official shall require the building or structure to meet the requirements of Section**   **1612, Building and Section 322, Residential, FBC.**   1. **104.5 *Identification.* The Building Official and designees will carry proper identification**   **when inspecting structures or premises in the perfonnance of duties under this Code.**   1. **104.6 *Right of entry.* Where it is necessary to make an inspection to enforce the provisions** 2. **of this Code, or where the Building Official or designee has reasonable cause to believe** 3. **that there exists in a structure or upon a premises a condition which is contrary to or in** 4. **violation of this Code which makes the structure or premises unsafe, dangerous or** 5. **hazardous, the Building Official and designee -i-sare authorized to enter the structure or** 6. **premises at reasonable times to inspect or to perfonn the duties imposed by this Code,** 7. **provided that if such structure or premises be occupied that credentials be presented to the** 8. **occupant and entry requested. If such structure or premises is unoccupied, the Building** 9. **Official and designee shall first make a reasonable effort to locate the owner or other person** 10. **having charge or control of the structure or premises and request entry. If entry is refused,** 11. **the Building Official or designee shall have recourse to the remedies provided by law to** 12. **secure entry.** 13. **I04.7 *Department records.* The Building Official shall keep official records of** 14. **applications received, pennits, and certificates issued, fees collected, repo1ts of** 15. **inspections, and notices and orders issued. Such records shall be retained in the official**   **records for the applicable period required for retention of public records per Chapter 119.Florida Statutes**   1. **104.8 *Liability.* The Building Official, member of the e oard of appealsExaminers. or** 2. **employee charged with the enforcement of this Code, while acting within their** 3. **jurisdiction and in good faith, and without malice in the discharge of the duties required by this Code or other pertinent law or ordinance, shall not thereby be civilly or criminally rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act perfonned by that officer or employee in the lawful discharge of duties and under the provisions of this Code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this Code.**   **104.8.1 *Legal defense.* Any suit or criminal complaint instituted against an officer or employee because of an act perfonned by that officer or employee in the lawful discharge of duties and under the provisions of this Code shall be defended by legal representatives of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this Code.**  ***104.10 Modifications.* Wherever there are practical difficulties involved in carrying out the provisions of this Code, the Building Official or designee has the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building Official or designee shall first find that fL.Special individual reason makes the strict letter of this Code impractical and the modification is in compliance with the intent and purpose of this Code, and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements**  **104.12 *Requirements not covered by code.* Any requirements necessary for strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or other technical codes, will be detennined by the Building Official.**  **105.2 *Work exempt from permit.* Exemptions from pennit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction, to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the FBC, Lake County Code, and its Land Development Regulations, including the requirements for floodplain management. Building pem1its are not required from Lake County for the following:**  **Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of detached one:\_and two:family dwellings.**  **Elechical:**  **Repairs and maintenance: Minor repair work of, including replacement of, lamps or the connection of approved portable electrical equipment to approved pennanently installed receptacles.**   1. **105.3.1.2 Lake County adopts Section I 05.3.1.2, FBG, with the inclusion of the following** 2. **to Section I05.3.1.2(5): *Eleetriefll deewnents.* See Section 47I .003(2)(h), Florida Statutes.** 3. **Any electrical or plumbing or air conditioning and refrigeration system meeting the** 4. **following thresholds are required to be designed by a Florida Registered Engineer. The** 5. **system requires an electrical system with a value of over $125,000; and requires an** 6. **aggregate ser,ice capacity of over 600 amperes (240 volts) on a residential electrical** 7. **system or over 800 amperes (240 volts) on a commercial or industrial electrical system.** 8. **NOTE: It 1.vas further clarified by the Commission that the limiting factor of 240 volts or** 9. **over is required to be designed by an Engineer.** 10. **I05.3.9 Public right *ofwayPublic right o(wav.* A pem1it shall not be given by the Building** 11. **Official for the construction of any building or structure, or for the alteration of any** 12. **building or structure where said building or structure is to be changed and such change** 13. **will affect the exterior walls, bays, balconies, or other appendages or projections fronting** 14. **on any street, alley or public lane, or for the placing on any lot or premises of any building** 15. **or structure removed from another lot or premises, unless the applicant has received a right** 16. **of way pennit from the authority having jurisdiction over the street, alley or public lane.** 17. **I05.4.1.5 Pennits issued for signs or the demolition of a structure shall expire sixty (60)** 18. **days from the date of issuance. For a justifiable cause, one (I) extension of time for a** 19. **period not exceeding thirty (30) days may be allowed. Such request shall be submitted in writing to the Building Official.** 20. 105.4.1.6 Work commencing before pennit issuanceWork *commencing before permit* 21. *issuance.* This provision shall not apply to emergency work when delay would clearly have 22. placed life or property in imminent danger. However, in all such cases the required 23. pe1mit(s) must be obtained within three (3) business days and any unreasonable delay in 24. obtaining those permit(s) shall result in the charge of a double permit fee. The payment of 25. a double permit fee shall not preclude or be deemed a substitute for prosecution for 26. commencing work without first obtaining a pem1it. The payment of this double pennit fee 27. shall not relieve the applicant or holder of the permit from the payment of other fees or 28. penalties that are prescribed by this Code. The Building Official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.     1. **Expiration. Every permit issued shall become invalid unless the work on the site authorized by such pennit is commenced within one hundred and eighty (180} days after its issuance,. er-ilf the work authorized on the site by such permit is suspended or abandoned, the prope1ty owner shall be responsible for either completing all work in accordance with the pennitted plans and inspections, or removing any pa1tially completed work in a safe and code compliant manner.for a period of one hundred eighty (180) days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than ninety (90) days each. The extension shall be requested in writing and justifiable cause demonstrated as detennined by the Building Official.**   **105.5.1 Renumbered 105.5 FBC to 105.5.1 Additional Options for closing a pennit.**  **105.5.2 For the purposes of this subsection. a closed permit shall mean a permit for which all requirements for completion have been satisfied or a pennit that has been administratively closed by the Building Official.**  **105.5.3 For the purposes of this subsection, an open permit shall mean a pennit that has not satisfied all requirements for completion as defined in 105.5.1**  **105.13 Phased permit approval. Lake County adopts Section 105.13, FBC, with inclusion that: This provision is only for the FBC, all other Lake County approvals necessaiy for construction, must be secured prior to this provision being applied.**  **I07.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted where approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this Code and relevant laws, ordinances, rules and regulations, as detennined by the Building Official. Building plans shall be drawn to a minimum scale upon substantial paper, cloth or other acceptable medium. The Building Official may establish, through procedures, standards for plans and specifications in order to provide conformity to its record retention program. This policy may include such things as minimum size, shape, contrast, claiity or other items related to records management. Such information shall be specific, and the technical codes shall not be cited as a whole or in part be used as a substitute for specific information. All construction plans shall bear the name and signature of the person responsible for the design.**  **107.3 *Examination of documents.* The Building Official shall examine or cause to be examined the accompanying submittal documents and shall asce1tain by such examinations whether the construction indicated and described is in accordance with the requirements of this Code and other pertinent laws or ordinances.**  ***Exceptions to examination o{documents requirement:* 1) Building plans approved pursuant to Section 553.77(5), Flo1ida Statutes. and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly. or construction at the site. Erection. assembly, and construction at the site are subject to local pem1itting and inspections. Photocopies of plans approved according to Rule 61-41.009, Florida Administrative Code, shall be sufficient for local pennit application documents of record for the modular building po1tion of the permitted project.**  **I07.3.4 Design professional in responsible charge. When it is required that documents be prepared by a registered design professional, the Building Official shall be authorized to** require the owner to engage and designate on the building pennit application a registered   1. design professional who shall act as the registered design professional in responsible 2. charge. If the circumstances require, the owner shall designate a substitute registered 3. design professional in responsible charge who shall perform the duties required of the 4. original registered design professional in responsible charge. The Building Official shall 5. be notified in writing by the owner if the registered design professional in responsible 6. charge is changed or is unable to continue to perform the duties. The registered design 7. professional in responsible charge shall be responsible for reviewing and coordinating 8. submittal documents prepared by others, including phased and defen-ed submittal items,   for compatibility with the design of the building.   1. **I07.3.4.1 *Deferred submittals.* For the purposes of this section, defeJTed submittals are** 2. **defined as those portions of the design that are not submitted at the time of the application**   **and that are to be submitted to the Building Official.**  **20 Residential (one-family and two-family):**  **21 I. Site requirements:**  **22 a) Set back/separation (assumed property lines)**  **23 b) Location of septic tanks.**  **24 2. Fire-resistant construction (if required)**  **25 a) Smoke detector and carbon monoxide detector locations**  **26 b) Egress window size and location stairs construction requirements**  **27 3. Structural:**  **28 a) Wall section from foundation tlu·ough roof, including assembly and materials connector tables wind requirements structural calculations (if required).**  **109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits, or without prior approval from the Building Official, as pennitted in Sections 105.2.2 or 105.12, FBC, shall be subject to a fee established the adopted fee schedule. This provision will not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The Building Official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing to the Building Official.**  **109.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the pennit from the payment of other fees that are prescribed by law.**  **109.6 Refunds. The Building Official is authorized to establish a refund policy.**  **110.1 General. Construction or work for which a pennit is required shall be subject to inspection by the Building Official or designee, and such construction or work shall remain exposed and provided with access for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Code or of other Lake County ordinances. Inspections presuming to give authority to violate or cancel the provisions of this Code or of other ordinances of the jmisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The Building Official shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever the boundaty lines cannot be readily detemlined in the field. Lake County, its employees and the Building Official shall not be liable for expense entailed in the removal or replacement of any material required to allow inspection.**    **32 110.1.1 When deemed necessa1y by the Building Official shall make, or cause to be made,**  **33 an inspection of materials or assemblies at the point of manufacture or fabrication. A**  **34 record shall be made of every such examination and inspection and of all violations of the**  **35 technical codes.**  **36 110.1.2 The Building Official may make, or cause to be made, the inspections required by**  **37 Section 110, FBC. He or sheThe Building Official may accept reports of department**  **38 inspectors, independent inspectors or of recognized inspection services, provided that after**  **39 investigation helshethe Building Official is satisfied as to their licensure, qualifications and**  **40 reliability. A ce1tificate required by any provision of this Code shall not be based on such**  **41 reports unless the same are recorded by the building code inspector or the architect or**  **42 engineer perfonning building code inspections in a manner specified by the Building**  **43 Official. The Building Official will ensure that all persons making such inspections shall**  **44 be ce1tified in accordance with Chapter 468, Florida Statues.