

CM/rrp
08/12/2025

CITY OF LAKE CITY, FLORIDA

ORDINANCE NUMBER 2025-2323

AN ORDINANCE PERTAINING TO BUILDINGS, BUILDING REGULATIONS, CONTRACTING, PERMITTING, LICENSURE AND INSURANCE WITHIN THE CITY OF LAKE CITY; REPEALING EXISTING PROVISIONS OF CITY CODE; ESTABLISHING CERTAIN UNIFORM CODES; ESTABLISHING PERMITTING FEES AND REQUIREMENTS; ESTABLISHING INSURANCE REQUIREMENTS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Lake City (the “City”) exercises regulatory authority over the construction of buildings and conveyances, the improvements and alterations thereto, and the contractors performing such work in the City (the “Regulatory Function”); and

WHEREAS, to perform its Regulatory Function, the City must adopt certain uniform codes setting forth standards applicable to the construction of buildings and conveyances, the improvements and alterations thereto, and the contractors performing such work in the City (the “Adopted Codes”); and

WHEREAS, the City provides certain services in performing its Regulatory Function and in the application of the Adopted Codes; and

WHEREAS, the Adopted Codes must be updated from time to time to comply with statutory and regulatory requirements of the State of Florida; and

WHEREAS, the current permitting rates and charges for permitting services are not adequate to cover the cost of providing such services; and

WHEREAS, the City Council, being fully advised of the facts and circumstances, hereby finds it necessary and in the interest of prudent management of public assets and business affairs to update its Adopted Codes and amend its rates and charges to perform the City’s Regulatory Function in order to equitably and adequately fund the cost of such essential services; now, therefore

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA:

SECTION 1. REPEAL OF CHAPTER 22, ARTICLES I THROUGH VI, CITY OF LAKE CITY CODE OF ORDINANCES

Chapter 22, Articles I through VI, City of Lake City Code of Ordinances and Ordinance 2025-2301 are each repealed in their entirety.

SECTION 2. BUILDINGS AND BUILDING REGULATIONS – CONTRACTING, PERMITTING, LICENSURE AND INSURANCE

Chapter 22, Articles I through VI, City of Lake City Code of Ordinances shall read and provide as follows:

CHAPTER 22 - BUILDINGS AND BUILDING REGULATIONS

ARTICLE I. CONTRACTING GENERALLY

Sec. 22-1. Compliance requirement.

Except as otherwise provided for in the City of Lake City Code of Ordinances, any owner, authorized agent, or contractor, who desires to construct, enlarge, alter, repair, remove, demolish, or change the occupancy or occupant content of a building, structure, or facility, or any outside area being used as part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this Code of Ordinances, or to cause any work to be done, shall first make application to the building official and obtain the required permit for such work and to comply with all of the provisions, requirements and conditions provided for in this chapter.

Sec. 22-2. Purpose and Proof of Insurance.

It is hereby declared to be the public policy of the city that, in order to safeguard the life, health, property, and public welfare of its citizens, the business of construction and home improvement is a matter affecting the public interest. Any person desiring to engage in the business of construction and home improvement within the corporate limits of the city shall be required to provide a copy of their State of Florida contractor license, a certificate of insurance evidencing such person's worker's compensation insurance or a current State of Florida exemption certificate exempting such person from worker's compensation insurance requirements; and a certificate of insurance evidencing such person as

the named insured pursuant to a policy of general liability insurance. All certificates of insurance shall name the City of Lake City as the certificate holder.

Sec. 22-3. Adoption of Codes.

(a) The following codes are adopted by the city for the applications associated therewith:

- (1) The Florida Building Code Eighth Edition (2023) as updated by the Florida Building Commission on June 20, 2023, and adopted by Rule 61G20-1.001, Florida Administrative Code, as amended herein, is hereby adopted as the building code of the City of Lake City, Florida. The adopted version of the building code, as fully set forth in Sec. 22-5, hereof, may be cited to as the Lake City Building Code, Eighth Edition. All references to the "Building Code" within the Lake City's City Code of Ordinances, and within ordinances and resolutions of the City Council, shall be construed as referring to the building code adopted by this section.

The provisions of the 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.

- (2) The most recently adopted edition of the National Electrical Code, NEC 2020, adopted by the Florida Building Commission is hereby adopted as the Electrical Code of the City of Lake City. The adopted version of the referenced electrical code is hereby incorporated into this section as if fully set forth herein, and may be cited to as the Lake City Electrical Code, Eighth Edition. All references to the "Electrical Code" within this Code of Ordinances, and within ordinances and resolutions of the City Council, shall be construed as referring to the electrical code adopted by this section.

- (3) The Florida Fire Prevention Code, Rule 69A-60, inclusive of the National Fire Protection Association (NFPA), and NFPA 101, Life Safety Code, is hereby collectively adopted as the Fire Prevention Code of the City of Lake City. The adopted version of the fire prevention code is hereby incorporated into this section as if fully set forth herein, and may be cited to as the Lake City Fire Prevention Code, Eighth Edition. All references to

the "Fire Prevention Code" within this Code of Ordinances, and within ordinances and resolutions of the City Council, shall be construed as referring to the fire prevention code adopted by this section.

- (3) The 2024 International Property Maintenance Code, is hereby adopted as the Property Maintenance Code of the City of Lake City. The adopted version of the property maintenance code is hereby incorporated into this section as if fully set forth herein, and may be cited to as the Lake City Property Maintenance Code, Eighth Edition. All references to the "Property Maintenance Code" within this Code of Ordinances, and within ordinances and resolutions of the City Council, shall be construed as referring to the property maintenance code adopted by this section.

- (b) Copies of the Building Code, the Electrical Code, and the Fire Prevention Code shall be available for public use, inspection, or examination, within the city department administering the city's building permitting and inspection program.

Sec. 22-4. Payment of construction permit fees; reinspection fees.

- (a) Permitting and Permitting Fees Required.

- (1) Except as otherwise provided for in this Code of Ordinances, any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy or occupant content of a building, structure, or facility, or any outside area being used as part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this Code of Ordinances, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work, and in addition to any other fees provided in this Code of Ordinances, to pay a construction permit fee to the city computed on the square footage of conditioned and unconditioned floor area of the building, structure, or facility as provided herein.

- (2) All fees are non-refundable.

- (b) Schedule Of Permitting Fees

- (1) Schedule of permitting fees: The following fee schedule shall be used in determining building permit fees based on construction conditioned and

127 unconditioned floor area, in addition to any other permit fee listed
128 herein.

(2) Administration Fees

129 Change of Contractor..... **\$50.00**

130 Modification of Plans.....**\$25.00 per page**

131 Commercial Temporary Certificate of
132 Occupancy (Limited to 30 days) **\$150.00**

133 Residential Temporary Certificate of
134 Occupancy (Limited to 30 days) **\$75.00**

135 Commercial Permit Extension
136 (Limited to 90 days) **\$125.00**

137 Residential Permit Extension
138 (Limited to 90 days) **\$75.00**

139 Replace Building Permit Card **\$15.00**

140 Research Fees for Permits,
141 Violations, Records and Liens

142 • Within last 3 years **\$15.00**

143 • Between 3 and 10 years..... **\$25.00**

144 • Older than 10 years..... **\$35.00**

145 (3) Cancellation of Building Permit

146 Permit may be cancelled within 30 days following issuance provided
147 construction has not started.

148 (4) Refunds

149 There should be no refunds for permits and/or plan reviews once the
150 permit is issued.

151 (5) Technology Fee:

152 RESERVED

153 (6) State of Florida Permit Surcharge:

154 All permits shall have a two and one-half percent (2.5%) surcharge added
155 to each permit as required by Florida Statute 553. (1.5% for Department

of Business and Professional Regulation and 1% for Building Code Administrators and Inspector Board)

(7) Commercial Permit

All fees include plan review unless otherwise stated. All fees that are flat rate have the 1.5% DBPR and 1% BCAIB fees calculated in. Building Permit fees are not inclusive of other departmental fees.

Commercial New Construction and Additions **\$500 minimum**
Permit Fees to be calculated via the International Code Council's (ICC) preferred method. Valuation based on most current ICC building valuation data and using a multiplier of .012 plus DBPR & BCAIB.

Commercial Build-Out and Renovations **\$250 minimum**
Permit Fees to be calculated via the International Code Council's (ICC) preferred method. Valuation based on most current ICC building valuation data and using a multiplier of .009 plus DBPR & BCAIB.

Commercial Pre-Application Plan Review **\$500.00**
Plan review completed prior to submission of building permit application by a licensed contractor. This service is for building department review only and is provided as a courtesy and is non-refundable.

Commercial Early Start with Deferred Submittals..... **\$400.00**
Permit issued and allowance to work up to equal to the reviewed submittals. This is at the discretion of the building official.

187	Temporary Buildings:	
188	Temporary Jobsite Office.....	\$129.00
189	<i>Includes one inspection to include set-up,</i>	
190	<i>electrical release, waste and water</i>	
191	<i>inspection.</i>	
192	Commercial Temporary Structure – Misc.	\$129.00
193	Roof Repairs and Replacements:	
194	Commercial Re-Roof.....	\$249.00 minimum
195		<i>Or the higher of at \$0.13</i>
196		<i>per square ft</i>
197	Commercial Roof-Over	\$349.00 minimum
198		<i>Or the higher of at \$0.13</i>
199		<i>per square ft</i>
200	Commercial Roof Repairs Over	
201	100 sq. ft, less than 25% of roof.	\$159.00
202	Mechanical:	
203	Commercial Mechanical Change-out - <i>per unit</i>	\$159.00
204	Commercial Fuel Gas Install –.....	\$249.00
205	(Does not Include utility fees)	
206	Commercial HVAC – Misc.	\$159.00 minimum
207		<i>Or the stated valuation</i>
208		<i>using a multiplier of .008</i>
209		<i>plus DBPR & BCAIB</i>
210	Commercial Hood System (Does not Include Fire Permit).....	\$249.00
211	Electrical:	
212	Commercial Temporary Electric (Does not include utility fees)....	\$129.00
213	Commercial Panel/Service Replacement (per unit)	\$159.00
214	Commercial Generator	\$249.00
215	Commercial Low Voltage (Not fire alarm).....	\$189.00
216	Electrical Compliance.....	\$129.00

217	Commercial New Electrical Service	\$159.00
218	Commercial Electric Vehicle Charging System	\$359.00
219	Commercial Electric – Misc.	\$159.00 minimum
220		<i>Or the stated valuation</i>
221		<i>using a multiplier of .008</i>
222		<i>plus DBPR & BCAIB</i>
223	Solar:	
224	Commercial Solar System	\$279.00 minimum
225		<i>Or the stated valuation</i>
226		<i>using a multiplier of .008</i>
227		<i>plus DBPR & BCAIB</i>
228	Commercial Solar Water Heater	\$189.00
229	Plumbing:	
230	Commercial Water Service	\$129.00
231	Commercial Sewer	\$129.00
232	Backflow Prevention Device	\$129.00
233	Commercial Water Heater	\$159.00
234	Commercial Re-pipe	\$129.00 minimum
235		<i>Or the stated valuation</i>
236		<i>using a multiplier of .008</i>
237		<i>plus DBPR & BCAIB</i>
238	Commercial Plumbing – Misc.	\$159.00 minimum
239		<i>Or the stated valuation</i>
240		<i>using a multiplier of .008</i>
241		<i>plus DBPR & BCAIB</i>
242	Commercial Irrigation	\$159.00
243	Swimming Pools:	
244	In-ground – Concrete	\$829.00
245	Pump or Heater Replacement	\$159.00
246	Spa/Hot Tub – In-ground	\$489.00

247	Spa/Hot Tub – Above-Ground	\$249.00
248	Accessory Structures:	
249	Commercial Accessory Structure (Site-Built).....	\$200 minimum
250	<i>Permit Fees to be calculated via the</i>	
251	<i>International Code Council’s (ICC)</i>	
252	<i>preferred method. Valuation based on</i>	
253	<i>most current ICC building valuation data</i>	
254	<i>and using a multiplier of .009.</i>	
255	Commercial Accessory Structure – Manufactured.....	\$189.00
256	Concrete Flatwork	\$159.00
257	Retaining Wall.....	\$159.00
258	Porch or Deck.....	\$189.00
259	Covered Porch or Deck	\$249.00
260	Pole Barn – Non-Ag Exempt.....	\$249.00
261	Accessory Structure – Pre-Fab Misc.	\$159.00 minimum
262		<i>Or the stated valuation</i>
263		<i>using a multiplier of .008</i>
264		<i>plus DBPR & BCAIB</i>
265	Metal Carport – No Concrete	\$159.00
266	Demolition:	
267	Commercial Demolition – Interior	\$129.00
268	Commercial Demolition - Exterior	\$189.00
269	Signs:	
270	Sign Face Replacement	\$59.00
271	Wall Mount – 1 st sign	\$129.00
272	Wall Mount – Each Additional	\$89.00
273	Monument	\$189.00

274	Misc. Building:	
275	Commercial Moving of Structure	\$489.00
276	Commercial Modular Building DBPR Approved – Per section	\$279.00
277	Commercial Doors & Windows.....	\$159.00
278	Commercial Driveway/Access (Per site and driveway)	\$89.00
279	Dumpster Enclosure	\$89.00
280	<i>Dumpster enclosures must be enclosed on</i>	
281	<i>three sides with clearance determined by</i>	
282	<i>dumpster provider. Enclosure shall be a</i>	
283	<i>minimum 6 feet in height and be</i>	
284	<i>constructed of materials complimentary</i>	
285	<i>to primary structure.</i>	
286	Commercial Fence	\$75.00
287	Parking Lot Resurface/Replacement/Restriping	\$75.00
288	Additional Inspections:	
289	Commercial Re-inspection.....	\$85.00
290	Commercial After-Hours \$175.00 per hour with a minimum of two hours	
291	(8) Mobile Homes and Modular Residential Buildings	
292	Manufactured Homes:	
293	Manufactured Home	\$489.00
294	<i>Includes A/C and Electric with</i>	
295	<i>Subcontractors listed on Affidavit</i>	
296	Used MH Pre-Inspection – In City Limits	\$159.00
297	Used MH Pre-Inspection – Outside	\$859.00
298	<i>Includes up to 4 hours travel roundtrip.</i>	
299	<i>Travel time that results in more than 4</i>	
300	<i>hours will be calculated at time of</i>	
301	<i>application and be based on an additional</i>	
302	<i>\$185.00 an hour, plus mileage. Calculated</i>	
303	<i>roundtrip times in excess of 8 hours will be</i>	
304	<i>not be provided.</i>	