**  **45 110.3 Required Inspections. The following provisions are added to the Section 110.3, FBC,**  **46 and the remainder of the section is unchanged: The Building Official upon notification**  **47 from the permit holder or his or her agent shall make the following inspections, or any**  **48 other such inspection as deemed necessary and shall either release that portion of the**  **49 construction or shall notify the pe1mit holder or his or her agent of any violations which**  **50 must be corrected in order to comply with the technical codes. The Building Official shall determine the timing and sequencing of when inspections occur and what elements are**   1. **inspected at each inspection. Note: Sheathing fasteners installed and found to be missing** 2. **the structural member (shiners) shall be removed and properly reinstalled prior to** 3. **installation of the dry-in material.** 4. **I. Foundation inspection. To be made after trenches are excavated any required** 5. **reinforcing steel is in place and forms erected and shall at a minimum include the** 6. **following building components:** 7. **• Stem-wall** 8. **Monolithic slab-on-grade** 9. **Piling/pile caps** 10. **Footers/grade beams** 11. **o 1.1 Slab Inspection: Concrete slab and under-floor inspections shall** 12. **be made after in-slab or under-floor reinforcing steel and building** 13. **service equipment, conduit, piping accessories and other ancillary** 14. **equipment items are in place, but before any concrete is placed or** 15. **floor sheathing installed, including the subfloor.** 16. **o 1.2 A foundation/form board survey prepared and certified by a** 17. **Florida licensed professional surveyor and mapper may be required,** 18. **prior to approval of the slab inspection. The survey shall certify** 19. **placement of the building on the site, illustrate all surrounding** 20. **setback dimensions and shall be available at the job site for review by** 21. **the building inspector. In lieu of providing a survey, the contractor**   **23 may elect to uncover all property line markers and string-up all**  **24 property lines in preparation for inspection.**  **25 o 1.3 In flood hazard areas, upon placement of the lowest floor,**  **26 including basement, and prior to fu1ther vertical construction, the**  **27 elevation certification shall be submitted to the Building Official.**  **28**   1. **2. Framing inspection. To be made after the roof, all framing, fireblocking and** 2. **bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are** 3. **complete and the rough electrical, plumbing, heating wires, pipes and ducts are** 4. **approved and shall at a minimum include the following building components:** 5. **Window/door framing** 6. **• Window U-factor/SHGC as on indicated on approved calculations -** 7. **Ve1tical cells/columns** 8. **Lintel/tie beams** 9. **Framing/trusses/bracing/connectors (including truss layout)** 10. **Draft stopping/fire blocking** 11. **Cu1tain wall framing** 12. **Energy insulation (Insulation R-factor as indicated on approved** 13. **calculations)** 14. **Accessibility** 15. **Verify rough opening dimensions are within tolerances** 16. **Window/door buck attachment** 17. **o 2.1 Insulation Inspection: To be made after the framing inspection is** 18. **approved and the insulation is in place, according to approved energy** 19. **calculation submittal. Includes wall and ceiling insulation.** 20. **o 2.2 Lath and gypsum board inspection for fire-resistance rated or** 21. **shear assemblies. Lath and gypsum board inspections shall be** 22. **made after lathing and gypsum board, interior and exterior, is in** 23. **place, but before ant plastering is applied or gypsum board joints** 24. **and fasteners are taped and finished.**   **1 - [nsulation Inspection: To be made after the framing inspection is approved and the insulation is in place, according to approved energy calculation submittal includes v,rall and ceiling insulation.**  **2 - Lath and gypsum board inspection for fire resistance rated or shear assemblies. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.**  **g&-:----Re-Roof sheathing inspection. An affidavit with a notarized signature of an architect, engineer, state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the FBC may be accepted at the discretion of the Building Official.**  **6 - Final inspection. To be made after the building is completed and ready for occupancy.**  **6.1. In flood hazard areas, as part of the final inspection. a final ce1iification of the lowest floor elevation or the elevation to which a building is *d1y* floodproofed. as applicable. shall be submitted to the authority having jurisdiction.**  **91 - Swimming pool inspection. First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete shell.**  **Final Pool Piping**  **Final Electrical inspection.**  **Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.**    **13 8.**  **14**  **15**  **16**  **17**    **8 - Demolition inspections. First inspection to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations.**  **Final inspection to be made after all demolition work is completed.**    **18 9. Manufactured building inspections. The building department shall inspect**  **19 construction of foundations; co,mecting buildings to foundations; installation of**  **20 parts identified on plans as site installed items, joining the modules, including**  **21 utility crossovers; utility co1mections from the building to utility lines on site; and**  **22 any other work done on site which requires compliance with the Florida Building**  **23 Code. Additional inspections may be required for public educational facilities (see**  **24 Section 453.27.20 of the FBC).**    **25 I0. Where impact-resistant coverings or impact-resistant systems are installed, the building official shall schedule adequate inspections of impact-resistant coverings or impact-resistant systems to detennine the following:**  **a) The system indicated on the plans was installed.**  **b) The system is installed in accordance with the manufacturer's installation instructions and the product approval.**  **Site Debris.**    **32 a) The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles prior to receiving final inspection approval. Construction job sites must be kept clean, such that accumulation of construction debris must not remain on the property for a period of time exceeding thirty (30) days**  **All debris shall be kept in such a manner as to prevent it from being spread by any means.**    **40 b) For purposes of the FBC, the exact location of wind speed lines shall be detennined by overlaying the line provided in the FBC on the corresponding GIS map of Lake County streets, roads and highways. Detem1ination of wind speed, with respect to structures bearing on the wind line, shall be made by the Building Official**   1. **110.3.l *Footing and foundation inspection.* Footing and foundation inspections shall be** 2. **made after excavations for footings are complete and any required reinforcing steel is in** 3. **place. For concrete foundations, any required fonns shall be in place mior to inspection.** 4. **Mate1ials for the foundation shall be on the job, except where concrete is ready mixed in**   **accordance with ASTM C 94, the concrete need not be on the job.**   1. **110.3.2 *Concrete slab and under-floor inspection.* Concrete slab and under-floor** 2. **inspections shall be made after in-slab or under-floor reinforcing steel and building service** 3. **equipment, conduit, piping accessories and other ancillary equipment items are in place,** 4. **but before any concrete is placed or floor sheathing installed, including the subfloor.**   **12 110.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor,**  **13 including the basement, and prior to further vertical construction, the elevation**  **14 ce1tification required in Section 1612.4 FBC, Building and Section R322 of the FBC,**  **15 Residential, shall be submitted to the Building Official.**   1. **110.3.4 *Frame inspection.* Framing inspections shall be made after the roof deck or** 2. **sheathing, all framing, fireblocking and bracing are in place and pipes, chimneys and vents** 3. **to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and**   **ducts are approved.**   1. **110.3.8 *Energy efficiency inspections.* Inspections shall be made to detem1ine compliance** 2. **with the FBC, Energy Conservation and confinn with the approved energy code submittal** 3. ***(by* appropriate trade) and corresponding mandato1y requirements and shall include, but** 4. **not be limited to, inspections for: c01Tesponding envelope insulation R- and U-values,** 5. **fenestration U-value, and Solar Heat Gain Coefficient, duct system R-value, and HYAC,**   **lighting, electrical and water-heating equipment efficiency.**   1. **110.3.11.l *Flood hazard documentation.* If located in a flood hazard area, documentation** 2. **as required in Section 1612.5 FBC, Building; or Section R322 FBC, Residential, shall be**   **submitted to the Building Official prior to the final inspection**   1. **110.3.11.2 *Commercial Energy Code documentation.* If required by energy code path** 2. **submittal, confirmation that conunissioning result requirements have been received by**   **building owner**  **110.3.11.3 *Residential Energy Code documentation.* If required by energy code path**   1. **submittal (R405), confinnation that the envelope and duct test requirements shall be**   **received by Building Official.**   1. **110.4 *Inspection agencies.* The Building Official is authorized to accept repo1ts of** 2. **f!pproved inspection agencies, provided such agencies satisfy the requirements as to**   **qualifications and reliability**   1. **110.5.1 *Work not ready for inspection.* It shall be the duty of the holder of the building** 2. **pennit or their duly authorized agent to ensure the work is ready for inspection. If the work**   **is not ready for inspection a complete re-inspection shall be required.** |  |
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| City of Greenacres | BUILDING  <https://floridabuilding.org/bc/bc_dtl.aspx?param=Hpnk%2bGv2VscIdPdccf9abF4w8bNrqSa0> | **101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted. The City of Greenacres has adopted Appendix “F” in the Florida Building Code, Plumbing Volume: Proposed Construction Building Codes for Turf and Landscape Irrigation Systems**  **101.4.4 Property maintenance.** The provisions of the City of Greenacres Property Maintenance Code As adopted in City Code ~~Chapter 4 Building Regulations, Sec 4-4 Greenacres~~ Chapter 7 Health, Sanitation and Nuisances, Article II Property Maintenance Code, as may be amended from time to time, governs the maintenance of existing properties in the City of Greenacres, except as otherwise regulated by this code.  **101.5 Building Official. Whenever the building official is mentioned in this code, it is also intended to mean the building official of the City of Greenacres or said building official’s designee, wherever applicable.**  **101.6 Department. Whenever “department” or “department of building safety” is mentioned in this code, it is also intended to mean the City of Greenacres Building Division, where applicable.**  **3. Is not connected to an off-site electric power or water supply.**   1. **Service providers of water, sewer, storm, gas, cable, telephone, or other similar utility systems are exempt to the point of service connection for the building or structure.**   **However, these structures may be subject to local Zoning and/or Land Development regulations.**  **7. The requirements of Florida Building Code, Existing Building Volume, are also satisfied.**  **~~4.However~~, eEach enforcement district or local enforcement agency may establish an alternative permitting program for replacing nonstructural components of building systems in a residential dwelling unit. A licensed contractor performing such work for the resident shall also be exempt from individual permits and inspections if either the owner or the licensed contractor obtains a valid Annual Permit per Section 105.1.1 of this code, and all such work is reported as required in Section 105.1.2 of this code for compliance evaluation No added capacity, system expansion or new building work of any type shall be excluded from individual permit and inspection by this provision.**  **102.2.6 This section does not apply to swings and other playground equipment accessory to a one- or two-family dwelling, as determined by the Building Official. Exempt Structures covered under this section may still be subject to Zoning Permits.**  **Exception: Electrical service to such playground equipment shall be in accordance with Chapter 27 of this code, or Part VIII, Electrical, of the Florida Building Code Residential Volume, 8th Edition (2023), as applicable.**  **102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this section provided in this code, the *Florida Building Code, Existing Building,* the *Florida Fire Prevention Code,* or the *Greenacres Property Maintenance Code.***  **SECTION 103**  **DEPARTMENT OF BUILDING SAFETY**  **103.1 Creation of enforcement agency. The Department of Building Safety is hereby created and the official in charge thereof shall be known as the *building official*. ~~All code officials employed by the department shall be certified in accordance with Chapter 468, Florida Statute~~s.**  **103.2 Appointment. The *building official* shall be appointed by the chief appointing authority of the jurisdiction.**  **~~103.3 Employee Qualifications.~~**  **~~103.3.1 Building Officials qualifications. The building official shall have at least ten years combined experience as an architect, engineer, construction code official, contractor, or construction superintendent with at least five years of such experience in a supervisory position. The building official shall be certified as a building official or building code administrator by the State of Florida.~~**  **~~103.3.2 Chief inspector qualifications. The building official, with the approval of the governing body may designate chief inspectors to administer the provisions of the Building, Electrical, Gas, Mechanical, Plumbing, Residential, and Existing Building Codes. Each chief inspector shall have at least ten years combined experience as an architect, engineer, construction code official, contractor, or construction superintendent with at least five years of such experience in a supervisory position. The chief inspector shall be certified for the appropriate trade by the State of Florida.~~**  **~~103.3.3 Plans examiner and inspector qualifications. The building official, with the approval of the applicable governing authority, may appoint or hire such number of officers, plans examiners, inspectors, assistants and other employees as shall be authorized from time to time. A person shall not be appointed or hired as a plans examiner or inspector of construction who has not had at least five years’ experience as a building inspector, engineer, architect, or as a superintendent, foreman, or competent mechanic in charge of construction, in the corresponding trade. The plans examiners and inspectors shall be certified, through the State of Florida for the appropriate trade.