305	(9) Residential Permit	
306	Residential New	
307	Construction and Additions	<i>Permit Fees to be</i>
308		<i>calculated via the</i>
309		<i>International Code</i>
310		<i>Council's (ICC)</i>
311		<i>preferred method.</i>
312		<i>Valuation based on</i>
313		<i>most current ICC</i>
314		<i>building valuation data</i>
315		<i>and using a multiplier</i>
316		<i>of .008 plus DBPR &</i>
317		<i>BCAIB</i>
318	Residential Renovations	\$129.00 minimum
319		<i>Or the stated valuation</i>
320		<i>using a multiplier of</i>
321		<i>.00725 plus DBPR &</i>
322		<i>BCAIB</i>
323	Residential Doors and Windows.....	\$89.00
324	Residential Early Start with Deferred Submittals	\$200.00
325	<i>Permit issued and allowance to work up</i>	
326	<i>to equal to the reviewed submittals. This</i>	
327	<i>is at the discretion of the building official.</i>	
328	Roof Repairs and Replacements:	
329	Residential Re-Roof	\$159.00
330	Residential Roof-Over	\$189.00
331	Residential Roof Repairs	\$89.00
332	<i>(Over 100 sq. ft, less than 25% of roof)</i>	
333	Mechanical:	
334	Residential Mechanical Change-out	\$89.00
335		<i>per unit</i>
336	Residential Fuel Gas LP Install	\$89.00
337	<i>(Does not Include utility fees)</i>	

338	Residential HVAC – Misc.	\$129.00
339	Electric:	
340	Residential Temporary Electric –	\$89.00
341	<i>(excluding utility fees)</i>	
342	Residential Panel/Service Replacement	\$129.00
343		<i>per unit</i>
344	Residential Generator	\$159.00
345	Residential Low Voltage.....	\$129.00
346	<i>(excluding fire alarm)</i>	
347	Electrical Compliance.....	\$59.00
348	Residential New Electrical Service	\$89.00
349	Residential Electric Vehicle Charging System	\$129.00
350	Residential Electric – Misc.	\$129.00 minimum
351		<i>Or the stated valuation</i>
352		<i>using a multiplier of</i>
353		<i>.00725 plus DBPR &</i>
354		<i>BCAIB</i>
355	Solar:	
356	Residential Solar System.....	\$189.00
357	Residential Solar Water Heater	\$89.00
358	Plumbing:	
359	Residential Water Service (in city)	\$59.00
360	Residential Sewer (in city)	\$59.00
361	Backflow Prevention Device (in city)	\$59.00
362	Residential Water Heater	\$89.00
363	Residential Re-pipe	\$129.00
364	Residential Plumbing – Misc.	\$89.00
365	Residential Irrigation.....	\$89.00

366	Swimming Pools:	
367	Residential In-ground – Concrete	\$429.00
368	Residential In-ground – Fiberglass.....	\$359.00
369	Residential Above Ground Pool	\$59.00
370	Residential Pump or Heater Replacement	\$129.00
371	Residential Spa/Hot Tub – In-ground	\$279.00
372	Residential Spa/Hot Tub – Above Ground.....	\$89.00
373	Portable Pool or Hot Tub – Courtesy Safety Inspection	\$0.00
374	Misc Building:	
375	Residential Driveway/Access (Per site and driveway).....	\$59.00
376	Residential Fence	\$55.00
377	Moving Structure	\$489.00
378	Modular Building DBPR Approved – Per section	\$279.00
379	Residential Accessory Structures:	
380	Residential Accessory Structure – Site-Built.....	\$200 minimum
381		<i>Permit Fees to be</i>
382		<i>calculated via the</i>
383		<i>International Code</i>
384		<i>Council’s (ICC) preferred</i>
385		<i>method. Valuation based</i>
386		<i>on most current ICC</i>
387		<i>building valuation data</i>
388		<i>and using a multiplier of</i>
389		<i>.00725. Does not include</i>
390		<i>ADU’s. Which are</i>
391		<i>charged on New</i>
392		<i>construction rates.</i>
393	Residential Accessory Structure – Manufactured	\$89.00
394	Concrete Flatwork	\$89.00
395	Retaining Wall.....	\$89.00

396	Porch or Deck.....	\$89.00
397	Covered Porch or Deck	\$129.00
398	Pole Barn – Non-Ag Exempt.....	\$129.00
399	Accessory Structure – Misc.....	\$159.00 minimum
400		<i>Or the stated valuation</i>
401		<i>using a multiplier of</i>
402		<i>.00725 plus DBPR &</i>
403		<i>BCAIB</i>
404	Metal Carport – No Concrete	\$89.00
405	Screen Enclosure – W/O Slab	\$129.00
406	Screen Enclosure – W/ Slab	\$159.00
407	Demolition:	
408	Residential Demolition – Interior	\$89.00
409	Residential Demolition - Structure	\$129.00
410	Additional Inspections:	
411	Residential Re-Inspection	\$75.00
412	Residential After-Hours	\$125.00
413	<i>(two hour minimum)</i>	<i>per hour</i>
414	(10) Misc. Fees	
415	Other Fees:	
416	Tree Removal	\$25.00
417	Right-of-way Access (ROW)	\$195.00
418	Underground Utilities Permit	\$189.00
419	Occupancy Inspection.....	\$59.00
420	(11) Private Provider	
421	Private Provider Plan Review.....	\$200.00 credit
422	Private Provider Inspection	\$55.00
423	<i>(building official determines</i>	<i>per inspection</i>

424	<i>number of inspections)</i>	
425	(12) Site Development Permit	
426	Commercial Site Development	\$300.00
427	<i>(Required for clearing, paving, altering/providing drainage, dredging,</i>	
428	<i>filling, or storm water related facilities)</i>	
429	Minor Subdivision Site Development	\$200.00
430	<i>(Required for clearing, paving, altering/providing drainage, dredging, filling,</i>	
431	<i>or storm water related facilities)</i>	
432	Major Subdivision Site Development	\$500.00
433	<i>(Required for clearing, paving, altering/providing drainage, dredging, filling,</i>	
434	<i>or storm water related facilities. \$500.00 for up to 10 lots, \$100 for each</i>	
435	<i>additional 10 lots)</i>	
436	(13) Penalty Fees	
437	Commercial – Work W/O permit.....	\$259.00
438	<i>(or double fees,</i>	
439	<i>whichever is greater)</i>	
440	Residential – Work W/O permit	\$159.00
441	<i>(or double fees,</i>	
442	<i>whichever is greater)</i>	
443	Hazardous Condition on Jobsite	\$200.00
444	<i>(per offense, per day)</i>	
445	No construction toilet on	
446	site 72 hours after NTC	\$50.00
447	<i>(per offense, per day)</i>	
448	No silt fence or improper silt	
449	fence on the construction site	
450	72 hours after NTC.....	\$150.00
451	<i>(per offense, per day)</i>	
452	No waste container onsite	
453	72 hours after NTC.....	\$100.00
454	<i>(per offense, per day)</i>	

455	Using other than city	
456	designated waste container	\$250.00
457		<i>(per occurrence)</i>
458	Uncontained trash and	
459	debris on construction site	\$100.00
460		<i>(per occurrence)</i>
461	Moving Used Manufactured or Mobile	
462	Home From Outside City Limits on	
463	Property Without Required Pre-Inspection.....	\$2500.00
464	<i>Pre-inspection fee is still required. Will</i>	
465	<i>also require double permit fee.</i>	
466	Stop Work Order (SWO)	\$100.00
467	<i>Must be paid before any further work</i>	
468	<i>can commence</i>	
469	Unlawful continuance after SWO	\$500.00
470		<i>(per offense, per day)</i>

471 (14) Permit Renewal

472 When renewing a building permit, the following percentage of the
473 original permit fee shall be used to calculate the building fee (the
474 percentage represents the work not yet completed). This shall not
475 include electrical services.

476	<u>Project Inspection Progress</u>	<u>Percentage of Original Permit Fee</u>
477	No inspections performed	100%
478	Slab inspection approved	
479	and slab poured	80%
480	Lintel inspection approved.....	60%
481	Framing and rough all	
482	inspections approved.....	40%
483		

484 (15) Utility Permits

485 All inspections for Utility Permits for work located shall be inspected prior
486 to covering or concealing of the installation. The fees for such inspections
487 shall be as follows:

488	Building sanitary and/or water	
489	connection to City Sewer outside city limits.....	\$89.00
490	Natural gas appliance permit – Rebate Program.....	\$0.00
491	Backflow Preventer for City Water	
492	Protection outside city limits.....	\$89.00
493	<i>(due to Well, Irrigation, Swimming Pool</i>	
494	<i>and/or Spa located on Property)</i>	
495	Hourly Charge for City Utility Workers	
496	and equipment to Uncover the	
497	above installations for Inspection.....	\$500.00/hour
498	<i>(3-hour minimum charge. City workers</i>	
499	<i>shall not make corrections and are not</i>	
500	<i>responsible for damage due to uncovering</i>	
501	<i>the installation)</i>	
502	(16) Military Veteran Building Permit Discount	
503	A city building permit fee shall be reduced by fifty (50) percent for an	
504	honorably discharged veteran of the United States Armed Forces where	
505	such permit is for work to be performed on a dwelling owned by the	
506	veteran which is used as the veteran’s residence. For purposes of this	
507	provision, “Armed Forces” shall have the meaning set forth in Section	
508	250.01, Florida Statutes (2024).	
509	a. The reduced fee applies to all construction activity not just	
510	improvements relating to a disability.	
511	b. The discount can be coupled with any statutory exemption from	
512	licensing and permitting fees, including, but not limited to the	
513	exemption set forth in Section 295.16. Florida Statutes (2024).	
514	c. The work to be performed pursuant to a permit obtained pursuant	
515	to this provision of the Code of Ordinances shall be performed by a	
516	Florida licensed contractor or the homeowner.	
517	d. Except in the event of an applicable statutory exception, all fees	
518	other than a building permit fee shall be paid at full value by the	
519	veteran and no discount shall apply.	

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- 520 (17) Private Provider
- 521 An owner may use a private provider (as defined in Section 553.791,
- 522 Florida Statutes (2024)) at such owner's discretion. In the event an
- 523 owner uses a private provider the fee reductions set forth in the
- 524 applicable fee schedule shall be applied.
- 525 (18) Emergency Responder Communication Enhancement Systems
- 526 The 2024 Florida Statutes 633.202(18)(a) through (j), The Florida Fire
- 527 Prevention Code and its references, are hereby adopted, as amended
- 528 from time to time, as requirements for Emergency Responder
- 529 Communication Enhancement Systems (ERCES) and/or Bi-Directional
- 530 Amplifiers (BDA's).
- 531 (19) Fire Permits, plan review and inspections
- 532 Fire Review Fees Residential/Commercial Development (PUD's shall be
- 533 required to satisfy fire protection requirements based on planned
- 534 development).
- 535 Fire Plan Review..... \$0.03
- 536 (\$75.00 minimum) *per square foot*
- 537 Fire Inspection \$91.00
- 538 (Number TBD by Fire Marshal) *Per Inspection*
- 539 Fire Alarm Systems permit..... \$0.01
- 540 • *Fire plan review not included* *per square foot*
- 541 *(\$169.00 minimum)*
- 542 Fire Sprinkler Systems permit..... \$0.01
- 543 • *Fire plan review not included* *per square foot*
- 544 *(\$169.00 minimum)*
- 545 Change of building use/occupancy permit..... \$181.00
- 546 • *Fire inspection required*
- 547 • *Includes one inspection per type*
- 548 *(category)*
- 549 • *Does not include repairs/renovations/*
- 550 *corrections/ alterations*

551	Hood Systems permit	\$181.00
552	• <i>includes Fire Inspector's test</i>	<i>per hood system</i>
553	• <i>does not include mechanical permit for</i>	
554	<i>hood installation</i>	
555	• <i>Includes one inspection per type</i>	
556	<i>(category)</i>	
557	Residential Fire	
558	Sprinkler System Inspection	\$91.00
559	• <i>Fire plan review not included</i>	
560	• <i>1-2 family and mobile home</i>	
561	• <i>Includes one inspection per type (category)</i>	
562	Residential Fire Alarm System Inspection	\$91.00
563	• <i>Fire plan review not included</i>	
564	• <i>1-2 family and mobile home</i>	
565	• <i>Includes one inspection per type</i>	
566	<i>(category)</i>	
567	Hazardous Chemical Storage Inspection	\$181.00
568	• <i>Fire plan review not included)</i>	
569	<i>Includes one inspection per type</i>	
570	<i>(category)</i>	
571	Paint Booth Suppression Inspection.....	\$181.00
572	• <i>Fire plan review not included</i>	
573	• <i>Includes one inspection per type</i>	
574	<i>(category)</i>	
575	Fire Suppression (wet/dry) Inspection	\$181.00
576	• <i>Fire plan review not included</i>	
577	• <i>Includes one inspection per type</i>	
578	<i>(category)</i>	
579	Stand Pipe Inspection	\$121.00
580	• <i>Fire plan review not included</i>	
581	• <i>Includes one inspection per type</i>	
582	<i>(category)</i>	

583	Tent Inspection	\$121.00
584	• <i>Inspection required for tents</i>	<i>primary tent</i>
585	<i>exceeding 900 square feet</i>	<i>\$25.00 each</i>
586	• <i>Fire plan review not included</i>	<i>additional tent on</i>
587	• <i>Includes one inspection</i>	<i>property per permit</i>
588	<i>per type (category)</i>	
589	Fire System Monitoring Inspection.....	\$121.00
590	• <i>Fire plan review not included</i>	
591	• <i>Includes one inspection per type</i>	
592	<i>(category)</i>	
593	Remediation Systems	\$121.00
594	• <i>Includes one inspection per type</i>	
595	<i>(category)</i>	
596	Fire underground mains inspection.....	\$181.00
597	• <i>Fire plan review not included</i>	<i>1st 200 linear ft.</i>
598	• <i>Includes one inspection per</i>	<i>\$50.00 each additional</i>
599	<i>type (category)</i>	<i>200 linear ft. or fraction</i>
600		<i>thereof</i>
601	Food Vendors/Food Truck	
602	(Open Air Vendor) Inspections	\$45.00
603	• <i>Includes one inspection per type</i>	<i>per truck or food vendor</i>
604	<i>(category)</i>	
605	Sparkler Sales Inspection	\$105.00
606	• <i>Fire plan review not included</i>	<i>per location</i>
607	• <i>Pursuant to Ch. 791, Florida Statutes</i>	
608	• <i>Includes one inspection per type</i>	
609	<i>(category)</i>	
610	Fire Works Sales Inspection	\$125.00
611	• <i>Fire plan review not included</i>	<i>per location</i>
612	• <i>Pursuant to Ch. 791, Florida Statutes</i>	
613	• <i>Includes one inspection per type</i>	
614	<i>(category)</i>	

615	Change of Tenant Permit/	
616	Inspection or Annual Inspection.....	\$65.00
617	• <i>Includes one inspection per type</i>	
618	<i>(category)</i>	
619	Commercial access gates inspection	\$75.00
620	• <i>Includes residential subdivisions</i>	
621	• <i>Includes one inspection per type</i>	
622	<i>(category)</i>	
623	• <i>Fire plan review not included</i>	
624	Fire Site Plan Review.....	\$125.00
625	• <i>Fire Department access, fire hydrant(s) locations</i>	
626	• <i>Includes one inspection per type</i>	
627	<i>(category)</i>	
628	FALSE ALARMS	
629	• Two per month allowable with no charge	
630	• Third and Fourth false alarms in a month	\$250.00
631		<i>per occurrence</i>
632	• Fifth and further false alarms	\$350.00
633		<i>per occurrence</i>
634	Each required Fire inspection type (category) is one inspection for each	
635	type. Additional inspection of the same type are \$50.00 per inspection.	
636	Re-inspection fee for rejected Fire inspection (must be paid in advance	
637	before second inspection is made) \$50.00.	

Sec. 22-5. Amended Florida Building Code: Chapter 1 -- Scope and Administration

(a) SCOPE AND APPLICATION

PART 1 GENERAL

a-101.1 Title. These regulations shall be known as the Florida Building Code, hereinafter referred to as “this code.”

b-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.

2. Code requirements that address snow loads and earthquake protection shall not be utilized or enforced.

b.1-101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted. Building Appendices A, B, C, E, F, H, I, K. Plumbing Appendices C, E, F. Fuel Gas Appendices A, B, C, D. Residential Appendices A, B, C, D E, F, G, J, M, N, P, Q.

b.2-101.2.2 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.

c-101.3 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.

c.1-101.3.1 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.

c.2-101.3.2 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.

d-101.4 Referenced codes. The other codes listed in Paragraphs d.1-101.4.1 through d.9-101.4.9 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

d.1-101.4.1 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.

d.2-101.4.2 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.

d.3-101.4.3 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.

d.4-101.4.4 Property maintenance. The provisions of the 2024 International Property Maintenance Code, including Appendix A, are adopted and 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.

d.5-101.4.5 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.

d.6-101.4.6 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.

d.7-101.4.7 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.

d.8-101.4.8 Accessibility. For provisions related to accessibility, refer to the Florida Building Code, Accessibility.

d.9-101.4.9 Manufactured buildings. For additional administrative and special code requirements, see Section 458, Florida Building Code, Building, and Rule 61-41 F.A.C.

e-101.5 Interpretation of References. Unless otherwise specifically provided, any reference to a body of text in this Section 22-5, by reference to "Section", "Part", "Paragraph", "Subparagraph", or other similar reference, which body of text is included in this Section 22-5, shall include any subordinate or subparts to such referenced body of text.

PART 2 APPLICABILITY

a-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 parts, paragraphs, or sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

a.1-102.1.1 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.

b-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 non-wood 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 Map; and
3. Is not connected to an off-site electric power or water supply.

(l) A drone port as defined in s. 330.41(2).

b.1-102.2.1 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.

b.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:

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;

-
- 821 3. The building is not substantially remodeled;
- 822 4. Current fire code requirements for ingress and egress are met;
- 823 5. Electrical, gas and plumbing systems meet the codes in force at
- 824 the time of construction and are operational and safe for
- 825 reconnection; and
- 826 6. Foundation plans are sealed by a professional engineer or architect
- 827 licensed to practice in this state, if required by the Florida Building
- 828 Code, Building for all residential buildings or structures of the same
- 829 occupancy class.
- 830 See Florida Building Code, Existing Building Chapter 13 for additional
- 831 requirements for Relocated or Moved Buildings
- 832 b.3-102.2.3 The building official shall apply the same standard to a moved
- 833 residential building or structure as that applied to the remodeling of any
- 834 comparable residential building or structure to determine whether the
- 835 moved structure is substantially remodeled. The cost of the foundation
- 836 on which the moved building or structure is placed shall not be included
- 837 in the cost of remodeling for purposes of determining whether a moved
- 838 building or structure has been substantially remodeled.
- 839 b.4-102.2.4 This part does not apply to the jurisdiction and authority of
- 840 the Department of Agriculture and Consumer Services to inspect
- 841 amusement rides or the Department of Financial Services to inspect state-
- 842 owned buildings and boilers.
- 843 b.5-102.2.5 Each enforcement district or local enforcement agency shall
- 844 be governed by a board, the composition of which shall be determined by
- 845 the affected localities.
- 846 1. At its own option, each enforcement district or local enforcement
- 847 agency may adopt rules granting to the owner of a single-family
- 848 residence one or more exemptions from the Florida Building Code
- 849 relating to:
- 850 a. Addition, alteration, or repairs performed by the property
- 851 owner upon his or her own property, provided any addition,
- 852 alteration or repair shall not exceed 1,000 square feet (93 m²) or
- 853 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.

2. 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.

3. 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.

b.6-102.2.6 This part 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.

c-102.3 Application of references. References to chapter, part, paragraph, or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, part, paragraph, section or provision of this code.

d-102.4 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 Paragraphs d.1-102.4.1 and d.2-102.4.2.

d.1-102.4.1 Conflicts. Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

d.2-102.4.2 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 Paragraph d-101.4, the provisions of this code or the Florida Codes listed

in Paragraph d-101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

e-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.

f-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.

f.1-102.6.1 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.

f.2-102.6.2 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.

g-102.7 Relocation of manufactured buildings.

(1) 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 requirements of the new location, if applicable.

h-102.8 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 requirements of the Florida Building Code except during reroofing when the equipment is being replaced or moved and is not in compliance with the provisions of the Florida Building Code relating to roof-mounted mechanical units.

(b) ADMINISTRATION AND ENFORCEMENT

PART 3 DEPARTMENT OF BUILDING SAFETY

a-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.

b-103.2 Appointment. The building official shall be appointed by the chief appointing authority of the jurisdiction.

c-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.

PART 4 DUTIES AND POWERS OF BUILDING OFFICIAL

a-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.

b-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.

b.1-104.2.1 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.

c-104.3 Notices and orders. The building official shall issue all necessary notices or orders to ensure compliance with this code.

d-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.

e-104.5 Identification. The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

f-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.

g-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.

h-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.

h.1-104.8.1 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.

i-104.9 Approved materials and equipment. Materials, equipment and devices approved by the building official shall be constructed and installed in accordance with such approval.

i.1-104.9.1 Used materials and equipment. The use of used materials that meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless approved by the building official.

1030 j-104.10 Modifications. Wherever there are practical difficulties involved
1031 in carrying out the provisions of this code, the building official shall have
1032 the authority to grant modifications for individual cases, upon application
1033 of the owner or owner's representative, provided the building official shall
1034 first find that special individual reason makes the strict letter of this code
1035 impractical and the modification is in compliance with the intent and
1036 purpose of this code and that such modification does not lessen health,
1037 accessibility, life and fire safety, or structural requirements. The details of
1038 action granting modifications shall be recorded and entered in the files of
1039 the department of building safety.

1040 j.1-104.10.1 Flood hazard areas. The building official shall coordinate with
1041 the floodplain administrator to review requests submitted to the building
1042 official that seek approval to modify the strict application of the flood
1043 resistant construction requirements of the Florida Building Code to
1044 determine whether such requests require the granting of a variance
1045 pursuant to Part 17.

1046 k-104.11 Alternative materials, design and methods of construction and
1047 equipment. The provisions of this code are not intended to prevent the
1048 installation of any material or to prohibit any design or method of
1049 construction not specifically prescribed by this code, provided that any
1050 such alternative has been approved. An alternative material, design or
1051 method of construction shall be approved where the building official finds
1052 that the proposed alternative meets all of the following:

1053 1. The alternative material, design or method of construction is
1054 satisfactory and complies with the intent of the provisions of this
1055 code,

1056 2. The material, method or work offered is, for the purpose intended,
1057 not less than the equivalent of that prescribed in this code as it
1058 pertains to the following:

1059 2.1. Quality.

1060 2.2. Strength.

1061 2.3. Effectiveness.

1062 2.4. Fire resistance.

1063 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.

k.1-104.11.1 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.

k.2-104.11.2 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 jurisdiction. 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.

l-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.

PART 5 PERMITS

a-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 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.

a.1-105.1.1 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

1100 manufacturing equipment installations/relocations. The building official
1101 shall be notified of major changes and shall retain the right to make
1102 inspections at the facility site as deemed necessary. An annual facility
1103 permit shall be assessed with an annual fee and shall be valid for one year
1104 from date of issuance. A separate permit shall be obtained for each facility
1105 and for each construction trade, as applicable. The permit application
1106 shall contain a general description of the parameters of work intended to
1107 be performed during the year.

1108 a.2-105.1.2 Annual Facility permit records. The person to whom an annual
1109 permit is issued shall keep a detailed record of alterations made under
1110 such annual permit. The building official shall have access to such records
1111 at all times or such records shall be filed with the building official as
1112 designated.

1113 a.3-105.1.3 Food permit. In accordance with Section 500.12, Florida
1114 Statutes, a food permit from the Department of Agriculture and
1115 Consumer Services is required of any person who operates a food
1116 establishment or retail store.

1117 a.4-105.1.4 Public swimming pool. The local enforcing agency may not
1118 issue a building permit to construct, develop, or modify a public swimming
1119 pool without proof of application, whether complete or incomplete, for
1120 an operating permit pursuant to Section 514.031, Florida Statutes. A
1121 certificate of completion or occupancy may not be issued until such
1122 operating permit is issued. The local enforcing agency shall conduct their
1123 review of the building permit application upon filing and in accordance
1124 with Chapter 553, Florida Statutes. The local enforcing agency may confer
1125 with the Department of Health, if necessary, but may not delay the
1126 building permit application review while awaiting comment from the
1127 Department of Health.

1128 b-105.2 Work exempt from permit. Exemptions from permit
1129 requirements of this code shall not be deemed to grant authorization for
1130 any work to be done in any manner in violation of the provisions of this
1131 code or any other laws or ordinances of this jurisdiction, to include work
1132 in any special flood hazard area. Exemptions granted under this paragraph
1133 do not relieve the owner or contractor from their duty to comply with
1134 applicable provisions of the Florida Building Code, and requirements of
1135 the local floodplain management ordinance. Permits shall not be required
1136 for the following:

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- 1137 **Building:**
- 1138 1. One-story detached engineered accessory structures used as tool
- 1139 and storage sheds, playhouses and similar uses, provided the floor
- 1140 area does not exceed 250 square feet (11 m²).
- 1141 2. Fences not over 6 feet (1829 mm) high.
- 1142 3. Oil derricks.
- 1143 4. Retaining walls that are not over 4 feet (1219 mm) in height
- 1144 measured from the bottom of the footing to the top of the wall,
- 1145 unless supporting a surcharge or impounding Class I, II or IIIA liquids.
- 1146 5. Water tanks supported directly on grade if the capacity does not
- 1147 exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or
- 1148 width does not exceed 2:1.
- 1149 6. Sidewalks and driveways not more than 30 inches (762 mm) above
- 1150 adjacent grade, and not over any basement or story below and are
- 1151 not part of an accessible route.
- 1152 7. Painting, papering, tiling, carpeting, cabinets, counter tops and
- 1153 similar finish work.
- 1154 8. Temporary motion picture, television and theater stage sets and
- 1155 scenery.
- 1156 9. Prefabricated swimming pools accessory to a Group R-3 occupancy
- 1157 that are less than 24 inches (610 mm) deep, do not exceed 5,000
- 1158 gallons (18 925 L) and are installed entirely above ground.
- 1159 10. Shade cloth structures constructed for nursery or agricultural
- 1160 purposes, not including service systems.
- 1161 11. Swings and other playground equipment accessory to detached
- 1162 one- and two-family dwelling except for the electrical service.
- 1163 12. Window awnings supported by an exterior wall that do not
- 1164 project more than 54 inches (1372 mm) from the exterior wall and do
- 1165 not require additional support, of Groups R-3 and U occupancies.
- 1166 13. Non-fixed and movable fixtures, cases, racks, counters and
- 1167 partitions not over 5 feet 9 inches (1753 mm) in height.

1168	Electrical:
1169	Repairs and maintenance: Minor repair work, including the
1170	replacement of lamps or the connection of approved portable
1171	electrical equipment to approved permanently installed receptacles.
1172	Radio and television transmitting stations: The provisions of this code
1173	shall not apply to electrical equipment used for radio and television
1174	transmissions, but do apply to equipment and wiring for a power
1175	supply and the installations of towers and antennas.
1176	Temporary testing systems: A permit shall not be required for the
1177	installation of any temporary system required for the testing or
1178	servicing of electrical equipment or apparatus.
1179	Gas:
1180	1. Portable heating appliance.
1181	2. Replacement of any minor part that does not alter approval of
1182	equipment or make such equipment unsafe.
1183	Mechanical:
1184	1. Portable heating appliance.
1185	2. Portable ventilation equipment.
1186	3. Portable cooling unit.
1187	4. Steam, hot or chilled water piping within any heating or cooling
1188	equipment regulated by this code.
1189	5. Replacement of any part that does not alter its approval or make
1190	it unsafe.
1191	6. Portable evaporative cooler.
1192	7. Self-contained refrigeration system containing 10 pounds (4.54 kg)
1193	or less of refrigerant and actuated by motors of 1 horsepower (0.75
1194	kW) or less.
1195	8. The installation, replacement, removal or metering of any load
1196	management control device.
1197	Plumbing:
1198	1. The stopping of leaks in drains, water, soil, waste or vent pipe,
1199	provided, however, that if any concealed trap, drain pipe, water, soil,

1200 waste or vent pipe becomes defective and it becomes necessary to
1201 remove and replace the same with new material, such work shall be
1202 considered as new work and a permit shall be obtained and
1203 inspection made as provided in this code.

1204 2. The clearing of stoppages or the repairing of leaks in pipes, valves
1205 or fixtures and the removal and reinstallation of water closets,
1206 provided such repairs do not involve or require the replacement or
1207 rearrangement of valves, pipes or fixtures.

1208 b.1-105.2.1 Emergency repairs. Where equipment replacements and
1209 repairs must be performed in an emergency situation, the permit
1210 application shall be submitted within the next working business day to the
1211 building official.

1212 b.2-105.2.2 Minor repairs. Ordinary minor repairs may be made with the
1213 approval of the building official without a permit, provided the repairs do
1214 not include the cutting away of any wall, partition or portion thereof, the
1215 removal or cutting of any structural beam or load-bearing support, or the
1216 removal or change of any required means of egress, or rearrangement of
1217 parts of a structure affecting the egress requirements; nor shall ordinary
1218 repairs include addition to, alteration of, replacement or relocation of any
1219 standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste,
1220 vent or similar piping, electric wiring systems or mechanical equipment or
1221 other work affecting public health or general safety, and such repairs shall
1222 not violate any of the provisions of the technical codes.

1223 b.3-105.2.3 Public service agencies. A permit shall not be required for the
1224 installation, alteration or repair of generation, transmission, distribution
1225 or metering or other related equipment that is under the ownership and
1226 control of public service agencies by established right.

1227 c-105.3 Application for permit. To obtain a permit, the applicant shall first
1228 file an application therefor in writing on a form furnished by the building
1229 department for that purpose.

1230 Permit application forms shall be in the format prescribed by a local
1231 administrative board, if applicable, and must comply with the
1232 requirements of Sections 713.135(5) and (6), Florida Statutes.

1233 Each application shall be inscribed with the date of application, and
1234 the code in effect as of that date. For a building permit for which an
1235 application is submitted prior to the effective date of the Florida

1236 Building Code, the state minimum building code in effect in the
1237 permitting jurisdiction on the date of the application governs the
1238 permitted work for the life of the permit and any extension granted
1239 to the permit.