~~**  **~~103.3.4 Deputy building official qualifications. The building official may designate as a deputy an employee in the department who shall, during the absence or disability of the building official, exercise all the powers of the building official. The deputy building official shall have the same qualifications listed in 103.2.1~~**  **103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.**  **104.6.2 When the building official obtains a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care of control of any building, structure, or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to this code.**  ~~104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been~~ *~~approved~~*~~. An alternative material, design or method of construction shall be~~ *~~approved~~* ~~where the~~ *~~building official~~* ~~finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness,~~ *~~fire resistance~~*~~, durability and safety. Where the alternative material, design or method of construction is not~~ *~~approved~~*~~, the~~ *~~building official~~* ~~shall respond in writing, stating the reasons why the alternative was not~~ *~~approved~~*  **104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the *building* *official* finds that the proposed alternative meets all of the following:**   1. **The alternative material, design or method of construction is satisfactory and complies with the intent of the provisions of this code; and** 2. **The material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code as it pertains to the following:**   **2.1 Quality.**  **2.2 Strength**  **2.3 Effectiveness**  **2.4 Fire Resistance**  **2.5 Durability**  **2.6 Safety**  **2.7 Level of Sanitation**  **Where the alternative material, design or method of construction is not approved, the *building official* shall respond in writing, stating the reasons why the alternative was not approved.**  **105.1 Required. Any owner or owner’s authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing, fire protection system, or accessible or flood resistant element, or site drainage element, the installation of which is regulated by this code or Chapter 4 Article III Floodplain Management of the City Code, or to cause any such work to be done, shall first make application to the *building official* and obtain the required *permit.***  ***105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of the Chapter 4 Article III Floodplain Management of the City Code. As determined by the building official, permits shall not be required for the following.***  **Building:**  **1. Building permits are not required for replacement or repair work having a fair market value of less than $1,000.00 including overhead, profit, design fees, materials and labor, providing, however, that such work will not adversely affect the structural integrity, fire rating, exit access or egress requirements.**  **2. Cabinets and countertops with no reconfiguration for one and two-family dwellings, painting, papering, carpeting, and similar finish work, with no electrical or plumbing work.**  **3. Temporary motion picture, television and theater sets and scenery.**  **4. Traditional swings and other standard playground equipment accessory to detached one and two-family dwellings, as determined by the building official, but they may be subject to Zoning permits.**  **5. Retractable awnings that are supported by an exterior wall and do not require additional support of Groups R-3 and U occupancies, but they may be subject to Zoning permits.**  **6. Non-fixed and movable fixtures, cases, racks, and counters not over 5 feet 9 inches (1753 mm) in height.**  **105.3.1 Action on application. Except for applications filed without the prerequisite fees, Tthe *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing. No review will be performed prior to receipt of required submittal fees. If submittal fees are not paid within ten (10) days of receipt of an application, the application shall become null and void. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *building official* shall reject such application in writing, stating the reasons, therefore. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefore as soon as practicable. When authorized through contractual agreement with a school board, in acting on applications for permits, the *building official* shall give first priority to any applications for the construction of, or addition or renovation to, any school or educational facility.**  **105.3.1.2**  **105.3.1.2 No permit may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such permit provides to the enforcing agency which issues the permit any of the following documents which apply to the construction for which the permit is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, *Florida Statutes*:**  **1.  Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than $125,000.**  **2.  Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads.**  **(a) Personnel as authorized by Chapter 633, *Florida Statutes*, may design a new fire protection system of 49 or fewer sprinklers.**  **(b) Personnel as authorized by Chapter 633, *Florida Statutes,* may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of 49 or fewer sprinklers, notwithstanding the size of the existing fire sprinkler system.**  **(c) Personnel as authorized by Chapter 633, *Florida Statutes,* may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation or deletion of 249 or fewer sprinklers, notwithstanding the size of the existing fire sprinkler system, if the following criteria are met:**  **(i) there is no change of occupancy of the affected areas, as defined in this Code and the Florida Fire Prevention Code;**  **(ii) there is no change in the water demand as defined in NFPA 13, “Standard for the Installation of Sprinkler Systems”; and**  **(iii) the occupancy hazard classification as defined in NFPA 13 is reduced or remains the same as a result of the alteration.**  **4.  Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than $5,000.**  **Exception:**  **Simplified permitting process for fire alarm system projects. —**  **(1) As used in this section, the term:**  **(a) “Contractor” means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of chapter 489, Florida Statutes.**  **(b) “Fire alarm system project” means a fire alarm system alteration of a total of 20 or fewer initiating devices and notification devices, or the installation or replacement of a fire communicator connected to an existing fire alarm control panel in an existing commercial, residential, apartment, cooperative, or condominium building.**  **(c) “Fire alarm system project” means a fire alarm system alteration of a total of 20 or fewer initiating devices and notification devices, or the installation or replacement of a fire communicator connected to an existing fire alarm control panel in an existing commercial, residential, apartment, cooperative, or condominium building.**  **(d) "Fire sprinkler system project" means a fire protection system alteration of a total of 20 or fewer fire sprinklers in which the sprinklers are of the same K-factor and located in spaces where there is no change of hazard classification or increased system coverage area, or the installation or replacement of an equivalent fire sprinkler system component in an existing commercial, residential, apartment, cooperative, or condominium building. For purposes of this paragraph, a component is equivalent if the component has the same or better characteristics, including electrical, hydraulic, pressure losses, and required listings and spacing as the component being replaced.**  **(2)(a) A local enforcement agency may require a contractor, as a condition of obtaining a *permit* for a fire alarm system project or fire sprinkler system project, to submit a completed application and payment.**  **(b) A local enforcement agency may not require a contractor to submit plans or specifications as a condition of obtaining a *permit* for a fire alarm system project or fire sprinkler system project.**  **(3) A local enforcement agency must issue a *permit* for a fire alarm system project or a fire sprinkler system project in person or electronically.**  **(4) A local enforcement agency must require at least one inspection of a fire alarm system project or fire sprinkler system project to ensure compliance with applicable codes and standards. If a fire alarm system project or fire sprinkler system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.**  **(5) (a) For a fire sprinkler alarm system project, a contractor must keep a copy of the plans and specifications at a fire alarm system project worksite and make such plans and specifications available to the inspector at each inspection.**  **(b) For a fire sprinkler system project to alter an existing fire protection system, a contractor must keep a copy of the plans and specifications at the fire sprinkler system project worksite and make such plans and specifications available to the inspector at each inspection.**  **(c) For a fire sprinkler system project to install or replace a component, a contractor must keep a copy of the manufacturer's installation instructions and any pertinent testing instructions needed to certify or accept the component at the fire sprinkler system project worksite and make such documents available to the inspector at each inspection**  **5.  Electrical documents. See Florida Statutes 471.003(2)(h). Any electrical system meeting the following thresholds is required to be designed by a Florida Registered Engineer: The Any system which:, Requires an electrical system with a value of over $125,000; and Requires an aggregate service capacity of over 600 amperes (240 volts) on a residential electrical system or over 800 amperes (240 volts) on a commercial or industrial electrical system;**  **(a) Requires an electrical system with a value greater than $125,000; and**  **(b) Requires an aggregate service capacity of greater than 600 amperes (240 volts) on a residential electrical system or greater than 800 amperes (240 volts) on a commercial or industrial electrical system, or any multi-phase system;**  **Note: It was further clarified by the Commission that the limiting factor of 240 volt or over is required to be designed by an Engineer. Documents requiring an engineer seal by this part shall not be valid unless a Professional Engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, *Florida Statutes.***  **6.  All public swimming pools and public bathing places defined by and regulated under Chapter 514, Florida Statutes**  **105.3.1.3 Reviewing application for building permit**  **1. When reviewing an application for a building permit, a local government may not request additional information from the applicant more than three times, unless the applicant waives such limitation in writing.**  **2. If a local government requests additional information from an applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 15 days after receiving such information:**  **a. Determine if the application is properly completed;**  **b. Approve the application;**  **c. Approve the application with conditions;**  **d. Deny the application; or**  **e. Advise the applicant of information, if any, that is needed to deem the application properly completed or to determine the sufficiency of the application.**  **3. If a local government makes a second request for additional information from the applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 10 days after receiving such information:**  **a. Determine if the application is properly completed;**  **b. Approve the application;**  **c. Approve the application with conditions;**  **d. Deny the application; or**  **e. Advise the applicant of information, if any, that is needed to deem the application properly completed or to determine the sufficiency of the application.**  **4. Before a third request for additional information may be made, the applicant must be offered an opportunity to meet with the local government to attempt to resolve outstanding issues. If a local government makes a third request for additional information from the applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 10 days after receiving such information unless the applicant waived the local government's limitation in writing, determine that the application is complete and:**  **a. Approve the application;**  **b. Approve the application with conditions; or**  **c. Deny the application.**  **5. If the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the local government, at the applicant's request, must process the application and either approve the application, approve the application with conditions, or deny the application.**  **105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned becoming null and void if required application fees are not paid within 10 calendar days of filing, or six months of inactivity, abandonment, or failure to respond to requested corrections occurs during the application process after the date of filing or after 180 days after the date of filing, or for any 180 day period oabandonment or suspension during the application process, unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing prior to the abandonment date, with justifiable cause demonstrated. Abandoned applications shall be subject to destruction in accordance with state law. The fee for renewal, re-issuance, and extension of a permit application shall be set forth by the administrative authority. There may be fees or requirements from other government agencies for permit application extensions and renewals,**  **105.3.3 An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair or addition unless the permit either includes on its face or there is attached to the permit the following statement: “NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, such as the requirement for Home or Property Owners Association approval, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.”**  **105.3.8 A local government may not require a contract between a builder and an owner for the issuance of a building *permit* or as a requirement for the submission of a building *permit* application.**  **105.3.9 Public right of way. A permit shall not be issued by the building official for the construction, alteration, or relocation of any building, structure, equipment, or system impacting any street, alley or public lane, unless the applicant has received a right of way permit from the authority having jurisdiction over the right of way.