1240 Effective October 1, 2017, a local enforcement agency shall post each
1241 type of building permit application on its website. Completed
1242 applications must be able to be submitted electronically to the
1243 appropriate building department. Accepted methods of electronic
1244 submission include, but are not limited to, e-mail submission of
1245 applications in portable document format or submission of
1246 applications through an electronic fill-in form available on the
1247 building department's website or through a third-party submission
1248 management software. Payments, attachments, or drawings
1249 required as part of the application may be submitted in person in a
1250 nonelectronic format, at the discretion of the building official.

1251 c.1-105.3.1 Action on application. The building official shall examine or
1252 cause to be examined applications for permits and amendments thereto
1253 within a reasonable time after filing. If the application or the construction
1254 documents do not conform to the requirements of pertinent laws, the
1255 building official shall reject such application in writing, stating the reasons
1256 therefor. If the building official is satisfied that the proposed work
1257 conforms to the requirements of this code and laws and ordinances
1258 applicable thereto, the building official shall issue a permit therefor as
1259 soon as practicable. When authorized through contractual agreement
1260 with a school board, in acting on applications for permits, the building
1261 official shall give first priority to any applications for the construction of,
1262 or addition or renovation to, any school or educational facility.

1263 c.1.(i)-105.3.1.1 If a state university, Florida college or public school
1264 district elects to use a local government's code enforcement offices, fees
1265 charged by counties and municipalities for enforcement of the Florida
1266 Building Code on buildings, structures, and facilities of state universities,
1267 state colleges, and public school districts shall not be more than the actual
1268 labor and administrative costs incurred for plans review and inspections
1269 to ensure compliance with the code.

1270 c.1.(ii)-105.3.1.2 No permit may be issued for any building construction,
1271 erection, alteration, modification, repair, or addition unless the applicant
1272 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 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 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 air-conditioning 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.

Exception:

Simplified permitting processes.

(1) As used in Paragraphs a-105.1 through q.105.17, 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.

(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 local enforcement agency:

(a) 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) 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

1379 project to ensure compliance with applicable codes and
1380 standards. If a fire alarm system project or fire sprinkler system
1381 project fails an inspection, the contractor must take corrective
1382 action as necessary to pass inspection.

1383 (5) For a fire sprinkler alarm system project,

1384 (a) a contractor must keep a copy of the plans and
1385 specifications at the fire alarm system project worksite and
1386 make such plans and specifications available to the inspector
1387 at each inspection.

1388 (b) to alter an existing fire protection system, a contractor
1389 must keep a copy of the plans and specifications at the fire
1390 sprinkler system project worksite and make such plans and
1391 specifications available to the inspector at each inspection.

1392 (c) to install or replace a component, a contractor must keep
1393 a copy of the manufacturer's installation instructions and any
1394 pertinent testing instructions needed to certify or accept the
1395 component at the fire sprinkler system project worksite and
1396 make such documents available to the inspector at each
1397 inspection.

1398 5. Electrical documents. See Florida Statutes 471.003(2)(h). Any
1399 electrical or plumbing or air-conditioning and refrigeration system
1400 meeting the following thresholds are required to be designed by a
1401 Florida Registered Engineer. The system, requires an electrical system
1402 with a value of over \$125,000; and Requires an aggregate service
1403 capacity of over 600 amperes (240 volts) on a residential electrical
1404 system or over 800 amperes (240 volts) on a commercial or industrial
1405 electrical system;

1406 Note: It was further clarified by the Commission that the limiting
1407 factor of 240 volt or over is required to be designed by an
1408 Engineer. Documents requiring an engineer seal by this part shall
1409 not be valid unless a professional engineer who possesses a valid
1410 certificate of registration has signed, dated, and stamped such
1411 document as provided in Section 471.025, Florida Statutes.

1412 6. All public swimming pools and public bathing places defined by
1413 and regulated under Chapter 514, Florida Statutes.

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- 1414 c.1.(iii)-105.3.1.3 Reviewing application for building permit.
- 1415 1. When reviewing an application for a building permit, a local
- 1416 government may not request additional information from the
- 1417 applicant more than three times, unless the applicant waives such
- 1418 limitation in writing.
- 1419 2. If a local government requests additional information from an
- 1420 applicant and the applicant submits the requested additional
- 1421 information to the local government within 30 days after receiving
- 1422 the request, the local government must, within 15 days after
- 1423 receiving such information:
- 1424 a. Determine if the application is properly completed;
- 1425 b. Approve the application;
- 1426 c. Approve the application with conditions;
- 1427 d. Deny the application; or
- 1428 e. Advise the applicant of information, if any, that is needed to
- 1429 deem the application properly completed or to determine the
- 1430 sufficiency of the application.
- 1431 3. If a local government makes a second request for additional
- 1432 information from the applicant and the applicant submits the
- 1433 requested additional information to the local government within 30
- 1434 days after receiving the request, the local government must, within
- 1435 10 days after receiving such information:
- 1436 a. Determine if the application is properly completed;
- 1437 b. Approve the application;
- 1438 c. Approve the application with conditions;
- 1439 d. Deny the application; or
- 1440 e. Advise the applicant of information, if any, that is needed to
- 1441 deem the application properly completed or to determine the
- 1442 sufficiency of the application.
- 1443 4. Before a third request for additional information may be made,
- 1444 the applicant must be offered an opportunity to meet with the local
- 1445 government to attempt to resolve outstanding issues. If a local
- 1446 government makes a third request for additional information from

1447 the applicant and the applicant submits the requested additional
1448 information to the local government within 30 days after receiving
1449 the request, the local government must, within 10 days after
1450 receiving such information unless the applicant waived the local
1451 government's limitation in writing, determine that the application is
1452 complete and:

- 1453 a. Approve the application;
1454 b. Approve the application with conditions; or
1455 c. Deny the application.

1456 5. If the applicant believes the request for additional information is
1457 not authorized by ordinance, rule, statute, or other legal authority,
1458 the local government, at the applicant's request, must process the
1459 application and either approve the application, approve the
1460 application with conditions, or deny the application.

1461 c.2-105.3.2 Time limitation of application. An application for a permit for
1462 any proposed work shall be deemed to have been abandoned becoming
1463 null and void 180 days after the date of filing, unless such application has
1464 been pursued in good faith or a permit has been issued; except that the
1465 building official is authorized to grant one or more extensions of time for
1466 additional periods not exceeding 90 days each. The extension shall be
1467 requested in writing and justifiable cause demonstrated.

1468 c.3-105.3.3 An enforcing authority may not issue a building permit for any
1469 building construction, erection, alteration, modification, repair or
1470 addition unless the permit either includes on its face or there is attached
1471 to the permit the following statement: "NOTICE: In addition to the
1472 requirements of this permit, there may be additional restrictions
1473 applicable to this property that may be found in the public records of this
1474 county, and there may be additional permits required from other
1475 governmental entities such as water management districts, state
1476 agencies, or federal agencies."

1477 c.4-105.3.4 A building permit for a single-family residential dwelling must
1478 be issued within 30 working days of application therefor unless unusual
1479 circumstances require a longer time for processing the application or
1480 unless the permit application fails to satisfy the Florida Building Code or
1481 the enforcing agency's laws or ordinances.

c.5-105.3.5 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 Sections 440.10 and 440.38, Florida Statutes.

c.6-105.3.6 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 1 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.

c.7-105.3.7 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

1518 months of the contract's execution. The contract is subject to verification
1519 by the Department of Business and Professional Regulation.

1520 c.8-105.3.8 A local government may not require a contract between a
1521 builder and an owner for the issuance of a building permit or as a
1522 requirement for the submission of a building permit application.

1523 c.9-105.3.9 Public right of way. A permit shall not be given by the building
1524 official for the construction of any building, or for the alteration of any
1525 building where said building is to be changed and such change will affect
1526 the exterior walls, bays, balconies, or other appendages or projections
1527 fronting on any street, alley or public lane, or for the placing on any lot or
1528 premises of any building or structure removed from another lot or
1529 premises, unless the applicant has received a right of way permit from the
1530 authority having jurisdiction over the street, alley or public lane.

1531 d-105.4 Conditions of the permit. The issuance or granting of a permit
1532 shall not be construed to be a permit for, or an approval of, any violation
1533 of any of the provisions of this code or of any other ordinance of the
1534 jurisdiction. Permits presuming to give authority to violate or cancel the
1535 provisions of this code or other ordinances of the jurisdiction shall not be
1536 valid. The issuance of a permit based on construction documents and
1537 other data shall not prevent the building official from requiring the
1538 correction of errors in the construction documents and other data. The
1539 building official is also authorized to prevent occupancy or use of a
1540 structure where in violation of this code or of any other ordinance of this
1541 jurisdiction.

1542 d.1-105.4.1 Permit intent. A permit issued shall be construed to be a license to
1543 proceed with the work and not as authority to violate, cancel, alter or set aside
1544 any of the provisions of the technical codes, nor shall issuance of a permit prevent
1545 the building official from thereafter requiring a correction of errors in plans,
1546 construction or violations of this code. Every permit issued shall become invalid
1547 unless the work authorized by such permit is commenced within 6 months after
1548 its issuance, or if the work authorized by such permit is suspended or abandoned
1549 for a period of 6 months after the time the work is commenced.

1550 d.1.(i)-105.4.1.1 If work has commenced and the permit is revoked,
1551 becomes null and void, or expires because of lack of progress or
1552 abandonment, a new permit covering the proposed construction shall be
1553 obtained before proceeding with the work.

d.1.(ii)-105.4.1.2 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.

d.1.(iii)-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.

d.1.(iv)-105.4.1.4 The fee for renewal reissuance and extension of a permit shall be set forth by the administrative authority.

d.1.(v)-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, parts, paragraphs, and sections upon which the finding is based, and provide the information to the permitholder in writing.

e-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.

e.1-105.5.1 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 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.

For purposes of Paragraphs a-105.1 through q.105.17, the term “close” means that the requirements of the permit have been satisfied.

e.2-105.5.2 For the purposes of this subparagraph, 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.

e.3-105.5.3 For the purposes of this subparagraph, an open permit shall mean a permit that has not satisfied all requirements for completion as defined in e.1.(i)-105.5.1.1.

f-105.6 Denial or revocation. Whenever a permit required under this part 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, parts, paragraphs, and sections upon which the finding is based, and provide this information to the permit 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, parts, paragraphs, 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.

f.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.

f.2-105.6.2 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.

g-105.7 Placement of permit. The building permit or copy shall be kept on the site of the work until the completion of the project.

h-105.8 Notice of commencement. In accordance with Section 713.135, Florida Statutes, when any person applies for a building permit, the authority issuing such permit 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."

i-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 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.

j-105.10 Certificate of protective treatment for prevention of termites. 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 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.

k-105.11 Notice of termite protection. A permanent sign which identifies the termite 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.

l-105.12 Work starting before permit issuance. 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.

1698 m-105.13 Phased permit approval. After submittal of the appropriate
1699 construction documents, the building official is authorized to issue a
1700 permit for the construction of foundations or any other part of a building
1701 or structure before the construction documents for the whole building or
1702 structure have been submitted. The holder of such permit for the
1703 foundation or other parts of a building or structure shall proceed at the
1704 holder's own risk with the building operation and without assurance that
1705 a permit for the entire structure will be granted. Corrections may be
1706 required to meet the requirements of the technical codes.

1707 n-105.14 Permit issued on basis of an affidavit. Whenever a permit is
1708 issued in reliance upon an affidavit or whenever the work to be covered
1709 by a permit involves installation under conditions which, in the opinion of
1710 the building official, are hazardous or complex, the building official shall
1711 require that the architect or engineer who signed the affidavit or prepared
1712 the drawings or computations shall supervise such work. In addition, they
1713 shall be responsible for conformity to the permit, provide copies of
1714 inspection reports as inspections are performed, and upon completion
1715 make and file with the building official written affidavit that the work has
1716 been done in conformity to the reviewed plans and with the structural
1717 provisions of the technical codes. In the event such architect or engineer
1718 is not available, the owner shall employ in his stead a competent person
1719 or agency whose qualifications are reviewed by the building official. The
1720 building official shall ensure that any person conducting plans review is
1721 qualified as a plans examiner under Part XII of Chapter 468, Florida
1722 Statutes, and that any person conducting inspections is qualified as a
1723 building inspector under Part XII of Chapter 468, Florida Statutes.

1724 n.1-105.14.1 Affidavits in flood hazard areas. Permit issued on basis of an
1725 affidavit shall not extend to the flood load and flood resistance
1726 requirements of the Florida Building Code and the building official shall
1727 review an inspect those requirements.

1728 o-105.15 Opening protection. When any activity requiring a building
1729 permit, not including roof covering replacement or repair work associated
1730 with the prevention of degradation of the residence, that is applied for on
1731 or after July 1, 2008, and for which the estimated cost is \$50,000 or more
1732 for a site built single-family detached residential structure that is located
1733 in the wind-borne debris region as defined in this code and that has an
1734 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 paragraph.

p.105.16 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 subparagraph 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 subparagraph does not prohibit a local enforcing agency, or any local building code administrator, inspector, or other official or entity, from:

1. Citing any violation inadvertently observed in plain view during the ordinary course of an inspection conducted in accordance with the prohibition in paragraph (a).

2. 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).

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).

4. 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.

q.105.17 Streamlined low-voltage alarm system installation permitting.

(1) As used in Paragraphs a-105.1 through q-105.17, 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.

(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.

(2) Notwithstanding any provision of this code, this paragraph 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 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 paragraph:

(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 low-voltage 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 single-family 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.

(4) This paragraph does not apply to the installation or replacement of a fire alarm if a plan review is required.

(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 s. 553.793, Florida Statutes. The local enforcement

1838 agency may not require the payment of any additional fees, charges,
1839 or expenses associated with the installation or replacement of a new
1840 or existing alarm.

1841 (a) A local enforcement agency may not require a contractor, as
1842 a condition of purchasing a label, to submit information other
1843 than identification information of the licensee and proof of
1844 registration or certification as a contractor.

1845 (b) A label is valid for 1 year after the date of purchase and may
1846 only be used within the jurisdiction of the local enforcement
1847 agency that issued the label. A contractor may purchase labels in
1848 bulk for one or more unspecified current or future projects.

1849 (6) A contractor shall post an unused uniform basic permit label in a
1850 conspicuous place on the premises of the low-voltage alarm system
1851 project site before commencing work on the project.

1852 (7) A contractor is not required to notify the local enforcement
1853 agency before commencing work on a low-voltage alarm system
1854 project. However, a contractor must submit a Uniform Notice of a
1855 Low-Voltage Alarm System Project as provided under subparagraph
1856 (7) to the local enforcement agency within 14 days after completing
1857 the project. A local enforcement agency may take disciplinary action
1858 against a contractor who fails to timely submit a Uniform Notice of a
1859 Low-Voltage Alarm System Project.

1860 (8) The Uniform Notice of a Low-Voltage Alarm System Project may
1861 be submitted electronically or by facsimile if all submissions are
1862 signed by the owner, tenant, contractor, or authorized representative
1863 of such persons. The Uniform Notice of a Low-Voltage Alarm System
1864 Project shall be in the format prescribed by the local enforcement
1865 agency and must comply with the requirements of s. 553.793(7),
1866 Florida Statutes.