**  **105.4.1.3** Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process, or due to action by an environmental or archeological agency having jurisdiction. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 3 months each. The extension shall be requested in writing and justifiable cause demonstrated, prior to expiration.  **105.4.1.5** After the City of Greenacres issues a permit, the local enforcing agency may not make or require any substantive changes to the plans or specifications except changes required for compliance with the Florida Building Code, the Florida Fire Prevention Code, or the Life Safety Code, or local amendments thereto. If a local enforcing agency makes or requires substantive changes to the plans or specifications after a permit is issued, the local enforcing agency must identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide the information to the permitholder in writing.  **~~105.5 Expiration.~~** ~~Every permit issued that becomes inactive or expired, pursuant to section 105.4.1 of this code, shall be renewed pursuant to section 105.4.1. of this code before the work may resume. Permits that remain inactive or expired for more than six months shall lose all rights vested in the permit pursuant to section 105.4.1.2 of this code. In order to complete the work authorized under a permit which has loss all vested rights, the permit holder and property owner shall be responsible to either remove the work from the site or obtain a new permit to complete all work in accordance with he current code requirements and approved permitted plans. Inspections performed and accepted prior to expiration may be accepted subject to eh discretion of the building official. The~~ *~~building official~~* ~~is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated as determined by the building official.~~  **105.5 Expiration.** Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* holder and property owner shall be responsible to either complete all work in accordance with the permitted plans and inspection or remove any partially completed work in a safe and code compliant manner. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated as determined by the *building official.*  **1~~05.4.2~~ 105.5.1 Additional options for closing a permit.** Pursuant to Section 553.79(15), Florida Statutes, a property owner, regardless of whether the property owner is the one listed on the application for the building permit, may close a building permit by complying with the following requirements.  **105.5.2** For purposes of this section, the term “close” means that the requirements of the permit have been satisfied.  **105.5.3** For the purposes of this subsection, an “open” permit shall mean a permit that has not satisfied all requirements for completion as listed in Section 110.  **105.5.4 Responsibility to close permits.** Closing out or resolving open, inactive or expired permits shall be the responsibility of the permit applicant and the property owner. Failure to close out or resolve open permits may result in a referral of the matter to the State of Florida Construction Industry Licensing Board (CILB) or Local Construction Regulation Board (LCRB), as applicable, and the City of Greenacres Code Enforcement Division.  **105.6.1** **Arm’s-Length Purchasers.** Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building permit to; issue a notice of violation to; or fine, penalize sanction or assess fees against an arm’s-length purchaser of a property for value solely because a building permit applied for by a previous owner of the property was not closed. The local enforcement agency shall maintain all rights and remedies against the property owner and contractor listed on the permit.  **105.6.2 Discipline** Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building permit to a contractor solely because the contractor is listed on other building permits that were not closed.  **105.6.1 105.6.3 Misrepresentation of application.** The building official may revoke a permit or approval, issued under the provisions of this code, when there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.  **105.6.2 105.6.4 Violation of code provisions.** The building official may require correction or revoke the permit upon determination by the building official that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the building, structure, electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of this code.  **105.14 Permit issued on basis of an affidavit.**  The *building official* may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the *building official*, are hazardous or complex, the *building official* shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity to the permit, provide copies of inspection reports as inspections are performed, and upon completion make and file with the *building official* written affidavit that the work has been done in conformity to the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the *building official*. The *building official* shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, *Florida Statutes,* and that any person conducting inspections is qualified as a building inspector under Part III of Chapter 468, *Florida Statutes.* Nothing aforesaid shall preclude plan review or inspections by the building official (See also Section 107.6).  **105.17 Streamlined low-voltage alarm system installation permitting.**  (1) As used in this section, the term:  (a) "Contractor" means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of chapter 489, *Florida Statutes*.  (b) "Low-voltage alarm system project" means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in Section 489.505, Florida Statutes, including video cameras and closed-circuit television systems used to signal or detect a burglary, fire, robbery, or medical emergency, that is hardwired and operating at low voltage, as defined in the National Electrical Code Standard 70, current edition, or a new or existing low-voltage electric fence. The term also includes ancillary components or equipment attached to a low-voltage alarm system, or low-voltage electric fence, including, but not limited to, home-automation equipment, thermostats, closed-circuit television systems, access controls, battery recharging devices, and video cameras.  **SECTION 107**  **SUBMITTAL DOCUMENTS**  **107.1 General.** Submittal documents consisting of *construction documents*, statement of *special inspections*, geotechnical report and other data shall be submitted in two or more sets with each *permit* application in accordance with Florida Statute 553.79. The *construction documents* shall be prepared and signed and sealed by a *registered design professional* where required by Chapter 471, Florida Statutes & 61G15 Florida Administrative Code or Chapter 481, Florida Statutes & 61G1 Florida Administrative Code. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a *registered design professional*. Electronic media documents shall be submitted when required by the *building official*, in a format acceptable to the building official, and may require only one set of submittals.  **107.3.4.2** **Wind design certifications by contractors.** Certifications by contractors authorized under the provisions of Section 489.115(4)(b), *Florida Statutes*, shall be considered equivalent to sealed plans and specifications by a person licensed under Chapter 471, *Florida Statutes*, or Chapter 481 *Florida Statutes,* by local enforcement agencies for plans review for permitting purposes relating to compliance with the wind-resistance provisions of the code or alternate methodologies approved by the Florida Building Commission for one- and two-family dwellings. Local enforcement agencies may rely upon such certification by contractors that the plans and specifications submitted conform to the requirements of the code for wind resistance. Upon good cause shown, local government code enforcement agencies may accept or reject plans sealed by persons licensed under Chapters 471, 481 or 489, *Florida Statutes*.  **Residential (one- and two-family):**  1.   Site requirements:  Drainage Plan (professionally prepared)  **107.6.2 Affidavits Provided Pursuant to Section 553.791, Florida Statutes.**For a building or structure in a *flood hazard area*, the *building official* shall review any affidavit certifying compliance with the flood load and flood-resistant construction requirements of the Florida Building Code.  **107.7** If the local *building official* or inspector finds that the plans are not in compliance with the Florida Building Code, the local *building official* or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. If the *building official*, plans examiner, or inspector requests another local enforcing agency employee or a person contracted by the local enforcing agency to review the plans and that employee or person identifies specific plan features that do not comply with the applicable codes, the *building official*, plans examiner, or inspector must provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the permit applicant.  **109.2.1 Types of Fees Enumerated. Fees may be charged for but not limited to the following:**   * Permits; * Plans examination; * Certificates of competency (including fees for applications, examinations, renewal, late renewal, and reciprocity); * Re-inspections; * Administrative fees (including fees for investigative and legal costs incurred in the context of certain disciplinary cases heard by the board); * Variance requests; * Administrative appeals; * Violations; and   Other fees as established by local resolution or ordinance  **110.2 Preliminary inspection.** Subject to the limitations of Section 553.79(20), Florida Statutes, Bbefore issuing a *permit*, the *building official* is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.  **1.2. In flood hazard areas**, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification, as required in Section 1612.4 of the *Florida Building Code, Building* and Section R322 of the *Florida Building Code, Residential*, and as otherwise required by law, shall be submitted to the *building official*. shall be submitted to the Authority having Jurisdiction.  2.   Framing inspection. To be made after the roof, all framing, fire blocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and the rough electrical, plumbing.  ~~heating wires, pipes and ducts are~~ *~~approved~~* ~~and shall at a minimum include the following building components:~~  ~~·Window/door framing~~  ~~-Window U-factor/SHGC as indicated on approved energy calculations~~  ~~·Vertical cells/columns~~  ~~·Lintel/tie beams~~  ~~·Framing/trusses/bracing/connectors (including truss layout and engineered drawings)~~  ~~·Draft stopping/fire blocking~~  ~~·Curtain wall framing~~  ~~·Energy insulation (Insulation R-factor as indicated on approved energy calculations)~~  ~~·Accessibility.~~  ~~·Verify rough opening dimensions are within tolerances.~~  ~~-Window/door buck attachment~~  ~~2.1. Insulation Inspection: To be made after the framing inspection is approved and the insulation is in place, according to approved energy calculation submittal Includes wall and ceiling insulation.~~  ~~2.2.~~ **~~Lath and gypsum board inspection for fire-resistance-rated or shear assemblies.~~** ~~Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.~~  ~~3.   Sheathing inspection. To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:~~  ~~·Roof sheathing~~  ~~·Wall sheathing~~  ~~-Continuous air barrier~~  ~~-Exterior Siding/Cladding~~  ~~·Sheathing fasteners~~  ~~·Roof/wall dry-in.~~  ~~NOTE: Sheathing fasteners installed and found to be missing the structural member (shiners) shall be removed and properly reinstalled prior to installation of the dry-in material.~~ **~~Exception:~~** ~~ring shank nails shall be bent over and a new fastener installed.~~  **~~4. Exterior wall coverings~~**~~. Shall at a minimum include the following building components in progress inspections:~~   * ~~Exterior wall coverings and veneers~~ * ~~Soffit coverings~~   ~~5.   Roofing inspection. Shall at a minimum be made in at least two inspections and include the following building components:~~  ~~·Dry-in~~  ~~·Insulation~~  ~~·Roof coverings (including In Progress as necessary)~~  ~~-Insulation on roof deck (according to submitted energy calculation)~~  ~~·Flashing~~  ~~- Sheathing~~  ~~5.1.4.1. Re-Roof sheathing inspection. An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the Existing Building Code may be accepted at the discretion of the~~ *~~building official.~~*  ~~6.   Final inspection. To be made after the building, including all sub-trade inspections, is completed and ready for occupancy.~~  **2. Shell Inspections**  **2.1 Lintel/tie beams/columns/masonry units.** To be made after masonry units, forms, reinforcing steel, shoring, conduit, piping accessories, and other ancillary equipment items are in place, but before any concrete is placed.  **2.2 Sheathing inspection.** To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:  • Roof sheathing  • Wall sheathing  • Continuous air barrier  • Floor sheathing  • Sheathing fasteners  • Roof/wall dry-in.  • Gypsum board, as required  • Sheathing/cladding inspection  **NOTE:** Sheathing fasteners installed and found to be missing the structural member (shiners) shall be corrected prior to installation of the dry-in material.  **2.3 Roofing inspection.** Shall at a minimum be made in at least two inspections and include the following building components:  • Dry-in  • Insulation  • Roof coverings (including In Progress as necessary)  • Insulation on roof deck (according to submitted energy calculation)  • Flashing  **2.3.1 Re-Roof sheathing inspection.** An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the Existing Building Code may be accepted at the discretion of the building official.  **2.4 Framing inspection.** To be made after the roof deck or sheathing, all framing, fire blocking and bracing is in place; all concealed wiring, all pipes, chimneys, ducts and vents are complete and are approved; and shall at a minimum include the following building components:  • Window/door framing and installation  • Window U-factor/SHGC as indicated on approved calculations  • Vertical cells/columns complete, if applicable  • Lintel/tie beams complete, if applicable  • Framing/trusses/bracing/connectors (including truss layout and engineered drawings)  • Draft stopping/fire blocking  • Fire resistant assemblies, joints, and penetrations, as required  • Curtain wall/ bearing wall framing  • Accessibility  • Verify rough opening dimensions are within tolerances.  • Window/door buck attachment  **2.5 Insulation Inspection:** To be made after the framing inspection is approved and the insulation is in place, according to approved energy calculation submittal. Includes wall and ceiling insulation, thermal and ignition barriers.  **2.6 Lath and gypsum board inspection.** Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.  **Exception:** Gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly in a single-family dwelling, unless otherwise determined by the building official.  **3. Final inspection.** To be made after the building is completed, all sub-trade inspections have passed, including a final fire inspection where applicable, and the structure is ready for occupancy.  ~~6.1.~~ **3.1** **In flood hazard areas**, as part of the final inspection, a final certification of the lowest floor elevation or the elevation to which a building is dry floodproofed, as applicable, shall be submitted to the authority having jurisdiction.  7.  ~~Swimming~~ ~~pool inspection. First~~ inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete shell.  **B. Swimming Pools**   1. First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete shell. 2. Steel reinforcement inspection 3. Underground electric inspection. 4. Underground piping inspection including a pressure test. 5. Underground electric inspection under deck area (including the equipotential bonding) 6. Underground piping inspection under deck area. 7. Deck inspection: to be made prior to installation of the deck material (with forms, deck drains, and any reinforcement in place 8. Safety Inspection; Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed. 9. Final pool piping. 10. Final Electrical inspection. 11. Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.   In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17 and R4501.17 of this code.  8.  **C. Demolition inspections.**   1. First inspection to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations. 2. Final inspection to be made after all demolition work is completed.   9.  **D. Manufactured building inspections.**   1. The building department shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility crossovers; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the *Florida Building Code*. Additional inspections may be required for public educational facilities (see Section 453.27.20 of this code).   ~~10.~~  **E. Impact Resistant Coverings**  **110.3.2 Concrete slab and under-floor inspection. (Reserved)** (See section 110.3, Building 1.1 of this code.)  ~~Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor~~.  **110.3.3 Lowest floor elevation. (Reserved)** (See section 110.3, Building 1.2 of this code.)  ~~In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification shall be submitted to the~~ *~~building official~~*.  **110.3.4 Frame inspection. (Reserved)** (See section 110.3, Shell 2.4 of this code.)  ~~Framing inspections shall be made after the roof deck or sheathing, all framing,~~ *~~fire blocking~~* ~~and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are~~ *~~approved~~*.  **110.3.5 Lath, gypsum board and gypsum panel product inspection. (Reserved)** (See section 110.3, Shell 2.6 of this code.)  ~~Lath, gypsum board and gypsum~~~~panel product inspections shall be made after lathing, gypsum~~~~board and gypsum panel products, interior and exterior,~~~~are in place, but before any plastering is applied or~~~~gypsum board and gypsum panel product joints and fasteners~~~~are taped and finished.~~  **~~Exception:~~** ~~Gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly~~  **110.3.11.1 Flood hazard documentation**. ~~If located in a~~ *~~flood hazard area~~* ~~, shall be submitted to the~~ *~~building official~~* ~~prior to the final inspection~~. For properties located in a flood hazard area, all required documentation shall be submitted to the *building official* at the time of final inspection.  **110.3.11.2 Commercial Energy Code documentation.** ~~If required by energy code path submittal, confirmation that commissioning result requirements have been received by building owner.~~ As required by Section C408.2.4.1 of the Energy Conservation Volume, confirmation that the preliminary commissioning report has been received by building owner shall be provided at the time of final mechanical  inspection.  **110.3.11.3 Residential Energy Code documentation.** If required by energy code path submittal (Section R405), confirmation that the envelope and duct test requirements shall be received by *building official*.  **110.9 Mandatory structural inspections for condominium and cooperative buildings.**  **110.9.1 General.** The Florida Legislature made findings that maintaining the structural integrity of a building throughout the life of the building is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. As such, the Florida Legislature found that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.  **110.9.2. As used in this section, the terms:**  (a) “Milestone inspection” means a structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural systems as those terms are defined in s. 627.706, Florida Statutes, by an architect licensed under chapter 481or engineer licensed under chapter 471authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the fire safety code. The milestone inspection services may be provided by a team of professionals with an architect or engineer acting as a registered design professional in responsible charge with all work and reports signed and sealed by the appropriate qualified team member.  (b) “Substantial structural deterioration” means substantial structural distress or substantial structural weakness that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.  **110.9.3.** (a) An owner or owners of a building that is three stories or more in height as determined by the Florida Building Code and that is subject, in whole or in part, to the condominium or cooperative form of ownership as a residential condominium under chapter 718, Florida Statutes, or a residential cooperative under chapter 719, Florida Statutes, must have a milestone inspection performed by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If a building reached 30 years of age before July 1, 2022, the building’s initial milestone inspection must be performed before December 31, 2024. If a building reaches 30 years of age on or after July 1, 2022, and before December 31, 2024, the building’s initial milestone inspection must be performed before December 31, 2025. If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building’s certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official.  (b) The local enforcement agency may determine that local circumstances, including environmental conditions such as proximity to salt water as defined in s. 379.101, require that a milestone inspection must be performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter.  (c) The local enforcement agency may extend the date by which a building’s initial milestone inspection must be completed upon a showing of good cause by the owner or owners of the building that the inspection cannot be timely completed if the owner or owners have entered into a contract with an architect or engineer to perform the milestone inspection and the inspection cannot reasonably be completed before the deadline or other circumstance to justify an extension.  (d) The local enforcement agency may accept an inspection report prepared by a licensed engineer or architect for a structural integrity and condition inspection of a building performed before July 1, 2022, if the inspection and report substantially comply with the requirements of this section. Notwithstanding when  such inspection was completed, the condominium or cooperative association must comply with the unit owner notice requirements in Section 110.9.9. The inspection for which an inspection report is accepted by the local enforcement agency under this paragraph is deemed a milestone inspection for the applicable requirements in chapters 718 and 719. If a previous inspection and report is accepted by the local enforcement agency under this paragraph, the deadline for the building’s subsequent 10-year milestone inspection is based on the date of the accepted previous inspection.  **110.9.4.** The milestone inspection report must be arranged by a condominium or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership. The condominium association or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership are each responsible for ensuring compliance with the requirements of this section. The condominium association or cooperative association is responsible for all costs associated with the milestone inspection attributable to the portions of a building which the association is responsible to maintain under the governing documents of the association. This section does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.  **110.9.5.** Upon determining that a building must have a milestone inspection, the City of Greenacres must provide written notice of such required inspection to the condominium association or cooperative association by certified mail, return receipt requested.  **110.9.6.** Phase one of the milestone inspection must be completed within 180 days after the owner or owners of the building receive written notice under Section 110.9.5. For purposes of this section, completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the City of Greenacres.  **110.9.7.** A milestone inspection consists of two phases:  **110.9.7.1.** For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and nonhabitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in Section 110.9.7.2, is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.  **110.9.7.2.** A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector’s direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. If a phase two inspection is required, within 180 days after submitting a phase on inspection report the architect or engineer performing the phase two inspection must submit a phase two progress report to the local enforcement agency with a timeline for completion of the phase two inspection. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8  **110.9.8.** Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, to any other owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, and to the *building official*. The inspection report must, at a minimum, meet all of the following criteria:  (a) Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.  (b) Indicate the manner and type of inspection forming the basis for the inspection report.  (c) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.  (d) State whether unsafe or dangerous conditions, as those terms are defined in the *Florida Building Code*, were observed.  (e) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.  (f) Identify and describe any items requiring further inspection.  **110.9.9.** Within 45 days after receiving the applicable inspection report, the condominium or cooperative association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery at the mailing address, property address, or any other address of the owner provided to fulfill the association’s notice requirements under Chapter 718 or Chapter 719, as applicable, and by electronic transmission to the e-mail address of facsimile number provided to fulfill the association’s notice requirements to unit owners who previously consented to received notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and must publish the full report and inspector- prepared summary on the association’s website, if the association is required to have a website.  **110.9.10.** A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section.  **110.9.11.** A board of county commissioners or a municipal governing body may adopt an ordinance requiring that a condominium or cooperative association any other owner that is subject to this section schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.   * 1. **110.10 Impact of construction.** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.   **SECTION 114**  **VIOLATIONS**   1. **114.1 Unlawful acts.** It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure, system, site or equipment regulated by this code, or any other laws, ordinances, rules, or regulations; or cause same to be done, in conflict with or in violation of any of the provisions of this code or any applicable law, ordinance, rule, or regulation. ~~any of the cited above shall be guilty of misdemeanor.~~ Such violation shall be a misdemeanor and shall be subject to penalties as prescribed by law. Each day or portion thereof shall be considered a separate offense.   **114.2 Notice of violation.** The *building official* is authorized to serve a notice of violation or order on the person responsible for the erection, construction, *alteration*, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a *permit* or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation. (See also Section 115 of this code.)  **115.2 Issuance.** The stop work order shall be in writing and shall be given to the *owner* of the property involved, the owner’s authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume. Where an emergency exists, as determined by the *building official*, the *building official* shall not be required to give a written notice prior to stopping the work.  **~~116. 1. 3~~** ~~If such owner, agent, or person in control shall fail, neglect, or refuse to comply with notice to repair, rehabilitate, or to demolish, and remove said building, structure, electrical, gas, mechanical or plumbing system or portion thereof, within thirty ( 30) days of notification by the City building official and pursuant to the procedures stated in this Section, the City is authorized and empowered, and the building official shall take action to achieve enforcement of the code and/or abatement of the unsafe condition by substantial repair, demolition, or removal of the structure, electrical, gas, mechanical or plumbing system or portion thereof, or in a manner as dictated by the degree of threat posed by the unsafe condition. The cost of substantially repairing, demolition, removing, and/ or otherwise abating the unsafe condition incurred by the City, including the actual work of substantially repairing, demolishing, removing, and/ or otherwise abating the unsafe condition, title work costs and expenses, all administrative and legal expenses, publication costs, and other identifiable costs incurred by the City, shall be assessed against the property. All assessments shall be paid in full to the City no less than the close of City business on the twentieth (20) business day after the property owner has received notice of the assessment. Thereafter, the unpaid amount of the assessment will accrue interest at the rate of 12% per annum or at the maximum rate allowed by law, whichever is less.