1867 (9) A local enforcement agency may coordinate directly with the
1868 owner or customer to inspect a low-voltage alarm system to ensure
1869 compliance with applicable codes and standards. If a low-voltage
1870 alarm system project fails an inspection, the contractor must take
1871 corrective action as necessary to pass inspection.

1872 (10) A municipality, county, district, or other entity of local
1873 government may not adopt or maintain in effect any ordinance or

1874 rule regarding a low-voltage alarm system project that is inconsistent
1875 with this paragraph.

1876 (11) A uniform basic permit label shall not be required for the
1877 subsequent maintenance, inspection, or service of an alarm system
1878 that was permitted in accordance with this paragraph.

1879 The provisions of this act are not intended to impose new or additional
1880 licensure requirements on persons licensed in accordance with the
1881 applicable provisions of Chapter 489, Florida Statutes.

1882 **PART 6 FLOOR AND ROOF DESIGN LOADS**

1883 a-106.1 Live loads posted. In commercial or industrial buildings, for each
1884 floor or portion thereof designed for live loads exceeding 50 psf (2.40
1885 kN/m²), such design live loads shall be conspicuously posted by the owner
1886 or the owner's authorized agent in that part of each story in which they
1887 apply, using durable signs. It shall be unlawful to remove or deface such
1888 notices.

1889 b-106.2 Issuance of certificate of occupancy. A certificate of occupancy
1890 required by Part 11 shall not be issued until the floor load signs, required
1891 by Paragraph a-106.1, have been installed.

1892 c-106.3 Restrictions on loading. It shall be unlawful to place, or cause or
1893 permit to be placed, on any floor or roof of a building, structure or portion
1894 thereof, a load greater than is permitted by this code.

1895 **PART 7 SUBMITTAL DOCUMENTS**

1896 a-107.1 General. Submittal documents consisting of construction
1897 documents, statement of special inspections, geotechnical report and
1898 other data shall be submitted with each permit application in accordance
1899 with Florida Statute 553.79. The construction documents shall be
1900 prepared by a registered design professional where required by Chapter
1901 471, Florida Statutes & 61G15 Florida Administrative Code or Chapter 481,
1902 Florida Statutes & 61G1 Florida Administrative Code. Where special
1903 conditions exist, the building official is authorized to require additional
1904 construction documents to be prepared by a registered design
1905 professional.

1906 Exception: The building official is authorized to waive the submission of
1907 construction documents and other data not required to be prepared by a
1908 registered design professional if it is found that the nature of the work

1909 applied for is such that review of construction documents is not necessary
1910 to obtain compliance with this code.

1911 b-107.2 Construction documents. Construction documents shall be in
1912 accordance with Paragraphs b.1-107.2.1 through b.6-107.2.6.

1913 b.1-107.2.1 Information on construction documents. Construction
1914 documents shall be dimensioned and drawn upon suitable material.
1915 Electronic media documents are permitted to be submitted where
1916 approved by the building official. Construction documents shall be of
1917 sufficient clarity to indicate the location, nature and extent of the work
1918 proposed and show in detail that it will conform to the provisions of this
1919 code and relevant laws, ordinances, rules and regulations, as determined
1920 by the building official. Such drawings and specifications shall contain
1921 information, in the form of notes or otherwise, as to the quality of
1922 materials, where quality is essential to conformity with the technical
1923 codes. Such information shall be specific, and the technical codes shall
1924 not be cited as a whole or in part, nor shall the term "legal" or its
1925 equivalent be used as a substitute for specific information. All
1926 information, drawings, specifications and accompanying data shall bear
1927 the name and signature of the person responsible for the design.

1928 b.2-107.2.2 Fire protection system shop drawings. Shop drawings for the
1929 fire protection system(s) shall be submit- ted to indicate conformance to
1930 this code and the construction documents and shall be approved prior to
1931 the start of system installation. Shop drawings shall contain all
1932 information as required by the referenced installation standards in
1933 Chapter 9 of the Florida Building Code.

1934 b.3-107.2.3 Means of egress. The construction documents shall show in
1935 sufficient detail the location, construction, size and character of all
1936 portions of the means of egress including the path of the exit discharge to
1937 the public way in compliance with the provisions of this code. In other
1938 than occupancies in Groups R-2, R-3, and I-1, the construction documents
1939 shall designate the number of occupants to be accommodated on every
1940 floor, and in all rooms and spaces.

1941 b.4-107.2.4 Exterior wall envelope. Construction documents for all
1942 buildings shall describe the exterior wall envelope in sufficient detail to
1943 determine compliance with this code. The construction documents shall
1944 provide details of the exterior wall envelope as required, including

1945 flashing, intersections with dissimilar materials, corners, end details,
1946 control joints, intersections at roof, eaves or parapets, means of drainage,
1947 water-resistive membrane and details around openings.

1948 The construction documents shall include manufacturer's installation
1949 instructions that provide supporting documentation that the proposed
1950 penetration and opening details described in the construction documents
1951 maintain the weather resistance of the exterior wall envelope. The
1952 supporting documentation shall fully describe

1953 b.5-107.2.5 Exterior balcony and elevated walking surfaces. Where
1954 balcony or other elevated walking surfaces are exposed to water from
1955 direct or blowing rain or irrigation, and the structural framing is protected
1956 by an impervious moisture barrier, the construction documents shall
1957 include details for all elements of the impervious moisture barrier system.
1958 The construction documents shall include manufacturer's installation
1959 instructions.

1960 b.6-107.2.6 Site plan. The construction documents submitted with the
1961 application for permit shall be accompanied by a site plan showing to
1962 scale the size and location of new construction and existing structures on
1963 the site, distances from lot lines, the established street grades and the
1964 proposed finished grades and, as applicable, flood hazard areas,
1965 floodways, and design flood elevations; and it shall be drawn in
1966 accordance with an accurate boundary line survey. In the case of
1967 demolition, the site plan shall show construction to be demolished and
1968 the location and size of existing structures and construction that are to
1969 remain on the site or plot. The building official is authorized to waive or
1970 modify the requirement for a site plan where the application for permit is
1971 for alteration or repair or where other- wise warranted.

1972 b.6.(i)-107.2.6.1 Design flood elevations. Where design flood elevations
1973 are not specified, they shall be established in accordance with Section
1974 1612.3.1 of the Florida Building Code.

1975 b.6.(ii)-107.2.6.2 For the purpose of inspection and record retention, site
1976 plans for a building may be maintained in the form of an electronic copy
1977 at the worksite. These plans must be open to inspection by the building
1978 official or a duly authorized representative, as required by the Florida
1979 Building Code.

1980	b.7-107.2.7 Structural information. The construction documents shall provide the information specified in Section 1603 of the Florida Building Code.
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1983	c-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.
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1988	Exceptions:
1989	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.
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1998	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.
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2007	c.1-107.3.1 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.
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2014	c.2-107.3.2 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a
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2016 structure for which a lawful permit has been heretofore issued or
2017 otherwise law- fully authorized, and the construction of which has been
2018 pursued in good faith within 180 days after the effective date of this code
2019 and has not been abandoned.

2020 c.3-107.3.3 Phased approval. The building official is authorized to issue a
2021 permit for the construction of foundations or any other part of a building
2022 or structure before the construction documents for the whole building or
2023 structure have been submitted, provided that adequate information and
2024 detailed statements have been filed complying with pertinent
2025 requirements of this code. The holder of such permit for the foundation
2026 or other parts of a building or structure shall proceed at the holder's own
2027 risk with the building operation and without assurance that a permit for
2028 the entire structure will be granted.

2029 c.4-107.3.4 Design professional in responsible charge. Where it is required
2030 that documents be prepared by a registered design professional, the
2031 building official shall be authorized to require the owner or the owner's
2032 authorized agent to engage and designate on the building permit
2033 application a registered design professional who shall act as the registered
2034 design professional in responsible charge. If the circumstances require,
2035 the owner or the owner's authorized agent shall designate a successor
2036 registered design professional in responsible charge who shall perform
2037 the duties required of the original registered design professional in
2038 responsible charge. The building official shall be notified in writing by the
2039 owner or owner's authorized agent if the registered design professional
2040 in responsible charge is changed or is unable to continue to perform the
2041 duties. Successor registered design professional in responsible charge
2042 licensed under Chapter 471 Florida Statutes shall comply with Section
2043 471.025(4) Florida Statute and the procedure set forth in 61G15-27.001
2044 Florida Administrative Code; or licensed under Chapter 481 Florida
2045 Statutes shall comply with Section 481.221(6) Florida Statute and the
2046 procedure set forth in 61G1-18.002 Florida Administrative Code.

2047 The registered design professional in responsible charge shall be
2048 responsible for reviewing and coordinating submittal documents
2049 prepared by others, including phased and deferred submittal items, for
2050 compatibility with the design of the building.

2051 c.5.(i)-107.3.4.1 Deferred submittals. For the purposes of this paragraph,
2052 deferred submittals are defined as those portions of the design that are

2053 not submitted at the time of the application and that are to be submitted
2054 to the building official.

2055 Deferral of any submittal items shall have the prior approval of the
2056 building official. The registered design professional in responsible charge
2057 shall list the deferred submittals on the construction documents for
2058 review by the building official.

2059 Documents for deferred submittal items shall be submitted to the
2060 registered design professional in responsible charge who shall review
2061 them and forward them to the building official with a notation indicating
2062 that the deferred submittal documents have been reviewed and found to
2063 be in general conformance to the design of the building. The deferred
2064 submittal items shall not be installed until the deferred submittal
2065 documents have been approved by the building official.

2066 c.4.(ii)-107.3.4.2 Certifications by contractors authorized under the
2067 provisions of Section 489.115(4)(b), Florida Statutes, shall be considered
2068 equivalent to sealed plans and specifications by a person licensed under
2069 Chapter 471, Florida Statutes, or Chapter 481, Florida Statutes, by local
2070 enforcement agencies for plans review for permitting purposes relating to
2071 compliance with the wind- resistance provisions of the code or alternate
2072 methodologies approved by the Florida Building Commission for one- and
2073 two-family dwellings. Local enforcement agencies may rely upon such
2074 certification by contractors that the plans and specifications submitted
2075 conform to the requirements of the code for wind resistance. Upon good
2076 cause shown, local government code enforcement agencies may accept
2077 or reject plans sealed by persons licensed under Chapters 471, 481 or 489,
2078 Florida Statutes.

2079 c.5-107.3.5 Minimum plan review criteria for buildings. The examination
2080 of the documents by the building official shall include the following
2081 minimum criteria and documents: a floor plan; site plan; foundation plan;
2082 floor/roof framing plan or truss layout; all fenestration and building
2083 envelope penetrations; flashing; and rough opening dimensions; and all
2084 exterior elevations:

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- 2085 **Commercial Buildings:**
- 2086 **Building:**
- 2087 1. Site requirements:
- 2088 Parking
- 2089 Fire access
- 2090 Vehicle loading
- 2091 Driving/turning radius
- 2092 Fire hydrant/water supply/post indicator valve (PIV)
- 2093 Set back/separation (assumed property lines)
- 2094 Location of specific tanks, water lines and sewer lines
- 2095 Flood hazard areas, flood zones, and design flood elevations
- 2096 2. Occupancy group and special occupancy requirements shall be
- 2097 determined (with cross check with the energy code submittal).
- 2098 3. Minimum type of construction shall be determined (see Table
- 2099 503).
- 2100 4. Fire-resistant construction requirements shall include the
- 2101 following components:
- 2102 Fire-resistant separations
- 2103 Fire-resistant protection for type of construction
- 2104 Protection of openings and penetrations of rated walls
- 2105 Fireblocking and draftstopping and calculated fire resistance
- 2106 5. Fire suppression systems shall include:
- 2107 Early warning smoke evacuation systems
- 2108 Schematic fire sprinklers
- 2109 Standpipes
- 2110 Pre-engineered systems
- 2111 Riser diagram.

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- 2112 6. Life safety systems shall be determined and shall include the
2113 following requirements:
- 2114 Occupant load and egress capacities
 - 2115 Early warning
 - 2116 Smoke control
 - 2117 Stair pressurization
 - 2118 Systems schematic
- 2119 7. Occupancy load/egress requirements shall include:
- 2120 Occupancy load
 - 2121 Gross
 - 2122 Net
 - 2123 Means of egress
 - 2124 Exit access
 - 2125 Exit
 - 2126 Exit discharge
 - 2127 Stairs construction/geometry and protection
 - 2128 Doors
 - 2129 Emergency lighting and exit signs
 - 2130 Specific occupancy requirements
 - 2131 Construction requirements
 - 2132 Horizontal exits/exit passageways
- 2133 8. Structural requirements shall include:
- 2134 Soil conditions/analysis
 - 2135 Termite protection
 - 2136 Design loads
 - 2137 Wind requirements
 - 2138 Building envelope
 - 2139 Impact resistant coverings or systems

2140	Structural calculations (if required)
2141	Foundation
2142	Flood requirements in accordance with Section 1612 of the
2143	Florida Building Code, including lowest floor elevations,
2144	enclosures, flood damage- resistant materials
2145	Wall systems Floor systems
2146	Roof systems
2147	Threshold inspection plan
2148	Stair systems
2149	9. Materials shall be reviewed and shall at a minimum include the
2150	following:
2151	Wood
2152	Steel
2153	Aluminum
2154	Concrete
2155	Plastic
2156	Glass
2157	Masonry
2158	Gypsum board and plaster Insulating (mechanical)
2159	Roofing
2160	Insulation
2161	Building envelope portions of the Energy Code (including
2162	calculation and mandatory requirements)
2163	10. Accessibility requirements shall include the following:
2164	Site requirements
2165	Accessible route
2166	Vertical accessibility
2167	Toilet and bathing facilities
2168	Drinking fountains

2169	Equipment
2170	Special occupancy requirements
2171	Fair housing requirements
2172	11. Interior requirements shall include the following:
2173	Interior finishes (flame spread/smoke development)
2174	Light and ventilation (including corresponding portion of the
2175	energy code)
2176	Sanitation
2177	12. Special systems:
2178	Elevators
2179	Escalators
2180	Lifts
2181	13. Swimming pools:
2182	Barrier requirements
2183	Spas
2184	Wading pools
2185	14. Location and installation details. The specific location and
2186	installation details of each fire door, fire damper, ceiling damper and
2187	smoke damper shall be shown and properly identified on the building
2188	plans by the designer.
2189	Electrical:
2190	1. Electrical:
2191	Wiring
2192	Services
2193	Feeders and branch circuits
2194	Overcurrent protection
2195	Grounding
2196	Wiring methods and materials
2197	GFCIs

2198	Electrical portions of the Energy Code (including calculation and
2199	mandatory requirements)
2200	2. Equipment
2201	3. Special occupancies
2202	4. Emergency systems
2203	5. Communication systems
2204	6. Low voltage
2205	7. Load calculations
2206	8. Design flood elevation
2207	Plumbing:
2208	1. Minimum plumbing facilities
2209	2. Fixture requirements
2210	3. Water supply piping
2211	4. Sanitary drainage
2212	5. Water heaters
2213	6. Vents
2214	7. Roof drainage
2215	8. Back flow prevention
2216	9. Irrigation
2217	10. Location of water supply line
2218	11. Grease traps
2219	12. Environmental requirements
2220	13. Plumbing riser
2221	14. Design flood elevation
2222	15. Water/plumbing portions of the Energy Code (including
2223	calculation and mandatory requirements)

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- 2224 **Mechanical:**
- 2225 1. Mechanical portions of the Energy calculations
- 2226 2. Exhaust systems:
- 2227 Clothes dryer exhaust
- 2228 Kitchen equipment exhaust
- 2229 Specialty exhaust systems
- 2230 3. Equipment
- 2231 4. Equipment location
- 2232 5. Make-up air
- 2233 6. Roof-mounted equipment
- 2234 7. Duct systems
- 2235 8. Ventilation
- 2236 9. Combustion air
- 2237 10. Chimneys, fireplaces and vents
- 2238 11. Appliances
- 2239 12. Boilers
- 2240 13. Refrigeration
- 2241 14. Bathroom ventilation
- 2242 15. Laboratory
- 2243 16. Design flood elevation
- 2244 17. Smoke and/or Fire Dampers
- 2245 **Gas:**
- 2246 1. Gas piping
- 2247 2. Venting
- 2248 3. Combustion air
- 2249 4. Chimneys and vents
- 2250 5. Appliances

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- 2251 6. Type of gas
- 2252 7. Fireplaces
- 2253 8. LP tank location
- 2254 9. Riser diagram/shutoffs
- 2255 10. Design flood elevation
- 2256 11. Gas portions of the Energy Code (including calculation and
- 2257 mandatory requirements)
- 2258 **Demolition:**
- 2259 1. Asbestos removal
- 2260 **Residential (one- and two-family):**
- 2261 1. Site requirements:
- 2262 Set back/separation (assumed property lines) Location of septic
- 2263 tanks
- 2264 2. Fire-resistant construction (if required)
- 2265 3. Fire
- 2266 4. Smoke and/or carbon monoxide alarm/detector locations
- 2267 5. Egress:
- 2268 Egress window size and location stairs construction requirements
- 2269 6. Structural requirements shall include:
- 2270 Wall section from foundation through roof, including assembly
- 2271 and materials connector tables wind requirements structural
- 2272 calculations (if required)
- 2273 Termite protection
- 2274 Design loads
- 2275 Wind requirements
- 2276 Building envelope
- 2277 Foundation
- 2278 Wall systems
- 2279 Floor systems

2280	Roof systems
2281	Flood hazard areas, flood zones, design flood elevations, lowest
2282	floor elevations, enclosures, equipment, and flood damage-
2283	resistant materials
2284	7. Accessibility requirements:
2285	Show/identify
2286	Accessible bath
2287	8. Impact resistant coverings or systems
2288	9. Residential Energy Code submittal (including calculation and
2289	mandatory requirements)
2290	Manufactured buildings/housing:
2291	1. Site requirements
2292	Setback/separation (assumed property lines)
2293	Location of septic tanks (if applicable)
2294	2. Structural
2295	Wind zone
2296	Flood
2297	Anchoring
2298	Blocking
2299	3. Plumbing
2300	List potable water source and meter size (if applicable)
2301	4. Mechanical
2302	Exhaust systems
2303	Clothes dryer exhaust
2304	Kitchen equipment exhaust
2305	5. Electrical exterior disconnect location
2306	Exemptions: Plans examination by the building official shall not be
2307	required for the following work:

-
- 2308 1. Replacing existing equipment such as mechanical units, water
2309 heaters, etc.
- 2310 2. Reroofs
- 2311 3. Minor electrical, plumbing and mechanical repairs
- 2312 4. Annual maintenance permits
- 2313 5. Prototype plans:
- 2314 Except for local site adaptations, siding, foundations and/or
2315 modifications.
- 2316 Except for structures that require waiver.
- 2317 6. Manufactured buildings plan except for foundations and
2318 modifications of buildings on site and as listed above in manufactured
2319 buildings/housing.
- 2320 d-107.4 Amended construction documents. Work shall be installed in
2321 accordance with the approved construction documents, and any changes
2322 made during construction that are not in compliance with the approved
2323 construction documents shall be resubmitted for approval as an amended
2324 set of construction documents.
- 2325 e-107.5 Retention of construction documents. One set of approved
2326 construction documents shall be retained by the building official for a
2327 period of not less than 180 days from date of completion of the permitted
2328 work, or as required by state or local laws.
- 2329 f-107.6 Affidavits. The building official may accept a sworn affidavit from
2330 a registered architect or engineer stating that the plans submitted
2331 conform to the technical codes. For buildings and structures, the affidavit
2332 shall state that the plans conform to the laws as to egress, type of
2333 construction and general arrangement and, if accompanied by drawings,
2334 show the structural design and that the plans and design conform to the
2335 requirements of the technical codes as to strength, stresses, strains, loads
2336 and stability. The building official may without any examination or
2337 inspection accept such affidavit, provided the architect or engineer who
2338 made such affidavit agrees to submit to the building official copies of
2339 inspection reports as inspections are performed and upon completion of
2340 the structure, electrical, gas, mechanical or plumbing systems a
2341 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 conducting inspections is qualified as a building inspector under Part XII of Chapter 468, Florida Statutes.

d.1-107.6.1 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 Paragraphs n-105.14 and f-107.6, shall not extend to the flood load and flood-resistance construction requirements of the Florida Building Code.

d.2-107.6.2 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.

g-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, parts, paragraphs, 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.

PART 8 TEMPORARY STRUCTURES AND USES

2378 a-108.1 General. The building official is authorized to issue a permit for
2379 temporary structures and temporary uses. Such permits shall be limited
2380 as to time of service, but shall not be permitted for more than 180 days.
2381 The building official is authorized to grant extensions for demonstrated
2382 cause.

2383 b-108.2 Conformance. Temporary structures and uses shall comply with
2384 the requirements in Section 3103 of the Florida Building Code.

2385 c-108.3 Temporary power. The building official is authorized to give
2386 permission to temporarily supply and use power in part of an electric
2387 installation before such installation has been fully completed and the final
2388 certificate of completion has been issued. The part covered by the
2389 temporary certificate shall comply with the requirements specified for
2390 temporary lighting, heat or power in NFPA 70.

2391 d-108.4 Termination of approval. The building official is authorized to
2392 terminate such permit for a temporary structure or use and to order the
2393 temporary structure or use to be discontinued.

2394 **PART 9 FEES**

2395 a-109.1 Payment of fees. A permit shall not be valid until the fees
2396 prescribed by law have been paid, nor shall an amendment to a permit be
2397 released until the additional fee, if any, has been paid.

2398 b-109.2 Schedule of permit fees. On buildings, structures, electrical, gas,
2399 mechanical, and plumbing systems or alterations requiring a permit, a fee
2400 for each permit shall be paid as required, in accordance with the schedule
2401 as established by the applicable governing authority.

2402 b.1-109.2.1 Types of Fees Enumerated. Fees may be charged for but not
2403 limited to the following:

- 2404 1. Permits;
- 2405 2. Plans examination;
- 2406 3. Certificates of competency (including fees for applications,
2407 examinations, renewal, late renewal, and reciprocity);
- 2408 4. Re-inspections;
- 2409 5. Administrative fees (including fees for investigative and legal costs
2410 incurred in the context of certain disciplinary cases heard by the
2411 board);

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- 2412 6. Variance requests;
- 2413 7. Administrative appeals;
- 2414 8. Violations; and
- 2415 9. Other fees as established by local resolution or ordinance.
- 2416 c-109.3 Building permit valuations. The applicant for a permit shall
- 2417 provide an estimated permit value at time of application. Permit
- 2418 valuations shall include total value of work, including materials and labor,
- 2419 for which the permit is being issued, such as electrical, gas, mechanical,
- 2420 plumbing equipment and permanent systems. If, in the opinion of the
- 2421 building official, the valuation is underestimated on the application, the
- 2422 permit shall be denied, unless the applicant can show detailed estimates
- 2423 to meet the approval of the building official. Final building permit
- 2424 valuation shall be set by the building official.
- 2425 d-109.4 Work commencing before permit issuance. Any person who
- 2426 commences any work on a building, structure, electrical, gas, mechanical
- 2427 or plumbing system before obtaining the necessary permits or without
- 2428 prior approval from the building official as permitted in Paragraph b.2-
- 2429 105.2.2 or i-105.12 shall be subject to a fee established by the building
- 2430 official that shall be in addition to the required permit fees or as provided
- 2431 by local ordinance. This provision shall not apply to emergency work when
- 2432 delay would clearly have placed life or property in imminent danger. But
- 2433 in all such cases the required permit(s) must be applied for within three
- 2434 (3) business days and any unreasonable delay in obtaining those permit(s)
- 2435 shall result in the charge of a double fee. The payment of a double fee
- 2436 shall not preclude or be deemed a substitute for prosecution for
- 2437 commencing work without first obtaining a permit. The building official
- 2438 may grant extensions of time or waive fees when justifiable cause has
- 2439 been demonstrated in writing.
- 2440 e-109.5 Related fees. The payment of the fee for the construction,
- 2441 alteration, removal or demolition for work done in connection to or
- 2442 concurrently with the work authorized by a building permit shall not
- 2443 relieve the applicant or holder of the permit from the payment of other
- 2444 fees that are prescribed by law.
- 2445 f-109.6 Refunds. The building official is authorized to establish a refund
- 2446 policy.

PART 10 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 official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

a.1-110.1.1 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.

a.2-110.1.2 Inspection service. The building official may make, or cause to be made, the inspections required by Part 10. 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 Statutes; or licensed under Chapter 471 or 481 Florida Statutes.

b-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.

c-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 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,

2517 chimneys, ducts and vents are complete and the rough electrical,
2518 plumbing, heating wires, pipes and ducts are approved and shall at a
2519 minimum include the following building components:

2520 Window/door framing

2521 Window U-factor/SHGC (as indicated on approved energy
2522 calculations)

2523 Vertical cells/columns

2524 Lintel/tie beams

2525 Framing/trusses/bracing/connectors (including truss layout and
2526 engineered drawings)

2527 Draftstopping/fireblocking

2528 Curtain wall framing

2529 Energy insulation (Insulation R-factor as indicated on approved
2530 energy calculations)

2531 Accessibility

2532 Verify rough opening dimensions are within tolerances.

2533 Window/door buck attachment

2534 2.1 Insulation Inspection: To be made after the framing inspection is
2535 approved and the insulation is in place, according to approved energy
2536 calculation submittal. Includes wall and ceiling insulation.

2537 2.2 Lath and gypsum board inspection for fire-resistance rated or
2538 shear assemblies. Lath and gypsum board inspections shall be made
2539 after lathing and gypsum board, interior and exterior, is in place, but
2540 before ant plastering is applied or gypsum board joints and fasteners
2541 are taped and finished.

2542 3. Sheathing inspection. To be made either as part of a dry-in
2543 inspection or done separately at the request of the contractor after
2544 all roof and wall sheathing and fasteners are complete and shall at a
2545 minimum include the following building components:

2546 Roof sheathing

2547 Wall sheathing

2548 Continuous air barrier

2549	Exterior siding/cladding
2550	Sheathing fasteners
2551	Roof/wall dry-in
2552	Sheathing fasteners installed and found to be missing the
2553	structural member (shiners) shall be removed and properly
2554	reinstalled prior to installation of the dry-in material.
2555	4. Exterior wall coverings. Shall at a minimum include the following
2556	building components in progress inspections:
2557	Exterior wall coverings and veneers
2558	Soffit coverings
2559	5. Roofing inspection. Shall at a minimum be made in at least two
2560	inspections and include the following building components:
2561	Dry-in
2562	Insulation
2563	Roof coverings (including In Progress as necessary)
2564	Insulation on roof deck (according to submitted energy
2565	calculation)
2566	Flashing
2567	5.1 Re-roof sheathing inspection. An affidavit with a notarized
2568	signature of a state or locally licensed roofing contractor for the
2569	installation of additional sheathing fasteners as required by the
2570	Existing Building Code may be accepted at the discretion of the
2571	building official.
2572	6. Final inspection. To be made after the building is completed and
2573	ready for occupancy.
2574	6.1. In flood hazard areas, as part of the final inspection, a final
2575	certification of the lowest floor elevation or the elevation to which a
2576	building is dry floodproofed, as applicable, shall be submitted to the
2577	authority having jurisdiction.
2578	7. Swimming pool inspection. First inspection to be made after
2579	excavation and installation of reinforcing steel, bonding and main
2580	drain and prior to placing of concrete.

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- 2581 1. Steel reinforcement inspection
- 2582 2. Underground electric inspection
- 2583 3. Underground piping inspection including a pressure test.
- 2584 4. Underground electric inspection under deck area (including
- 2585 the equipotential bonding)
- 2586 5. Underground piping inspection under deck area
- 2587 6. Deck inspection: to be made prior to installation of the deck
- 2588 material (with forms, deck drains, and any reinforcement in place
- 2589 7. Safety Inspection; Made prior to filling the pool with the
- 2590 bonding connections made, the proper drain covers installed and
- 2591 the final barriers installed.
- 2592 8. Final pool piping
- 2593 9. Final Electrical inspection
- 2594 10. Final inspection to be made when the swimming pool is
- 2595 complete and all required enclosure requirements are in place.
- 2596 In order to pass final inspection and receive a certificate of
- 2597 completion, a residential swimming pool must meet the
- 2598 requirements relating to pool safety features as described in
- 2599 Section 454.2.17 of the Florida Building Code.
- 2600 8. Demolition inspections. First inspection to be made after all utility
- 2601 connections have been dis- connected and secured in such manner
- 2602 that no unsafe or unsanitary conditions shall exist during or after
- 2603 demolition operations.
- 2604 Final inspection to be made after all demolition work is completed.
- 2605 9. Manufactured building inspections. The building department shall
- 2606 inspect construction of foundations; connecting buildings to
- 2607 foundations; installation of parts identified on plans as site installed
- 2608 items, joining the modules, including utility cross- overs; utility
- 2609 connections from the building to utility lines on site; and any other
- 2610 work done on site which requires compliance with the Florida
- 2611 Building Code. Additional inspections may be required for public
- 2612 educational facilities (see Section 453.27.20 of the Florida Building
- 2613 Code).

2614 10. Where impact-resistant coverings or impact-resistant systems
2615 are installed, the building official shall schedule adequate inspections
2616 of impact-resistant coverings or impact-resistant systems to
2617 determine the following:

2618 The system indicated on the plans was installed.

2619 The system is installed in accordance with the manufacturer's
2620 installation instructions and the product approval.

2621 **Electrical**

2622 1. Underground inspection. To be made after trenches or ditches are
2623 excavated, conduit or cable installed, and before any backfill is put in
2624 place.

2625 2. Rough-in inspection. To be made after the roof, framing,
2626 fireblocking and bracing is in place and prior to the installation of wall
2627 or ceiling membranes.

2628 3. Final inspection. To be made after the building is complete, all
2629 required electrical fixtures are in place and properly connected or
2630 protected, and the structure is ready for occupancy.