~~  **116.1.3** If such owner, agent, or person in control shall fail, neglect, or refuse to comply with notice to repair, rehabilitate, or to demolish, and remove said building, structure, electrical, gas, mechanical or plumbing equipment or system or portion thereof, within thirty (30) calendar days of delivery of notification by the *building official* and pursuant to the procedures stated in this section, the City of Greenacres is authorized and empowered, and the *building official* shall take action to achieve enforcement of the code and/or abatement of the unsafe condition by substantial repair, demolition, or removal of the building, structure, electrical, gas, mechanical or plumbing equipment or system or portion thereof, or in a manner as dictated by the degree of threat posed by the unsafe condition.  **116.1.3.1** The cost of vacating, substantially repairing, demolishing, removing, and/or otherwise abating the unsafe condition incurred by the City of Greenacres, including the actual work of vacating, substantially repairing, demolishing, removing, and/or otherwise abating the unsafe condition, title work costs and expenses, all administrative and legal expenses, publication costs, postal expenses, and other identifiable costs incurred by the City of Greenacres, shall be assessed against the property.  **116.1.3.1.1** All assessments shall be paid in full to the City of Greenacres no less than the close of City of Greenacres business on the twentieth (20) business day after the Notice of Assessment is delivered to the property owner. If the property owner fails to pay the assessment within this time period, the building official or designee shall file with the Clerk of the Circuit Court a lien to be recorded in the County's Official Record Book showing the nature of such lien, the amount thereof and an accurate legal description of the property, including the street address, which lien shall be effective from the date of filing and recite the names of all persons notified and interested persons.  **116.1.3.1.2** Thereafter, the unpaid amount of the assessment will accrue interest at the maximum rate allowed by Chapter 55, Florida Statutes.  **116.1.3.1.3** If the assessment is not paid by the following September 1, the City of Greenacres will declare the assessment delinquent and place the assessment on the tax roll as a non-ad valorem assessment.  **116.1.3.1.4** If the non-ad valorem assessment is not paid as part of the tax bill on the property, the property may be subject to the sale of a tax certificate, bearing interest by law at a rate as high as 18% per annum.  **116.1.3.1.5** If the tax certificate is not redeemed by payment of the non-ad valorem assessment in full, plus interest, as required by Florida law, the property may be sold and conveyed by tax deed.  **116.1.3.1.6** Nothing in this section shall prevent the City of Greenacres from imposing fines or liens, seeking injunctive relief, pursuing foreclosure or exercising other enforcement powers as permitted by law.  **116.2 Record.** The *building official* shall cause a report to be filed in an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.  **116.32 Alternative Enforcement proceedings; hearings.**  **~~116.2.~~1** **116.3.1** Alternative Violation proceedings and hearings for unsafe structures and equipment that do not pose an immediate threat to the public welfare may be conducted before the Special Magistrate in accordance with the provisions set forth in City Code Chapter 2, Article III, Division 2. The *building official* shall act in the role of code inspector as authorized in Section 114 of this code, to initiate enforcement proceedings, and notice shall be in accordance with the provisions of the Statute. The owner of property that is subject to an enforcement proceeding before the Special Magistrate is required to make disclosures as outlined in City Code before a transfer of property, and failure to make the required disclosures creates a presumption of fraud.  **116.3.2** **Administrative fines; costs to repair; liens. All costs incurred as a result of actions taken per Section 116.3 are charged to the violator.**  **SECTION 118**  **WIND ZONES**  **118.1 Wind Zones.** The City of Greenacres is located entirely within the Wind Borne Debris Region. For *Florida Building Code*, figure 1609.3(1), the City is entirely located within the 170 mph zone. For figure 1609.3(2), the City is located entirely within the 180 mph zone. For figure 1609.3(3), the City is located entirely within the 190 mph zone. For figure 1609.3(4), the City is located entirely within the 160 mph zone.  **SECTION 119**  **SEVERABILITY**  **119.1 If any section, subsection, sentence, clause, or phrase of this code** is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this code. |  |
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| City Of Wellington | BUILDING  <https://floridabuilding.org/Upload/FBC/CodeID_7654_5425_Village%20of%20Wellington%20Local%20Amend.%208th%20ED.%202023%20FBC%20BLDG%20CH-1%202024-01-18.pd> | **Electrical**   1. **~~In accordance with F.S. 553.793, as used in this section, the term: (a) "Contractor" means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the Florida Department of Business and Professional Regulation under part II of Chapter 489, Florida Statutes or by the Palm Beach County Construction Industry Licensing Board under Chapter 67-1876, Laws of Florida. (b) "Low-voltage alarm system project" related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in Section 489.505, Florida Statutes, operating at low voltage, as defined in the National Electrical Code Standard 70, and ancillary components or equipment attached to such a system, including, but not limited to, home-automation equipment, thermostats, and video cameras. This section does not apply to the installation or replacement of a fire alarm if plan review is required. (c) "Low-voltage electric fence" means an alarm system, as defined in s. 489.505, that consists of a fence structure and an energizer powered by a commercial storage battery not exceeding 12 volts which produces an electric charge upon contact with the fence structure. A low-voltage electric fence must meet all of the following requirements to be exempt as a lowvoltage alarm system project: • The electric charge produced by the fence upon contact must not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International Electrotechnical Commission Standard No. 60335-2-76, Current Edition. • A nonelectric fence or wall must completely enclose the low-voltage electric fence. The low-voltage electric fence may be up to 2 feet higher than the perimeter nonelectric fence or wall. • The low-voltage electric fence must be identified using warning signs attached to the fence at intervals of not more than 60 feet. • The low-voltage electric fence shall not be installed in an area zoned exclusively for single-family or multi-family residential use. • The low-voltage electric fence shall not enclose the portions of a property which are used for residential purposes. (d) "Wireless alarm system" means a burglar alarm system or smoke detector that is not hardwired. (e) This section does not apply to the installation or replacement of a fire alarm, or access control system affecting required means of egress as required by Florida Building Code Chapter 10, if a plan review is required.~~**   **105.3.1 Action on application. Except for applications filed without the prerequisite fees, the building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. No review will be performed prior to receipt of required submittal fees. If submittal fees are not paid within ten (10) days of receipt of an application, the application shall become null and void. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefore. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable. When authorized through contractual agreement with a school board, in acting on applications for permits, the building official shall give first priority to any applications for the construction of, or addition or renovation to, any school or educational facility.**  **2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 Florida Statutes, may design a new fire protection sprinkler system of 49 or fewer headssprinklers; and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more than 249 or fewer sprinklersheads, and the addition of up to 49 sprinklers, as long as the cumulative total number of fire sprinklers being added, relocated, or deleted does not exceed 249, notwithstanding the size of the existing fire sprinkler system; or may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation or deletion of 249 or fewer sprinklers, notwithstanding the size of the existing fire sprinkler system, if there is no change of occupancy of the affected areas, as defined in this Code and the Florida Fire Prevention Code, and there is no change in the water demand as defined in NFPA 13, “Standard for the Installation of Sprinkler Systems,” and if the occupancy hazard classification as defined in NFPA 13 is reduced or remains the same as a result of the alteration..**  **4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than $5,000.**  **Exception:**  **Simplified permitting process for fire alarm projects.**  **1) As used in this section, the term:**  **a) "Component" means valves, fire sprinklers, escutcheons, hangers, compressors, or any other item deemed acceptable by the local enforcing**  **agency. For purposes of this paragraph, a valve does not include pressureregulating, pressure-reducing, or pressure-control valves**  **b) "Contractor" means a person who:**  **1. Is qualified to engage in the business of electrical or alarm system**  **contracting pursuant to a certificate or registration issued by the**  **department under part II of chapter 489, Florida Statutes; or**  **2. Is qualified to engage in the business of fire protection system contracting**  **pursuant to a license or certificate issued by the State Fire Marshal.**  **c) "Fire alarm system projects" means a fire alarm system alteration of a total**  **of 20 or fewer initiating devices and notification devices, or the installation or**  **replacement of a fire communicator connected to an existing fire alarm control**  **panel in an existing commercial, residential, apartment, cooperative, or**  **condominium building.**  **d) "Fire sprinkler system project" means a fire protection system alteration of a**  **total of 20 or fewer fire sprinklers in which the sprinklers are of the same Kfactor and located in spaces where there is no change of hazard classification**  **or increased system coverage area, or the installation or replacement of an**  **equivalent fire sprinkler system component in an existing commercial,**  **residential, apartment, cooperative, or condominium building. For purposes of**  **this paragraph, a component is equivalent if the component has the same or**  **better characteristics, including electrical, hydraulic, pressure losses, and**  **required listings and spacing as the component being replaced.**  **2) a) A local enforcement agency may require a contractor, as a condition of**  **obtaining a permit for a fire alarm system project, or fire sprinkler system**  **project, to submit a completed application and payment.**  **b) A local enforcement agency may not require a contractor to submit plans or**  **specifications as a condition of obtaining a permit for a fire alarm system**  **project or fire sprinkler system project..**  **3) A local enforcement agency must issue a permit for a fire alarm system project**  **or fire sprinkler system project iin person or electronically**  **4) A local enforcement agency must require at least one inspection of a fire alarm**  **system project or fire sprinkler system project to ensure compliance with**  **applicable codes and standards. If a fire alarm system project or fire sprinkler**  **system project fails an inspection, the contractor must take corrective action**  **as necessary to pass inspection.**  **~~2)~~5) a) For a fire sprinkler alarm system project, aA contractor must keep a copy**  **of the plans and specifications at a fire alarm system project worksite and**  **make such plans and specifications available to the inspector at each**  **inspection.**  **b) For a fire sprinkler system project to alter an existing fire protection system,**  **a contractor must keep a copy of the plans and specifications at the fire**  **sprinkler system project worksite and make such plans and specifications**  **available to the inspector at each inspection.**  **b)**  **c) For a fire sprinkler system project to install or replace a component, a**  **contractor must keep a copy of the manufacturer's installation instructions**  **and any pertinent testing instructions needed to certify or accept the**  **component at the fire sprinkler system project worksite and make such**  **documents available to the inspector at each inspection.**  **c)**  **105.3.1.3 Reviewing application for building permit. 1. When reviewing an application for a building permit, a local government may not request additional information from the applicant more than three times, unless the applicant waives such limitation in writing. 2. If a local government requests additional information from an applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 15 days after receiving such information: a. Determine if the application is properly completed b. Approve the application c. Approve the application with conditions d. Deny the application; or e. Advise the applicant of information, if any, that is needed to deem the application properly completed or to determine the sufficiency of the application. 3. If a local government makes a second request for additional information from the applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 10 days after receiving such information: a. Determine if the application is properly completed b. Approve the application c. Approve the application with conditions d. Deny the application or e. Advise the applicant of information, if any, that is needed to deem the application properly completed or to determine the sufficiency of the application 4. Before a third request for additional information may be made, the applicant must be offered an opportunity to meet with the local government to attempt to resolve outstanding issues. If a local government makes a third request for additional information from the applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 10 days after receiving such information unless the applicant waived the local government's limitation in writing, determine that the application is complete and: a. Approve the application b. Approve the application with conditions or c. Deny the application 4.5. If the applicant believes the request for additional information is not authorized by** **ordinance, rule, statute, or other legal authority, the local government, at the applicant's request, must process the application and either approve the application, approve the application with conditions, or deny the application.**  **~~105.3.7~~ 105.3.8 A local government may not require a contract between a builder and an owner for the issuance of a building permit or as a requirement for the submission of a building permit application.**  **~~105.3.8~~ 105.3.9 Public right-of-way. A permit shall not be issued by the building official for the construction, alteration, or relocation of any building, structure, or system impacting any street, alley or public lane, unless the applicant has received a right-of-way permit from the authority having jurisdiction over the right of way.**  **105.4.1.4 105.4.1.5 After the local enforcing agency issues a permit, the local enforcing agency may not make or require any substantive changes to the plans or specifications except changes required for compliance with the Florida Building Code, the Florida Fire Prevention Code, or the Life Safety Code, or local amendments thereto. If a local enforcing agency makes or requires substantive changes to the plans or specifications after a permit is issued, the local enforcing agency must identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide the information to the permitholder in writing.**  **105.5 Expiration. Every permit issued shall become inactive or expired pursuant to Section 105.4.1 of this code, and shall be renewed pursuant to Section 105.4.1.1 of this code before the work may resume. Permits that remain inactive or expired for more than six months shall lose all rights vested in the permit pursuant to Section 105.4.1.2 of this code. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than six months each. The extension shall be requested in writing and justifiable cause demonstrated as determined by the building official.. In order to complete the work authorized under a permit which has lost all vested rights, the permit holder and property owner shall be responsible to either remove the work from the site or obtain a new permit to complete all work in accordance with the current code requirements and approved permitted plans. Inspections performed and accepted prior to expiration may be accepted subject to the discretion of the building official.**  **105.5**  **105.5.1 Additional options for closing a permit. Pursuant to Section 553.79(15), Florida Statutes, a property owner, regardless of whether the property owner is the one listed on the application for the building permit, may close a building permit by complying with the following requirements:**  **1. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspection in order to close the permit. If a contractor other than the original contractor listed on the permit is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that he or she performs.**  **2. The property owner may assume the role of an owner-builder, in accordance with Sections 489.103(7) and 489.503(6), Florida Statutes.**  **3. If a building permit is inactive or expired and its requirements have been substantially completed and no life safety issues exist, as determined by the local enforcement agency, the permit may be closed without having to obtain a new building permit, and the work required to close the permit may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the permit, unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design or method of construction.**  **4. A local enforcement agency may close a building permit 6 years after the issuance of the permit, even in the absence of a final inspection, if the local enforcement agency determines that no apparent safety hazard exists. For purposes of this section, the term "close" means that the requirements of the permit have been satisfied.**  **105.5.2 For the purposes of this subsection, a closed permit shall mean a permit for which all requirements for completion have been satisfied or a permit that has been administratively closed by the building official. 105.5.3 For the purposes of this subsection, an open permit shall mean a permit that has not satisfied all requirements for completion as defined in**  **~~105.5.2. 5. Denial or revocation. Whenever For purposes of this section, an open permit shall mean~~ a**  **~~105.5.2 Closing out or resolving open or expired permits shall be the responsibility of the permit applicant and the property owner. Failure to close out or resolve open permits may result in a referral of the matter to the County Construction Industry Licensing Board (CILB) or Wellington Construction Board of Adjustments and Appeals (CBAA), as applicable, and Wellington Code Enforcement Department~~**  **105.7 Placement of permit. The building permit and approved construction documents or copy shall be kept on the site of the work in a until the completion of the project. conspicuous place. The permit shall be protected from the weather and located in such position as to permit the building official or representative to conveniently make the required entries thereon. The permit card shall be maintained in such position by the permit holder until the 105.1 Certificate of Occupancy or Completion is issued by the building official.**  **~~105.3~~ 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of F.S. § 469.003 and to notify the**  **105.14.1 Affidavits in flood hazard areas. Exception: Permits issued on the basis of an affidavit shall not extend to the flood load and flood resistance requirements of the Florida Building Code and the building official shall review and inspect those requirements..**  **105.9105.15 Opening protection. When any activity requiring a building permit, not including roof covering replacement or repair work associated with the prevention of degradation of the residence, that is applied**  **Exception: Where defined wind-borne debris regions have not changed, Ssingle family detached residential structures permitted subject to the Florida Building Code are not required to comply with this section.**  **105.17 Streamlined low-voltage alarm system installation permitting.**  **(1) As used in this section, the term:**  **(a) "Contractor" means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of chapter 489, Florida Statutes.**  **(b) "Low-voltage alarm system project" means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in Section 489.505, Florida Statutes, including video cameras and closed-circuit television systems used to signal or detect a burglary, fire, robbery, or medical emergency, that is hardwired and operating at low voltage, as defined in the National Electrical Code Standard 70, current edition, or a new or existing low-voltage electric fence. The term also includes ancillary components or equipment attached to a low-voltage alarm system, or low-voltage electric fence, including, but not limited to** **home-automation equipment, thermostats, closed-circuit television systems, access controls, battery recharging devices, and video cameras.**  **(c) “Low-voltage electric fence” means an alarm system, as defined in s. 489.505, that consists of**  **a fence structure and an energizer powered by a commercial storage battery not exceeding 12 volts**  **which produces an electric charge upon contact with the fence structure**  **(d) “Wireless alarm system” means a burglar alarm system or smoke detector that is not hardwired**  **(1)(2) Notwithstanding any provision of this Code, this section applies to all low-voltage alarm system**  **projects for which a permit is required by a local enforcement agency. However, a permit is not**  **required to install, maintain, inspect, replace, or service a wireless alarm system, including any**  **ancillary components or equipment attached to the system.**  **(3) A low-voltage electric fence must meet all of the following requirements to be permitted as a lowvoltage alarm system project and no further permit shall be required for the low-voltage alarm**  **system project other than as provided in this section:**  **(a) The electric charge produced by the fence upon contact must not exceed energizer**  **characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International**  **Electrotechnical Commission Standard No. 60335-2-76, Current Edition.**  **(b) A nonelectric fence or wall must completely enclose the low-voltage electric fence. The lowvoltage electric fence may be up to 2 feet higher than the perimeter nonelectric fence or wall.**  **(c) The low-voltage electric fence must be identified using warning signs attached to the fence at**  **intervals of not more than 60 feet.**  **(d) The low-voltage electric fence shall not be installed in an area zoned exclusively for singlefamily or multi-family residential use.**  **(e) The low-voltage electric fence shall not enclose the portions of a property which are used for**  **residential purposes.**  **(2)(4) This section does not apply to the installation or replacement of a fire alarm if a plan review is**  **required.**  **(3)(5) A local enforcement agency shall make uniform basic permit labels available for purchase by a**  **contractor to be used for the installation or replacement of a new or existing alarm system at a cost**  **as indicated in Section 553.793, Florida Statutes. The local enforcement agency may not require**  **the payment of any additional fees, charges, or expenses associated with the installation or**  **replacement of a new or existing alarm.**  **(a) A local enforcement agency may not require a contractor, as a condition of purchasing a label,**  **to submit information other than identification information of the licensee and proof of**  **registration or certification as a contractor.**  **(b) A label is valid for 1 year after the date of purchase and may only be used within the jurisdiction**  **of the local enforcement agency that issued the label. A contractor may purchase labels in bulk**  **for one or more unspecified current or future projects.**  **(4)(6) A contractor shall post an unused uniform basic permit label in a conspicuous place on the**  **premises of the low-voltage alarm system project site before commencing work on the project.**  **(5)(7) A contractor is not required to notify the local enforcement agency before commencing work on**  **a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a LowVoltage Alarm System Project as provided under subsection (7) to the local enforcement agency**  **within 14 days after completing the project. A local enforcement agency may take disciplinary action against a contractor who fails to timely submit a Uniform Notice of a Low-Voltage Alarm System Project. (6)(8) The Uniform Notice of a Low-Voltage Alarm System Project may be submitted electronically or by facsimile if all submissions are signed by the owner, tenant, contractor, or authorized representative of such persons. The Uniform Notice of a Low-Voltage Alarm System Project shall be in the format prescribed by the local enforcement agency and must comply with the requirements of Section 553.793(7), Florida Statutes. (7)(9) A local enforcement agency may coordinate directly with the owner or customer to inspect a lowvoltage alarm system project may be inspected by the local enforcement agency to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection. (8)(10) A municipality, county, district, or other entity of local government may not adopt or maintain in effect any ordinance or rule regarding a low-voltage alarm system project that is inconsistent with this section. (11) A uniform basic permit label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section. The provisions of this act are not intended to impose new or additional licensure requirements on persons licensed in accordance with the applicable provisions of chapter 489, Florida Statutes..**  **SECTION 107**  **SUBMITTAL DOCUMENTS**  **107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in approved format with each permit application in accordance with Florida Statute 553.79. The construction documents shall be prepared by a registered design professional where required by the Chapter 471, Florida Statutes or Chapter 481, Florida Statutes & 61G15 Florida Administrative Code or Chapter 481, Florida Statutes & 61G1 Florida Administrative Code. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. Electronic media documents shall be submitted when required by the building official, in athe approved format acceptable to the building official, and may require only one set of submittals as required by the building official.**   * + 1. **Design professional in responsible charge. When it is required that documents be prepared by a registered design professional, the building official shall be authorized to require the owner or the owner's authorized agent to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner or the owner's authorized agent shall designate a successor ~~substitute~~ registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner or the owner's authorized agent if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. ~~Successor.~~**   **~~107.3.4~~ The registered design professional in responsible charge licensed under Chapter 471 Florida Statute shall comply with section 471.025(4) Florida Statute and the procedure set forth in 61G15-27.001 Florida Administrative Code; or licensed under Chapter 481 Florida Statutes shall comply with Section 481.221(6) Florida Statute and the procedure set forth in 61G1-18.002 Florida Administrative Code.**  **107.3.4 The registered design professional in charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. Those products which are regulated by FAC Rule 61G20 shall be reviewed and approved in writing by the designer of record prior to submittal for jurisdictional approval.**  **107.3.5.3 Residential (One and Two-Family)**  **1. Site requirements**  **1. Drainage Plan (professionally prepared as determined by the building official)**  **3. Smoke and/or carbon monoxide alarm detector locations**  107.6.1 Building permits issued in special flood hazard areas on the basis of an affidavit in special flood hazard areas. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Parts 59 and 60), the authority granted to the Building Official to issue permits, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to Sections 105.14 and 107.6, shall not extend to the flood load and flood resistance construction requirements of the Florida Building Code.  107.6.2 Affidavits provided pursuant to Section 553.791, Florida Statutes. For a building or structure in a flood hazard area, the building official shall review any affidavit certifying compliance with the flood load and flood-resistant construction requirements of the Florida Building Code.  107.7 If the local building code administrator or inspector finds that the plans are not in compliance with the Florida Building Code, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. If the building code administrator, plans examiner, or inspector requests another local enforcing agency employee or a person contracted by the local enforcing agency to review the plans and that employee or person identifies specific plan features that do not comply with the applicable codes, the building code administrator, plans examiner, or inspector must provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the permit applicant  **109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing**  **systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance**  **with the schedule as established by the applicable governing authority.**  **109.2.1 Types of Fees Enumerated. Fees may be charged for but not limited to the following:**  ** Permits;**  ** Plans examination;**  ** Certificates of competency (including fees for applications, examinations, renewal,**  **late renewal, and reciprocity);**  ** Re-inspections;**  ** Administrative fees (including fees for investigative and legal costs incurred in the**  **context of certain disciplinary cases heard by the board);**  ** Variance requests;**  ** Administrative appeals;**  ** Violations; and**  ** Other fees established by local resolution or ordinance.**  **1.3. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification as required in Section 1612.5, shall be submitted to the building official.In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 of the Florida Building Code, Building and Section R322 of the Florida Building Code, Residential, shall be submitted to the building official**  **2.2. Sheathing inspection. To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following:**  **building components:**  **• Roof sheathing**  **• Wall sheathing**  **• Floor sheathing**  **• Continuous air barrier**  **• Sheathing fasteners**  **• Roof/wall dry-in**  **• Gypsum board, as required**  **• Sheathing/cladding inspection**  **NOTE: Sheathing fasteners installed and found to be missing the structural**  **member (shiners) shall be corrected prior to installation of the dry-in material.**  **Exception: ring-, shank nails shall be bent over and new fastener installed.**  **3. Final inspection. To be made after the building is completed, all sub-trade inspections**  **have passed and the structure is ready for occupancy.**  **3.1. In flood hazard areas, as part of the final inspection, a final certification of**  **the lowest floor elevation or the elevation to which a building is dry floodproofed,**  **as applicable, shall be submitted to the authority having jurisdiction.**  **4. Swimming pool inspection.**  **4.1. First inspection to be made after excavation and installation of reinforcing steel,**  **bonding and main drain and prior to placing of concrete shell..**  **4.1.4.2. Underground electric inspection**  **4.3. Perimeter piping inspection/pressure test to be made prior to backfill and**  **preparation of the pool deck (if any).**  **4.4. Light niche/wet niche inspection. To inspect the bonding of underwater light**  **fixtures prior to filling the pool with water.**  **4.5. Pool deck inspection to be made prior to placing concrete in the pool deck**  **with all required bonding connections completed.**  **4.6. Final electric inspection to be made prior to filling the swimming pool with**  **water.**  **4.7. Final permanent barrier inspection to be made prior to filling the swimming**  **pool with water**  **4.8. Final inspection to be made when the swimming pool is complete and all**  **required enclosure requirements are in place.**  **In order to pass final inspection and receive a certificate of completion, a**  **residential swimming pool must meet the requirements relating to pool safety**  **features as described in Section 424.2.17 and R4501.17 of this code.**  **4.2. Final electric inspection to be made prior to filling the swimming pool**  **with water. Final permanent barrier inspection to be made prior to filling the**  **swimming pool with water.**  **5. Demolition inspections**  **C. Plumbing:**  **1. Underground inspection. To be made after trenches or ditches are excavated, piping is installed, and before any backfill is put in place.**  **2. Rough-in inspection. To be made after the roof, framing, fire blocking and bracing is in place and all soil, waste, vent, water, and other piping is complete, and prior to this installation of wall or ceiling membranes. Includes plumbing provisions of the energy code and approved energy calculations provisions.**  **E. Gas: 1. Underground piping and tanks. To be made after trenches or ditches are excavated, underground gas piping is installed, and before backfill is put in place. 2. Rough piping inspection. To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected. Includes gas provisions of the energy code and approved energy calculations provisions.**  **110.3.11.2 Commercial Energy Code documentation. As required by Section C408.2.4.1 of the Energy Conservation Volume, confirmation that the preliminary commissioning report has been received by building owner shall be provided at the time of final mechanical inspection.**  **~~110.3.11.~~2 110.3.11.3 Residential Energy Code documentation. If required by energy code path submittal (section R405), confirmation that the envelope and duct test requirements shall be received by building official.**  **110.9 Mandatory structural inspections for condominium and cooperative buildings.**  **110.9.1 General. The Legislature finds that maintaining the structural integrity of a building throughout its service life is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. As such, the Legislature finds that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.**  **110.9.2 As used in this section, the terms:**  **(a) “Milestone inspection” means a structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural systems as those terms are defined in s. 627.706, Florida Statutes, by an architect licensed under chapter 481 or engineer licensed under chapter 471 authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the firesafety code. The milestone inspection services may be provided by a team of professionals with an architect or engineer acting as a registered design professional in responsible charge with all work and reports signed and sealed by the appropriate qualified team member.**   1. **“Substantial structural deterioration” means substantial structural distress or substantial structural weakness that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration**   **110.9.3 (a) An owner or owners of a building that is three stories or more in height as determined by the Florida Building Code and that is subject, in whole or in part, to the condominium or cooperative form of ownership as a residential condominium association under chapter 718, Florida Statutes, or a cooperative association under chapter 719, Florida Statutes, must have a milestone inspection performed for each building that is three stories or more in height by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If a building reached 30 years of age before July 1, 2022, the building’s initial milestone inspection must be performed before December 31, 2024. If a building reaches 30 years of age on or after July 1, 2022, and before December 31, 2024, the building’s initial milestone inspection must be performed before December 31, 2025. If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building’s certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official.**  **(b) The local enforcement agency may determine that local circumstances, including environmental conditions such as proximity to salt water as defined in s. 379.101, require that a milestone inspection must be performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter.**  **(c) The local enforcement agency may extend the date by which a building’s initial milestone inspection must be completed upon a showing of good cause by the owner or owners of the building that the inspection cannot be timely completed if the owner or owners have entered into a contract with an architect or engineer to perform the milestone inspection and the inspection cannot reasonably be completed before the deadline or other circumstance to justify an extension.**  **110.9.3(d) The local enforcement agency may accept an inspection report prepared by a licensed engineer or architect for a structural integrity and condition inspection of a building performed before July 1, 2022, if the inspection and report substantially comply with the requirements of this section. Notwithstanding when such inspection was completed, the condominium or cooperative association must comply with the unit owner notice requirements in Section 110.9.9. The inspection for which an inspection report is accepted by the local enforcement agency under this paragraph is deemed a milestone inspection for the applicable requirements in chapters 718 and 719. If a previous inspection and report is accepted by the local enforcement agency under this paragraph, the deadline for the building’s subsequent 10-year milestone inspection is based on the date of the accepted previous inspection.**  **110.9.4 The milestone inspection report must be arranged by a condominium or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership. The condominium association or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership are each responsible for ensuring compliance with the requirements of this section. The condominium association or cooperative association is responsible for all costs associated with the milestone inspection attributable to the portions of a building which the association is responsible to maintain under the governing documents of the association. This section does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.**  **110.9.5 Upon determining that a building must have a milestone inspection, the local enforcement agency must provide written notice of such required inspection to the condominium association or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, as applicable, by certified mail, return receipt requested. The condominium or cooperative association must notify the unit owners of the required milestone inspection within 14 days after receipt of the written notice from the local enforcement agency and provide the date that the milestone inspection must be completed. Such notice may be given by electronic submission to unit owners who consent to receive notice by electronic submission or by posting on the association’s website.**  **110.9.6 Phase one of the milestone inspection must be completed within 180 days the owner or owners of the building receive the written notice under Section 110.9.5. For purposes of this section, completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency.**  **110.9.7 A milestone inspection consists of two phases:**  **110.9.7.1 For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and nonhabitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in Section 110.9.7.2, is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.**  **110.9.7.2 A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector’s direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. If a phase two inspection is required, within 180 days after submitting a phase one inspection report the architect or engineer performing the phase two inspection must submit a phase two progress report to the local enforcement agency with a timeline for completion of the phase two inspection. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.**  **110.9.8 Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, to any other owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:**  **(a) Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.**  **(b) Indicate the manner and type of inspection forming the basis for the inspection report.**  **(c) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.**  **(d) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.**  **(e) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.**   1. **Identify and describe any items requiring further inspection**   **110.9.9 Within 45 days after receiving the applicable inspection report, the condominium or cooperative association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery at the mailing address, property address, or any other address of the owner provided to fulfill the association’s notice requirements under chapter 718 or chapter 719, as applicable, and by electronic transmission to the e-mail address or facsimile number provided to fulfill the association’s notice requirements to unit owners who previously consented to received notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and must publish the full report and inspector- prepared summary on the association’s website, if the association is required to have a website.**  **110.9.10 A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section**  **110.9.11 A board of county commissioners or municipal governing body may adopt an ordinance requiring that a condominium or cooperative association and any other owner that is subject to this section schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.**  **110.9110.10 Impact of construction. All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of subject property and/or adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed prop.ertyproperty shall, as a permit condition, provide a professionally prepared drainage plan (as determined by the building official) clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.** |  |
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| County of  Palm Beach |  | For the maintenance of existing properties, see. (what you have referenced in 101.4.4)  **SECTION 105**  **PERMITS**  105.1 Required. Any owner or owner’s authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing, fire protection system, or accessible or flood resistant site element, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. |  |