2631 4. Existing Swimming Pools. To be made after all repairs or alterations
2632 are complete, all required electrical equipment, GFCI protection, and
2633 equipotential bonding are in place on said alterations or repairs.

2634 **Plumbing**

2635 1. Underground inspection. To be made after trenches or ditches are
2636 excavated, piping installed, and before any backfill is put in place.

2637 2. Rough-in inspection. To be made after the roof, framing,
2638 fireblocking and bracing is in place and all soil, waste and vent piping
2639 is complete, and prior to this installation of wall or ceiling
2640 membranes.

2641 Includes plumbing provisions of the energy code and approved
2642 energy calculation provisions.

2643 3. Final inspection. To be made after the building is complete, all
2644 plumbing fixtures are in place and properly connected, and the
2645 structure is ready for occupancy.

2646 Note: See Section 312 of the Florida Building Code, Plumbing for
2647 required tests.

2648 **Mechanical**

2649 1. Underground inspection. To be made after trenches or ditches are
2650 excavated, underground duct and fuel piping installed, and before
2651 any backfill is put in place.

2652 2. Rough-in inspection. To be made after the roof, framing,
2653 fireblocking and bracing are in place and all ducting, and other
2654 concealed components are complete, and prior to the installation of
2655 wall or ceiling membranes.

2656 Includes mechanical provisions of the energy code and approved
2657 energy calculation provisions.

2658 3. Final inspection. To be made after the building is complete, the
2659 mechanical system is in place and properly connected, and the
2660 structure is ready for occupancy.

2661 **Gas**

2662 1. Rough piping inspection. To be made after all new piping
2663 authorized by the permit has been installed, and before any such
2664 piping has been covered or concealed or any fixtures or gas
2665 appliances have been connected.

2666 Includes gas provisions of the energy code and approved energy
2667 calculation provisions.

2668 2. Final piping inspection. To be made after all piping authorized by
2669 the permit has been installed and after all portions which are to be
2670 concealed by plastering or otherwise have been so concealed, and
2671 before any fixtures or gas appliances have been connected. This
2672 inspection shall include a pressure test.

2673 3. Final inspection. To be made on all new gas work authorized by
2674 the permit and such portions of existing systems as may be affected
2675 by new work or any changes, to ensure compliance with all the
2676 requirements of this code and to assure that the installation and
2677 construction of the gas system is in accordance with reviewed plans.

2678 **Site Debris**

2679 1. The contractor and/or owner of any active or inactive construction
2680 project shall be responsible for the clean-up and removal of all
2681 construction debris or any other miscellaneous discarded articles
2682 during the course of the construction project and prior to receiving
2683 final inspection approval. Construction job sites must be kept clean
2684 and in a safe condition at all times.

2685 2. All debris shall be kept in such a manner as to prevent it from being
2686 spread by any means.

2687 c.1-110.3.1 Footing and foundation inspection.

2688 Footing and foundation inspections shall be made after excavations for
2689 footings are complete and any required reinforcing steel is in place. For
2690 concrete foundations, any required forms shall be in place prior to
2691 inspection. Materials for the foundation shall be on the job, except where
2692 concrete is ready mixed in accordance with ASTM C 94, the concrete need
2693 not be on the job.

2694 c.2-110.3.2 Concrete slab and under-floor inspection. Concrete slab and
2695 under-floor inspections shall be made after in-slab or under-floor
2696 reinforcing steel and building service equipment, conduit, piping
2697 accessories and other ancillary equipment items are in place, but before
2698 any concrete is placed or floor sheathing installed, including the subfloor.

2699 c.3-110.3.3 Lowest floor elevation. In flood hazard areas, upon placement
2700 of the lowest floor, including the basement, and prior to further vertical
2701 construction, the elevation certification required in Section 1612.4 of the
2702 Florida Building Code, Building and Section R322 of the Florida Building
2703 Code, Residential, shall be submitted to the building official.

2704 c.4-110.3.4 Frame inspection. Framing inspections shall be made after the
2705 roof deck or sheathing, all framing, fireblocking and bracing are in place
2706 and pipes, chimneys and vents to be concealed are complete and the
2707 rough electrical, plumbing, heating wires, pipes and ducts are approved.

2708 c.5-110.3.5 Lath, gypsum board and gypsum panel product inspection.
2709 Lath, gypsum board and gypsum panel product inspections shall be made
2710 after lathing, gypsum board and gypsum panel products, interior and
2711 exterior, are in place, but before any plastering is applied or gypsum board
2712 and gypsum panel product joints and fasteners are taped and finished.

2713 Exception: Gypsum board and gypsum panel products that are not
2714 part of a fire-resistance-rated assembly or a shear assembly.

2715 c.6-110.3.6 Weather-exposed balcony and walking surface waterproofing.
2716 Where balcony or other elevated walking surfaces are exposed to water
2717 from direct or blowing rain or irrigation, and the structural framing is
2718 protected by an impervious moisture barrier, all elements of the
2719 impervious-moisture-barrier system shall not be concealed until
2720 inspected and approved.

2721 c.7-110.3.7 Fire and smoke-resistant penetrations. Protection of joints
2722 and penetrations in fire-resistance- rated assemblies, smoke barriers and
2723 smoke partitions shall not be concealed from view until inspected and
2724 approved.

2725 c.8-110.3.8 Energy efficiency inspections. Inspections shall be made to
2726 determine compliance with FBC, Energy Conservation and confirm with
2727 the approved energy code submittal (by appropriate trade) and
2728 corresponding mandatory requirements and shall include, but not be
2729 limited to, inspections for: corresponding envelope insulation R- and U-
2730 values, fenestration U-value, and Solar Heat Gain Coefficient, duct system
2731 R-value, and HVAC, lighting, electrical and water-heating equipment
2732 efficiency.

2733 c.9-110.3.9 Other inspections. In addition to the inspections specified in
2734 Paragraphs c-110.3 through c.8-110.3.8, the building official is authorized
2735 to make or require other inspections of any construction work to ascertain
2736 compliance with the provisions of this code and other laws that are
2737 enforced by the department of building safety.

2738 c.10-110.3.10 Special inspections. Reserved.

2739 c.11-110.3.11 Final inspection. The final inspection shall be made after all
2740 work required by the building permit is completed.

2741 c.11.(i)-110.3.11.1 Flood hazard documentation.

2742 If located in a flood hazard area, documentation as required in Section
2743 1612.5 of the Florida Building Code, Building; or Section R322 of the
2744 Florida Building Code, Residential, shall be submitted to the building
2745 official prior to the final inspection.

2746 c.11.(ii)-110.3.11.2 Commercial Energy Code documentation. If required
2747 by energy code path submittal, confirmation that commissioning result
2748 requirements have been received by building owner.

2749 c.11.(iii)-110.3.11.3 Residential Energy Code documentation. If required
2750 by energy code path submittal (R405), confirmation that the envelope and
2751 duct test requirements shall be received by building official.

2752 c.12-110.3.12 Termites. Building components and building surroundings
2753 required to be protected from termite damage in accordance with
2754 Section 1503.7, Section 2304.12.9 or Section 2304.12.4 of the Florida
2755 Building Code, specifically required to be inspected for termites in
2756 accordance with Section 2114 of said code, or required to have chemical
2757 soil treatment in accordance with Section 1816 of said code shall not be
2758 covered or concealed until the release from the building official has been
2759 received.

2760 c.13-110.3.13 Impact-resistant coverings or systems. Where impact-
2761 resistant coverings or systems are installed to meet requirements of this
2762 code, the building official shall schedule adequate inspections of impact-
2763 resistant coverings or systems to determine the following:

- 2764 1. The system indicated on the plans was installed.
- 2765 2. The system is installed in accordance with the manufacturer's
2766 installation instructions and the product approval.

2767 d-110.4 Inspection agencies. The building official is authorized to accept
2768 reports of approved inspection agencies, provided such agencies satisfy
2769 the requirements as to qualifications and reliability.

2770 e-110.5 Inspection requests. It shall be the duty of the holder of the
2771 building permit or their duly authorized agent to notify the building official
2772 when work is ready for inspection. It shall be the duty of the permit holder
2773 to provide access to and means for inspections of such work that are
2774 required by this code.

2775 f-110.6 Approval required. Work shall not be done beyond the point
2776 indicated in each successive inspection without first obtaining the
2777 approval of the building official. The building official, upon notification,
2778 shall make the requested inspections and shall either indicate the portion
2779 of the construction that is satisfactory as completed, or notify the permit
2780 holder or his or her agent wherein the same fails to comply with this code.

2781 Any portions that do not comply shall be corrected and such portion shall
2782 not be covered or concealed until authorized by the building official.

2783 g-110.7 Shoring. For threshold buildings, shoring and associated
2784 formwork or falsework shall be designed and inspected by a Florida
2785 licensed professional engineer prior to any required mandatory
2786 inspections by the threshold building inspector.

2787 h-110.8 Threshold building.

2788 h.1-110.8.1 During new construction or during repair or restoration
2789 projects in which the structural system or structural loading of a building
2790 is being modified, the enforcing agency shall require a special inspector to
2791 perform structural inspections on a threshold building pursuant to a
2792 structural inspection plan prepared by the engineer or architect of record.
2793 The structural inspection plan must be submitted to the enforcing agency
2794 prior to the issuance of a building permit for the construction of a
2795 threshold building. The purpose of the structural inspection plans is to
2796 provide specific inspection procedures and schedules so that the building
2797 can be adequately inspected for compliance with the permitted
2798 documents. The special inspector may not serve as a surrogate in carrying
2799 out the responsibilities of the building official, the architect, or the
2800 engineer of record. The contractor's contractual or statutory obligations
2801 are not relieved by any action of the special inspector.

2802 h.2-110.8.2 The special inspector shall determine that a professional
2803 engineer who specializes in shoring design has inspected the shoring and
2804 reshoring for conformance with the shoring and reshoring plans
2805 submitted to the enforcing agency. A fee simple title owner of a building,
2806 which does not meet the minimum size, height, occupancy, occupancy
2807 classification, or number-of-stories criteria which would result in
2808 classification as a threshold building under s. 553.71(7), Florida Statutes
2809 may designate such building as a threshold building, subject to more than
2810 the minimum number of inspections required by the Florida Building
2811 Code.

2812 h.3-110.8.3 The fee owner of a threshold building shall select and pay all
2813 costs of employing a special inspector, but the special inspector shall be
2814 responsible to the enforcement agency. The inspector shall be a person
2815 certified, licensed or registered under Chapter 471, Florida Statutes, as an
2816 engineer or under Chapter 481, Florida Statutes, as an architect.

2817 h.4-110.8.4 Each enforcement agency shall require that, on every
2818 threshold building:

2819 h.4.(i)-110.8.4.1 The special inspector, upon completion of the building
2820 and prior to the issuance of a certificate of occupancy, file a signed and
2821 sealed statement with the enforcement agency in substantially the
2822 following form: "To the best of my knowledge and belief, the above
2823 described construction of all structural load- bearing components
2824 complies with the permitted documents, and the shoring and reshoring
2825 conforms to the shoring and reshoring plans submitted to the
2826 enforcement agency."

2827 h.4.(ii)-110.8.4.2 Any proposal to install an alternate structural product or
2828 system to which building codes apply be submitted to the enforcement
2829 agency for review for compliance with the codes and made part of the
2830 enforcement agency's recorded set of permit documents.

2831 h.4.(iii)-110.8.4.3 All shoring and reshoring procedures, plans and details
2832 be submitted to the enforcement agency for recordkeeping. Each shoring
2833 and reshoring installation shall be supervised, inspected and certified to
2834 be in compliance with the shoring documents by the contractor.

2835 h.4.(iv)-110.8.4.4 All plans for the building which are required to be signed
2836 and sealed by the architect or engineer of record contain a statement
2837 that, to the best of the architect's or engineer's knowledge, the plans and
2838 specifications comply with the applicable minimum building codes and
2839 the applicable fire-safety standards as deter- mined by the local authority
2840 in accordance with this paragraph and Chapter 633, Florida Statutes.

2841 h.5-110.8.5 No enforcing agency may issue a building permit for
2842 construction of any threshold building except to a licensed general
2843 contractor, as defined in Section 489.105(3)(a), Florida Statutes, or to a
2844 licensed building contractor, as defined in Section 489.105(3)(b), Florida
2845 Statutes, within the scope of her or his license. The named contractor to
2846 whom the building permit is issued shall have the responsibility for
2847 supervision, direction, management and control of the construction
2848 activities on the project for which the building permit was issued.

2849 h.6-110.8.6 The building department may allow a special inspector to
2850 conduct the minimum structural inspection of threshold buildings
2851 required by this code, Section 553.73, Florida Statutes, without
2852 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.

i-110.9 Mandatory structural inspections for condominium and cooperative buildings.

i.1-110.9.1 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.

i.2-110.9.2. As used in this Paragraph i.1-110.9, 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 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.

i.3-110.9.3.

(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

2925 completed before the deadline or other circumstance to justify an
2926 extension.

2927 (d) The local enforcement agency may accept an inspection report
2928 prepared by a licensed engineer or architect for a structural integrity
2929 and condition inspection of a building performed before July 1, 2022,
2930 if the inspection and report substantially comply with the
2931 requirements of this paragraph. Notwithstanding when such
2932 inspection was completed, the condominium or cooperative
2933 association must comply with the unit owner notice requirements in
2934 Paragraph i.9-110.9.9. The inspection for which an inspection report
2935 is accepted by the local enforcement agency under this paragraph is
2936 deemed a milestone inspection for the applicable requirements in
2937 chapters 718 and 719. If a previous inspection and report is accepted
2938 by the local enforcement agency under this paragraph, the deadline
2939 for the building's subsequent 10-year milestone inspection is based
2940 on the date of the accepted previous inspection.

2941 i.4-110.9.4. The milestone inspection report must be arranged by a
2942 condominium or cooperative association and any owner of any portion of
2943 the building which is not subject to the condominium or cooperative form
2944 of ownership. The condominium association or cooperative association
2945 and any owner of any portion of the building which is not subject to the
2946 condominium or cooperative form of ownership are each responsible for
2947 ensuring compliance with the requirements of this paragraph. The
2948 condominium association or cooperative association is responsible for all
2949 costs associated with the milestone inspection attributable to the
2950 portions of a building which the association is responsible to maintain
2951 under the governing documents of the association. This paragraph does
2952 not apply to a single-family, two-family, or three-family dwelling with
2953 three or fewer habitable stories above ground.

2954 i.5-110.9.5. Upon determining that a building must have a milestone
2955 inspection, the local enforcement agency must provide written notice of
2956 such required inspection to the condominium association or cooperative
2957 association and any owner of any portion of the building which is not
2958 subject to the condominium or cooperative form of ownership, as
2959 applicable, by certified mail, return receipt requested. The condominium
2960 or cooperative association must notify the unit owners of the required
2961 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.

i.6-110.9.6. 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 Paragraph i.5-110.9.5. For purposes of this paragraph, 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.

i.7-110.9.7. A milestone inspection consists of two phases:

i.7.(i)-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 Paragraph i.7.(ii)-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 Paragraph i.8-110.9.8.

i.7.(ii)-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

2999 a timeline for completion of the phase two inspection. An inspector who
3000 completes a phase two milestone inspection shall prepare and submit an
3001 inspection report pursuant to Paragraph i.8-110.9.8.

3002 i.8-110.9.8. Upon completion of a phase one or phase two milestone
3003 inspection, the architect or engineer who performed the inspection must
3004 submit a sealed copy of the inspection report with a separate summary
3005 of, at minimum, the material findings and recommendations in the
3006 inspection report to the condominium association or cooperative
3007 association, to any other owner of any portion of the building which is not
3008 subject to the condominium or cooperative form of ownership, and to the
3009 building official of the local government which has jurisdiction. The
3010 inspection report must, at a minimum, meet all of the following criteria:

3011 (a) Bear the seal and signature, or the electronic signature, of the
3012 licensed engineer or architect who performed the inspection.

3013 (b) Indicate the manner and type of inspection forming the basis for
3014 the inspection report.

3015 (c) Identify any substantial structural deterioration, within a
3016 reasonable professional probability based on the scope of the
3017 inspection, describe the extent of such deterioration, and identify any
3018 recommended repairs for such deterioration.

3019 (d) State whether unsafe or dangerous conditions, as those terms are
3020 defined in the Florida Building Code, were observed.

3021 (e) Recommend any remedial or preventive repair for any items that
3022 are damaged but are not substantial structural deterioration.

3023 (f) Identify and describe any items requiring further inspection.

3024 i.9-110.9.9. Within 45 days after receiving the applicable inspection
3025 report, the condominium or cooperative association must distribute a
3026 copy of the inspector-prepared summary of the inspection report to each
3027 condominium unit owner or cooperative unit owner, regardless of the
3028 findings or recommendations in the report, by United States mail or
3029 personal delivery at the mailing address, property address, or any other
3030 address of the owner provided to fulfill the association's notice
3031 requirements under chapter 718 or chapter 719, as applicable, and by
3032 electronic transmission to the e-mail address or facsimile number
3033 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.

i.10-110.9.10. A local enforcement agency may prescribe timelines and penalties with respect to compliance with this paragraph.

i.11-110.9.11. 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 paragraph 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.

PART 11 CERTIFICATE OF OCCUPANCY

a-111.1 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 Paragraph b-105.2.

b-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:

1. The building permit number.

-
- 3069 2. The address of the structure.
- 3070 3. The name and address of the owner or the owner's authorized
3071 agent.
- 3072 4. A description of that portion of the structure for which the
3073 certificate is issued.
- 3074 5. A statement that the described portion of the structure has been
3075 inspected for compliance with the requirements of this code for the
3076 occupancy and division of occupancy and the use for which the
3077 proposed occupancy is classified.
- 3078 6. For buildings and structures in flood hazard areas, a statement that
3079 documentation of the as-built lowest floor elevation has been
3080 provided and is retained in the records of the building official.
- 3081 7. The name of the building official.
- 3082 8. The edition of the code under which the permit was issued.
- 3083 9. The use and occupancy, in accordance with the provisions of
3084 Chapter 3 of the Florida Building Code.
- 3085 10. The type of construction as defined in Chapter 6 of the Florida
3086 Building Code.
- 3087 11. The design occupant load.
- 3088 12. If an automatic sprinkler system is provided, whether the
3089 sprinkler system is required.
- 3090 13. Any special stipulations and conditions of the building permit.
- 3091 c-111.3 Temporary occupancy. The building official is authorized to issue
3092 a temporary certificate of occupancy before the completion of the entire
3093 work covered by the permit, provided that such portion or portions shall
3094 be occupied safely. The building official shall set a time period during
3095 which the temporary certificate of occupancy is valid.
- 3096 d-111.4 Revocation. The building official is authorized to, in writing,
3097 suspend or revoke a certificate of occupancy or completion issued under
3098 the provisions of this code wherever the certificate is issued in error, or
3099 on the basis of incorrect information supplied, or where it is determined
3100 that the building or structure or portion thereof is in violation of any
3101 ordinance or regulation or any of the provisions of this code.

e-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 shell building, prior to the issuance of a certificate of occupancy.

PART 12 SERVICE UTILITIES

a-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.

b-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.

c-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 Paragraph d-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 Paragraph a-112.1 or b-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.

PART 13 BOARD OF APPEALS

Reserved

PART 14 VIOLATIONS

a-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.

b-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.

c-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.

d-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.

PART 15 STOP WORK ORDER

a-115.1 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.

b-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.

c-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.

PART 16 UNSAFE STRUCTURES AND EQUIPMENT

a-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 paragraph. A vacant structure that is not secured against entry shall be deemed unsafe.

b-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.

c-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.

d-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.

e-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 Paragraph b.2-105.2.2 and the Florida Building Code, Existing Building.

PART 17 VARIANCES IN FLOOD HAZARD AREAS

a-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 Florida Building Code, Building or, as applicable, the provisions of Section R322 of the Florida Building Code, Residential. This paragraph shall not apply to Section 3109 of the Florida Building Code, Building.

Sec. 22-6. Exemptions.

(a) Shall be as set forth in Section 489.103, Florida Statutes.

(b) This article shall not apply to:

- (1) An authorized employee of the United States, this state, or any municipality, county, irrigation district, reclamation district, or any other municipal or political subdivision, except school boards, the board of regents, and community colleges, unless for the purpose of performing routine maintenance or repair or construction not exceeding \$200,000.00 to existing installations, if the employee does not hold himself or herself out for hire or otherwise engage in contracting except in accordance with his or her employment. If the construction, remodeling, or improvement exceeds \$200,000.00, school boards, the board of regents, and community colleges, shall not divide the project into separate components for the purpose of evading this paragraph.
- (2) Public utilities, including special gas districts as defined in Chapter 189, telecommunications companies as defined in Section 364.02(14), Florida Statutes, and natural gas transmission companies as defined in Section 368.103(4), Florida Statutes, on construction, maintenance, and development work performed by their employees, which work, including, but not limited to, work on bridges, roads, streets, highways, or railroads, is incidental to their business. The board shall define, by rule, the term "incidental to their business" for purposes of this subparagraph.
- (3) Owners of property when acting as their own contractor and providing direct, onsite supervision themselves of all work not performed by licensed contractors:

a. When building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy or use of such owners and not offered for sale or lease, or building or improving commercial buildings, at a cost not to exceed \$75,000.00, on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part, proof of the sale or lease, or offering for sale or lease, of any such structure by the owner-builder within one year after completion of same creates a presumption that the construction was undertaken for purposes of sale or lease.

b. When repairing or replacing wood shakes or asphalt or fiberglass shingles on one-family, two-family, or three-family residences for the occupancy or use of such owner or tenant of the owner and not offered for sale within one year after completion of the work and when the property has been damaged by natural causes from an event recognized as an emergency situation designated by executive order issued by the governor declaring the existence of a state of emergency as a result and consequence of a serious threat posed to the public health, safety, and property in this state.

This subparagraph does not exempt any person who is employed by or has a contract with such owner and who acts in the capacity of a contractor. The owner may not delegate the owner's responsibility to directly supervise all work to any other person unless that person is registered or certified under this part and the work being performed is within the scope of that person's license. For the purposes of this subparagraph, the term "owners of property" includes the owner of a mobile home situated on a leased lot. To qualify for exemption under this subparagraph, an owner must personally appear and sign the building permit application and must satisfy local permitting agency requirements, if any, providing that the owner has a complete understanding of the owner's obligations under the law as specified in the disclosure statement in this paragraph. If any person violates the requirements of this subparagraph, the local permitting agency shall withhold final approval, revoke the permit, or pursue any action or remedy for unlicensed activity against the owner and any person performing work that requires licensure under the permit issued. The

3276 local permitting agency shall provide the person with a disclosure
3277 statement in substantially the following form:

3278 **Disclosure Statement**

3279 **State law requires construction to be done by licensed**
3280 **contractors. You have applied for a permit under an exemption**
3281 **to that law. The exemption allows you, as the owner of your**
3282 **property, to act as your own contractor with certain restrictions**
3283 **even though you do not have a license. You must provide direct,**
3284 **onsite supervision of the construction yourself. You may build**
3285 **or improve a one-family or two-family residence or a farm**
3286 **outbuilding. You may also build or improve a commercial**
3287 **building, provided your costs do not exceed \$75,000. The**
3288 **building or residence must be for your own use or occupancy. It**
3289 **may not be built or substantially improved for sale or lease. If**
3290 **you sell or lease a building you have built or substantially**
3291 **improved yourself within 1 year after the construction is**
3292 **complete, the law will presume that you built or substantially**
3293 **improved it for sale or lease, which is a violation of this**
3294 **exemption. You may not hire an unlicensed person to act as your**
3295 **contractor or to supervise people working on your building. It is**
3296 **your responsibility to make sure that people employed by you**
3297 **have licenses required by state law and by county or municipal**
3298 **licensing ordinances. You may not delegate the responsibility for**
3299 **supervising work to a licensed contractor who is not licensed to**
3300 **perform the work being done. Any person working on your**
3301 **building who is not licensed must work under your direct**
3302 **supervision and must be employed by you, which means that**
3303 **you must deduct F.I.C.A. and withholding tax and provide**
3304 **workers' compensation for that employee, all as prescribed by**
3305 **law. Your construction must comply with all applicable laws,**
3306 **ordinances, building codes, and zoning regulations.**

3307 (4) Any construction, alteration, improvement, or repair carried on executed
3308 within the limits of any site the title to which is in the United States or
3309 with respect to which federal law supersedes this part.

-
- 3310 (5) Any one-family, two-family, or three-family residence constructed by
3311 Habitat for Humanity International, Inc., or its local affiliates. Habitat for
3312 Humanity International, Inc., or its local affiliates, must:
- 3313 a. Obtain all necessary building permits.
- 3314 b. Obtain all required building code inspections.
- 3315 c. Provide for supervision of all work by an individual with construction
3316 experience.
- 3317 (6) A disaster recovery mitigation organization or a not-for-profit organization
3318 repairing or replacing a one-family, two-family, or three-family residence
3319 that has been impacted by a disaster when such organization:
- 3320 a. Is using volunteer labor to assist the owner of such residence in
3321 mitigating unsafe living conditions at the residence;
- 3322 b. Is not holding itself out to be a contractor;
- 3323 c. Obtains all required building permits;
- 3324 d. Obtains all required building code inspections; and
- 3325 e. Provides for the supervision of all work by an individual with
3326 construction experience.
- 3327 (7) The sale, delivery, assembly, or tie-down of prefabricated portable sheds
3328 of not more than 250 square feet in interior size and not intended for use
3329 as a residence or as living quarters. This exemption may not be construed
3330 to interfere with the Building Code or any applicable local technical
3331 amendment to the Building Code, local licensure requirements, or other
3332 local ordinance provisions. A permit is not required for the on-site
3333 assembly or tie-down of prefabricated portable sheds of not more than
3334 250 square feet in interior size and not intended for use as a residence or
3335 living quarters, or portion/auxiliary unit thereof.
- 3336 (8) The sale, delivery, assembly, or tie-down of lawn storage buildings and
3337 storage buildings not exceeding 400 square feet in interior size and
3338 bearing the insignia of approval from the State of Florida Department of
3339 Business and Professional Regulation showing compliance with the
3340 Building Code. A permit is required for the on-site assembly and/or tie
3341 down of prefabricated storage buildings being more than 250 square feet,
3342 but not more than 400 square feet in interior size and not intended for
3343 use as a residence or living quarters, or portion/auxiliary unit thereof.

Secs. 22-7 – 22-10. - Reserved.

ARTICLE II. INSURANCE

Sec. 22-11. Insurance requirements.

(a) Workers' compensation and liability insurance. Every contractor and subcontractor granted a license under the terms of this article shall be required to maintain at all times, with an insurer authorized to do business in the state, workers' compensation insurance (unless exempt by law) and public liability insurance with minimum limits of \$300,000; \$50,000 property damage for general and building contractors; All other contractor categories are required to have a minimum of \$100,000 public liability and \$25,000 property damage.

(b) Filing of insurance certificate. Before a license can be issued the certified person shall file with the office of the building official a certificate as prescribed by the city, signed by a qualified agent of the insurance carrier, stating that policies have been issued to the licensee for: workers' compensation insurance in minimum statutory amounts and other insurance as prescribed in this paragraph; the policy numbers; the name of the company; the effective date of such policies; the expiration date of such policies; together with a statement and a copy of an endorsement placed on such policies requiring 30 days' written notice by registered mail to the office of the building official if it becomes necessary to cancel the policies for any reason.

Sec. 22-12. Payment of business tax fees required prior to engagement in licensed trade.

Except in the case of a Florida Certified Contractor, before any person licensed under this article shall engage in the licensed trade within the city, he shall pay to the city the necessary business tax fee in effect for that occupation or trade at the time of application if his primary business address is within the city limits or provide proof that the required business tax was paid in the jurisdiction of the primary business address.

Sec. 22-13. Duration of licenses.

All licenses shall expire on and shall be null and void and subject to renewal after September 30 of each year, and no contracting work shall be done by, and no

3376 permits shall be issued to, any person licensed under this article who has no such
3377 license in full force and effect.

3378 **Articles III through VI. – Reserved.**

3379 **Secs. 22-14 – 22-150. – Reserved.**

3380 **SECTION 3. CODIFICATION**

3381 It is the intention of the City Council of the City of Lake City that the provisions of this Ordinance
3382 shall become and be made part of the Code of Ordinances of the City of Lake City, Florida. The
3383 Sections of this Ordinance may be renumbered, re-lettered and the word “Ordinance” may be
3384 changed to “Section”, “Article” or such other word or phrase in order to accomplish such
3385 intention. The correction of typographical errors which do not affect the intent or substance of
3386 the ordinance may be authorized by the City Clerk or the City Clerk’s designee with the consent
3387 of the City Attorney without public hearing, by filing a corrected or re-codified copy of the same
3388 with the City.

3389 **SECTION 4. REPEAL OF ORDINANCES IN CONFLICT**

3390 All ordinances or parts of ordinances in conflict with this Ordinance are, to the extent they conflict
3391 with this Ordinance, repealed.

3392 **SECTION 5. PROVIDING FOR SEVERABILITY**

3393 It is the declared intent of the City Council of the City of Lake City that, if any section, sentence,
3394 clause, phrase, or provision of this ordinance is for any reason held or declared to be
3395 unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding
3396 of invalidity or unconstitutionality shall not affect the remaining provisions of this Ordinance and
3397 the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed to be
3398 valid.

3399 **SECTION 6. EFFECTIVE DATE**

3400 This Ordinance shall be effective immediately upon final adoption by the City Council of the City
3401 of Lake City, Florida.

APPROVED, UPON FIRST READING, by the City Council of the City of Lake City at a regular meeting,
on the ____ day of August, 2025.

PUBLICLY NOTICED, in a newspaper of general circulation in the City of Lake City, Florida, by the City Clerk of the City of Lake City, Florida on the ____ day of August, 2025.

APPROVED AND ADOPTED UPON SECOND READING, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, at a regular meeting this ____ day of September, 2025.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney