

**CITY OF LAKE CITY, FLORIDA**  
**ORDINANCE NUMBER 2025-2312**

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Chapter 22, Articles I through VI, City of Lake City Code of Ordinances and Ordinance 2025-2301 are each repealed in their entirety.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

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**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 (2023). 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 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 (2023). 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 (2023). 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.

- (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. For purposes of calculating square footage as an element of calculating permit fees, "*floor area*" means the total area of a building's floors, measured within the building's exterior walls, excluding vent shafts and courts; including the area of balconies; and counting only once at each floor level the area of stairwells, elevators, and ventilation shafts.

- (2) All fees are non-refundable.

(b) SCHEDULE OF PERMITTING FEES

- (1) Schedule of building permitting fees: The following fee schedule shall be used in determining building permit fees based on construction conditioned and unconditioned floor area, in addition to any other permit fee listed herein.

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126	(2) Administration Fees	
127	Change of Contractor.....	<b>\$50.00</b>
128	Modification of Plans .....	<b>\$25.00 per page</b>
129	Commercial Temporary Certificate of	
130	Occupancy (Limited to 30 days) .....	<b>\$250.00</b>
131	Residential Temporary Certificate of	
132	Occupancy (Limited to 30 days) .....	<b>\$125.00</b>
133	Commercial Permit Extension	
134	(Limited to 90 days) .....	<b>\$125.00</b>
135	Residential Permit Extension	
136	(Limited to 90 days) .....	<b>\$75.00</b>
137	Replace Building Permit Card .....	<b>\$15.00</b>
138	Research Fees for Permits,	
139	Violations, Records and Liens	
140	• Within last 3 years .....	<b>\$15.00</b>
141	• Between 3 and 10 years.....	<b>\$25.00</b>
142	• Older than 10 years.....	<b>\$35.00</b>
143	(3) Cancellation of Building Permit	
144	Permit may be cancelled within 30 days following issuance provided	
145	construction has not started.	
146	(4) Refunds	
147	There should be no refunds for permits and/or plan reviews once the	
148	permit is issued.	
149	(5) Technology Fee:	
150	RESERVED	

(6) State of Florida Permit Surcharge:

All permits shall have a two and one-half percent (2.5%) surcharge added 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 .0125 plus DBPR & BCAIB. This fee is non-refundable and will be credited towards permit fees.*

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 .0125 plus DBPR & BCAIB. This fee is non-refundable and will be credited towards permit fees.*

Commercial Pre-Application Plan Review ..... **\$800.00**  
*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..... **\$800.00**  
*Permit issued and allowance to work up to equal to the reviewed submittals. This is at the discretion of the building official.*

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187	<b>Temporary Buildings:</b>	
188	Temporary Jobsite Office.....	<b>\$129.00</b>
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. ....	<b>\$129.00</b>
193	<b>Roof Repairs and Replacements:</b>	
194	Commercial Re-Roof.....	<b>\$249.00 minimum</b>
195		<i>Or the higher of at \$0.13</i>
196		<i>per square ft</i>
197	Commercial Roof-Over .....	<b>\$349.00 minimum</b>
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. ....	<b>\$159.00</b>
202	<b>Mechanical:</b>	
203	Commercial Mechanical Change-out - <i>per unit</i> .....	<b>\$159.00</b>
204	Commercial Fuel Gas Install –.....	<b>\$249.00</b>
205	(Does not Include utility fees)	<i>Or the stated valuation</i>
206		<i>using a multiplier of</i>
207		<i>.010 plus DBPR &amp; BCAIB</i>
208	Commercial HVAC – Misc. ....	<b>\$159.00 minimum</b>
209		<i>Or the stated valuation</i>
210		<i>using a multiplier of .010</i>
211		<i>plus DBPR &amp; BCAIB</i>
212	Commercial Hood System (Does not Include Fire Permit).....	<b>\$249.00</b>

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213	<b>Electrical:</b>	
214	Commercial Temporary Electric (Does not include utility fees)....	<b>\$159.00</b>
215	Commercial Panel/Service Replacement (per unit) .....	<b>\$159.00</b>
216	Commercial Generator .....	<b>\$249.00</b>
217	Commercial Low Voltage (Not fire alarm) .....	<b>\$189.00</b>
218	Electrical Compliance.....	<b>\$129.00</b>
219	Commercial New Electrical Service .....	<b>\$159.00</b>
220	Commercial Electric Vehicle Charging System .....	<b>\$359.00 minimum</b>
221		<i>Or stated valuation using</i>
222		<i>a multiplier of .0125 plus</i>
223		<i>DBPR &amp; BCAIB</i>
224	Commercial Electric – Misc. ....	<b>\$159.00 minimum</b>
225		<i>Or the stated valuation</i>
226		<i>using a multiplier of .010</i>
227		<i>plus DBPR &amp; BCAIB</i>
228	<b>Solar:</b>	
229	Commercial Solar System .....	<b>\$279.00 minimum</b>
230		<i>Or the stated valuation</i>
231		<i>using a multiplier of .010</i>
232		<i>plus DBPR &amp; BCAIB</i>
233	Commercial Solar Water Heater.....	<b>\$189.00</b>
234	<b>Plumbing:</b>	
235	Commercial Water Service .....	<b>\$129.00</b>
236	Commercial Sewer .....	<b>\$129.00</b>
237	Backflow Prevention Device .....	<b>\$129.00</b>
238	Commercial Water Heater.....	<b>\$159.00</b>



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239	Commercial Re-pipe .....	<b>\$129.00 minimum</b>
240		<i>Or the stated valuation</i>
241		<i>using a multiplier of .010</i>
242		<i>plus DBPR &amp; BCAIB</i>
243	Commercial Plumbing – Misc. ....	<b>\$159.00 minimum</b>
244		<i>Or the stated valuation</i>
245		<i>using a multiplier of .010</i>
246		<i>plus DBPR &amp; BCAIB</i>
247	Commercial Irrigation .....	<b>\$159.00</b>
248	<b>Swimming Pools:</b>	
249	In-ground – Concrete.....	<b>\$829.00</b>
250	Pump or Heater Replacement .....	<b>\$159.00</b>
251	Spa/Hot Tub – In-ground .....	<b>\$489.00</b>
252	Spa/Hot Tub – Above-Ground .....	<b>\$249.00</b>
253	<b>Accessory Structures:</b>	
254	Commercial Accessory Structure (Site-Built).....	<b>\$200 minimum</b>
255	<i>Permit Fees to be calculated via the</i>	
256	<i>International Code Council’s (ICC)</i>	
257	<i>preferred method. Valuation based on</i>	
258	<i>most current ICC building valuation data</i>	
259	<i>and using a multiplier of .010. This fee is</i>	
260	<i>the minimum and is non-refundable.</i>	
261	Commercial Accessory Structure – Manufactured.....	<b>\$189.00</b>
262	Concrete Flatwork .....	<b>\$159.00</b>
263	Retaining Wall.....	<b>\$159.00</b>
264	Porch or Deck.....	<b>\$189.00</b>
265	Covered Porch or Deck .....	<b>\$249.00</b>
266	Pole Barn – Non-Ag Exempt.....	<b>\$249.00</b>

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267	Accessory Structure – Misc.....	<b>\$159.00 minimum</b>
268		<i>Or the stated valuation</i>
269		<i>using a multiplier of .010</i>
270		<i>plus DBPR &amp; BCAIB</i>
271	Metal Carport – No Concrete .....	<b>\$159.00</b>
272	<b>Demolition:</b>	
273	Commercial Demolition – Interior .....	<b>\$159.00</b>
274	Commercial Demolition - Exterior .....	<b>\$279.00</b>
275	<b>Signs:</b>	
276	Wall Mount – 1 <sup>st</sup> sign .....	<b>\$129.00</b>
277	Wall Mount – Each Additional .....	<b>\$\$89.00</b>
278	Monument .....	<b>\$189.00</b>
279	<b>Misc. Building:</b>	
280	Moving of Structure .....	<b>\$489.00</b>
281	Modular Building DBPR Approved – Per section .....	<b>\$279.00</b>
282	Commercial Doors & Windows.....	<b>\$159.00</b>
283	<b>Additional Inspections:</b>	
284	Commercial Re-inspection.....	<b>\$85.00</b>
285	Commercial After-Hours.....	<b>\$175.00 per hour with a minimum of two hours</b>
286	(8) Mobile Homes and Modular Residential Buildings	
287	<b>Manufactured Homes:</b>	
288	Manufactured Home .....	<b>\$489.00</b>
289	<i>Includes A/C and Electric with</i>	
290	<i>Subcontractors listed on Affidavit</i>	
291	Used MH Pre-Inspection – In City Limits .....	<b>\$159.00</b>

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292	Used MH Pre-Inspection – Outside .....	<b>\$859.00</b>
293	<i>Includes up to 4 hours travel roundtrip.</i>	
294	<i>Travel time that results in more than 4</i>	
295	<i>hours will be calculated at time of</i>	
296	<i>application and be based on an additional</i>	
297	<i>\$185.00 an hour, plus mileage. Calculated</i>	
298	<i>roundtrip times in excess of 8 hours will be</i>	
299	<i>not be provided.</i>	
300	(9) Residential Permit	
301	Residential New	
302	Construction and Additions	
303		<i>Permit Fees to be</i>
304		<i>calculated via the</i>
305		<i>International Code</i>
306		<i>Council's (ICC)</i>
307		<i>preferred method.</i>
308		<i>Valuation based on</i>
309		<i>most current ICC</i>
310		<i>building valuation data</i>
311		<i>and using a multiplier</i>
312		<i>of .00725 plus DBPR &amp;</i>
		<i>BCAIB</i>
313	Residential Renovations	
314	(Includes windows & doors) .....	<b>\$129.00 minimum</b>
315		<i>Or the stated valuation</i>
316		<i>using a multiplier of</i>
317		<i>.00725 plus DBPR &amp;</i>
318		<i>BCAIB</i>
319	Residential Garage Door .....	<b>\$129.00</b>
320	Residential Early Start with Deferred Submittals .....	<b>\$400.00</b>
321	<i>Permit issued and allowance to work up</i>	
322	<i>to equal to the reviewed submittals. This</i>	
323	<i>is at the discretion of the building official.</i>	

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324	<b>Roof Repairs and Replacements:</b>	
325	Residential Re-Roof .....	<b>\$159.00</b>
326	Residential Roof-Over .....	<b>\$189.00</b>
327	Residential Roof Repairs .....	<b>\$129.00</b>
328	<i>(Over 100 sq. ft, less than 25% of roof)</i>	
329	<b>Mechanical:</b>	
330	Residential Mechanical Change-out .....	<b>\$129.00</b>
331		<i>per unit</i>
332	Residential Fuel Gas Install .....	<b>\$129.00</b>
333	<i>(Does not Include utility fees)</i>	
334	Residential HVAC – Misc. ....	<b>\$159.00</b>
335	<b>Electric:</b>	
336	Residential Temporary Electric – .....	<b>\$129.00</b>
337	<i>(excluding utility fees)</i>	
338	Residential Panel/Service Replacement .....	<b>\$129.00</b>
339		<i>per unit</i>
340	Residential Generator .....	<b>\$159.00</b>
341	Residential Low Voltage.....	<b>\$129.00</b>
342	<i>(excluding fire alarm)</i>	
343	Electrical Compliance.....	<b>\$89.00</b>
344	Residential New Electrical Service .....	<b>\$129.00</b>
345	Residential Electric Vehicle Charging System .....	<b>\$129.00</b>
346	Residential Electric – Misc. ....	<b>\$129.00 minimum</b>
347		<i>Or the stated valuation</i>
348		<i>using a multiplier of .008</i>
349		<i>plus DBPR &amp; BCAIB</i>

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350	<b>Solar:</b>	
351	Residential Solar System.....	<b>\$249.00</b>
352	Residential Solar Water Heater .....	<b>\$159.00</b>
353	<b>Plumbing:</b>	
354	Residential Water Service .....	<b>\$89.00</b>
355	Residential Sewer .....	<b>\$89.00</b>
356	Backflow Prevention Device .....	<b>\$89.00</b>
357	Residential Water Heater .....	<b>\$89.00</b>
358	Residential Re-pipe .....	<b>\$129.00</b>
359	Residential Plumbing – Misc.....	<b>\$129.00</b>
360	Residential Irrigation.....	<b>\$89.00</b>
361	<b>Swimming Pools:</b>	
362	Residential In-ground – Concrete .....	<b>\$429.00</b>
363	Residential In-ground – Fiberglass.....	<b>\$359.00</b>
364	Residential Above Ground Pool .....	<b>\$159.00</b>
365	Residential Pump or Heater Replacement .....	<b>\$129.00</b>
366	Residential Spa/Hot Tub – In-ground .....	<b>\$279.00</b>
367	Residential Spa/Hot Tub – Above Ground.....	<b>\$129.00</b>
368	Portable Pool or Hot Tub – Courtesy Safety Inspection .....	<b>\$0.00</b>

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369	<b>Residential Accessory Structures:</b>
370	Residential Accessory Structure – Site-Built..... <b>\$200 minimum</b>
371	<i>Permit Fees to be</i>
372	<i>calculated via the</i>
373	<i>International Code</i>
374	<i>Council's (ICC) preferred</i>
375	<i>method. Valuation based</i>
376	<i>on most current ICC</i>
377	<i>building valuation data</i>
378	<i>and using a multiplier of</i>
379	<i>.010. This fee is the</i>
380	<i>minimum and is non-</i>
381	<i>refundable.</i>
382	Residential Accessory Structure – Manufactured ..... <b>\$129.00</b>
383	Concrete Flatwork ..... <b>\$129.00</b>
384	Retaining Wall..... <b>\$129.00</b>
385	Porch or Deck..... <b>\$159.00</b>
386	Covered Porch or Deck ..... <b>\$189.00</b>
387	Pole Barn – Non-Ag Exempt..... <b>\$189.00</b>
388	Accessory Structure – Misc..... <b>\$159.00 minimum</b>
389	<i>Or the stated valuation</i>
390	<i>using a multiplier of .010</i>
391	<i>plus DBPR &amp; BCAIB</i>
392	Metal Carport – No Concrete ..... <b>\$159.00</b>
393	Screen Enclosure – W/O Slab ..... <b>\$159.00</b>
394	Screen Enclosure – W/ Slab ..... <b>\$249.00</b>
395	<b>Demolition:</b>
396	Residential Demolition – Interior ..... <b>\$129.00</b>
397	Residential Demolition - Structure ..... <b>\$189.00</b>

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398	<b>Additional Inspections:</b>	
399	Residential Re-Inspection .....	<b>\$75.00</b>
400	Residential After-Hours .....	<b>\$125.00</b>
401	(two hour minimum)	per hour
402	(10) Permit Renewal	
403	When renewing a building permit, the following percentage of the	
404	original permit fee shall be used to calculate the building fee (the	
405	percentage represents the work not yet completed). This shall not	
406	include electrical services.	
407	<u>Project Inspection Progress</u>	<u>Percentage of Original Permit Fee</u>
408	No inspections performed .....	100%
409	Slab inspection approved	
410	and slab poured .....	80%
411	Lintel inspection approved.....	60%
412	Framing and rough all	
413	inspections approved.....	40%
414	Insulation inspection approved.....	20%
415	For final inspections only.....	10%
416	Electrical, Plumbing, Fire, Gas,	
417	Mechanical Permit renewal fee.....	Renewal of sub
418		permits shall be the
419		minimum permit fee
420	(11) Misc. Building	
421	<b>Misc. Building:</b>	
422	Moving of Structure .....	<b>\$489.00</b>
423	Modular Building DBPR Approved – Per section .....	<b>\$279.00</b>

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424	(12) Misc. Fees	
425	<b>Other Fees:</b>	
426	Commercial Fence .....	<b>\$100.00</b>
427	Residential Fence .....	<b>\$75.00</b>
428	Tree Removal .....	<b>\$25.00</b>
429	Gas Permit – City Utility – No Charge .....	<b>\$00.00</b>
430	Tree Removal .....	<b>\$25.00</b>
431	Underground Utilities Permit .....	<b>\$189.00</b>
432	Occupancy Inspection.....	<b>\$89.00</b>
433	(13) Private Provider	
434	Private Provider Plan Review.....	<b>\$250.00 credit</b>
435	Private Provider Inspection .....	<b>\$75.00</b>
436	<i>(building official determines</i>	<i>per inspection</i>
437	<i>number of inspections)</i>	
438	(14) Site Development Permit	
439	Site Development - Up To 15,000 Sq. Ft Impervious.....	<b>\$500.00</b>
440	Each Additional 5000 Sq. Ft .....	<b>\$250.00</b>
441	(15) Penalty Fees	
442	Hazardous Condition on Jobsite .....	<b>\$200.00</b>
443		<i>(per offense, per day)</i>
444	No construction toilet on	
445	site 72 hours after NTC .....	<b>\$50.00</b>
446		<i>(per offense, per day)</i>
447	No silt fence or improper silt	
448	fence on the construction site	
449	72 hours after NTC.....	<b>\$150.00</b>
450		<i>(per offense, per day)</i>



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451	No waste container onsite	
452	72 hours after NTC.....	<b>\$100.00</b>
453		<i>(per offense, per day)</i>
454	Using other than city	
455	designated waste container .....	<b>\$250.00</b>
456		<i>(per occurrence)</i>
457	Uncontained trash and	
458	debris on construction site .....	<b>\$100.00</b>
459		<i>(per occurrence)</i>
460	Moving Used Manufactured or Mobile	
461	Home From Outside City Limits on	
462	Property Without Required Pre-Inspection.....	<b>\$2500.00</b>
463	<i>Pre-inspection fee is still required. Will</i>	
464	<i>also require double permit fee.</i>	
465	Stop Work Order (SWO) .....	<b>\$100.00</b>
466	<i>Must be paid before any further work</i>	
467	<i>can commence</i>	
468	Unlawful continuance after SWO .....	<b>\$500.00</b>
469		<i>(per offense, per day)</i>
470	(16) Utility Permits (Located outside of city limits)	
471	All inspections for Utility Permits for work located outside the city limits	
472	shall be inspected prior to covering or concealing of the installation. The	
473	fees for such inspections for work located outside the city limits shall be	
474	as follows:	
475	Building sanitary and/or water	
476	connection to City Sewer by contractor.....	<b>\$100.00</b>
477	Backflow Preventer for City Water	
478	Protection installed by contractor .....	<b>\$89.00</b>
479	<i>(due to Irrigation Systems and/or well</i>	
480	<i>located on Property)</i>	

481 Backflow Preventer for City Water  
482 Protection installed by contractor ..... \$89.00  
483 *(due to Swimming Pool and/or Spa*  
484 *located on Property)*

485 Hourly Charge for City Utility Workers  
486 and equipment to Uncover the  
487 above installations for Inspection.....\$500.00/hour  
488 *(3-hour minimum charge. City workers*  
489 *shall not make corrections and are not*  
490 *responsible for damage due to uncovering*  
491 *the installation)*

492 (17) Military Veteran Building Permit Discount

493 A city building permit fee shall be reduced by fifty (50) percent for an  
494 honorably discharged veteran of the United States Armed Forces where  
495 such permit is for work to be performed on a dwelling owned by the  
496 veteran which is used as the veteran's residence. For purposes of this  
497 provision, "Armed Forces" shall have the meaning set forth in Section  
498 250.01, Florida Statutes (2024).

499 a. The reduced fee applies to all construction activity not just  
500 improvements relating to a disability.

501 b. The discount can be coupled with any statutory exemption from  
502 licensing and permitting fees, including, but not limited to the  
503 exemption set forth in Section 295.16. Florida Statutes (2024).

504 c. The work to be performed pursuant to a permit obtained pursuant  
505 to this provision of the Code of Ordinances shall be performed by a  
506 Florida licensed contractor or the homeowner.

507 d. Except in the event of an applicable statutory exception, all fees  
508 other than a building permit fee shall be paid at full value by the  
509 veteran and no discount shall apply.

510 (18) Private Provider

511 An owner may use a private provider (as defined in Section 553.791,  
512 Florida Statutes (2024)) at such owner's discretion. In the event an  
513 owner uses a private provider the fee reductions set forth in the  
514 applicable fee schedule shall be applied.

(19) Emergency Responder Communication Enhancement Systems

The 2024 Florida Statutes 633.202(18)(a) through (j), The Florida Fire Prevention Code and its references, are hereby adopted, as amended from time to time, as requirements for Emergency Responder Communication Enhancement Systems (ERCES) and/or Bi-Directional Amplifiers (BDA's).

(20) Fire Permits, plan review and inspections

Fire Review Fees Residential/Commercial Development (PUD's shall be required to satisfy fire protection requirements based on planned development).

Fire Plan Review..... \$0.03  
*(\$75.00 minimum) per square foot*

Fire Inspection ..... \$91.00  
*(Number TBD by Fire Marshal) Per Inspection*

Fire Alarm Systems permit..... \$0.01  
• *Fire plan review not included per square foot*  
*(\$169.00 minimum)*

Fire Sprinkler Systems permit..... \$0.01  
• *Fire plan review not included per square foot*  
*(\$169.00 minimum)*

Change of building use/occupancy permit..... \$181.00  
• *Fire inspection required*  
• *Includes one inspection per type*  
*(category)*  
• *Does not include repairs/renovations/*  
*corrections/ alterations*

Hood Systems permit ..... \$181.00  
• *includes Fire Inspector's test per hood system*  
• *does not include mechanical permit for*  
*hood installation*  
• *Includes one inspection per type*  
*(category)*

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548	Residential Fire	
549	Sprinkler System Inspection .....	\$91.00
550	• <i>Fire plan review not included</i>	
551	• <i>1-2 family and mobile home</i>	
552	• <i>Includes one inspection per type (category)</i>	
553	Residential Fire Alarm System Inspection .....	\$91.00
554	• <i>Fire plan review not included</i>	
555	• <i>1-2 family and mobile home</i>	
556	• <i>Includes one inspection per type</i>	
557	<i>(category)</i>	
558	Hazardous Chemical Storage Inspection .....	\$181.00
559	• <i>Fire plan review not included)</i>	
560	<i>Includes one inspection per type</i>	
561	<i>(category)</i>	
562	Paint Booth Suppression Inspection.....	\$181.00
563	• <i>Fire plan review not included</i>	
564	• <i>Includes one inspection per type</i>	
565	<i>(category)</i>	
566	Fire Suppression (wet/dry) Inspection .....	\$181.00
567	• <i>Fire plan review not included</i>	
568	• <i>Includes one inspection per type</i>	
569	<i>(category)</i>	
570	Stand Pipe Inspection .....	\$121.00
571	• <i>Fire plan review not included</i>	
572	• <i>Includes one inspection per type</i>	
573	<i>(category)</i>	
574	Tent Inspection .....	\$121.00
575	• <i>Inspection required for tents</i>	<i>primary tent</i>
576	<i>exceeding 900 square feet</i>	<i>\$25.00 each</i>
577	• <i>Fire plan review not included</i>	<i>additional tent on</i>
578	• <i>Includes one inspection</i>	<i>property per permit</i>
579	<i>per type (category)</i>	

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580	Fire System Monitoring Inspection.....	\$121.00
581	• <i>Fire plan review not included</i>	
582	• <i>Includes one inspection per type</i>	
583	<i>(category)</i>	
584	Remediation Systems .....	\$121.00
585	• <i>Includes one inspection per type</i>	
586	<i>(category)</i>	
587	Fire underground mains inspection.....	\$181.00
588	• <i>Fire plan review not included</i>	1 <sup>st</sup> 200 linear ft.
589	• <i>Includes one inspection per</i>	\$50.00 each additional
590	<i>type (category)</i>	200 linear ft. or fraction
591		thereof
592	Food Vendors/Food Truck	
593	(Open Air Vendor) Inspections .....	\$45.00
594	• <i>Includes one inspection per type</i>	<i>per truck or food vendor</i>
595	<i>(category)</i>	
596	Sparkler Sales Inspection .....	\$105.00
597	• <i>Fire plan review not included</i>	<i>per location</i>
598	• <i>Pursuant to Ch. 791, Florida Statutes</i>	
599	• <i>Includes one inspection per type</i>	
600	<i>(category)</i>	
601	Fire Works Sales Inspection .....	\$125.00
602	• <i>Fire plan review not included</i>	<i>per location</i>
603	• <i>Pursuant to Ch. 791, Florida Statutes</i>	
604	• <i>Includes one inspection per type</i>	
605	<i>(category)</i>	
606	Change of Tenant Permit/	
607	Inspection or Annual Inspection.....	\$65.00
608	• <i>Includes one inspection per type</i>	
609	<i>(category)</i>	
610	Commercial access gates inspection .....	\$75.00
611	• <i>Includes residential subdivisions</i>	
612	• <i>Includes one inspection per type</i>	
613	<i>(category)</i>	
614	• <i>Fire plan review not included</i>	

615 Fire Site Plan Review..... \$125.00  
616 • *Fire Department access, fire hydrant(s) locations*  
617 • *Includes one inspection per type*  
618 *(category)*

619 FALSE ALARMS  
620 • Two per month allowable with no charge  
621 • Third and Fourth false alarms in a month ..... \$250.00  
622 *per occurrence*

623 • Fifth and further false alarms ..... \$350.00  
624 *per occurrence*

625 Each required **Fire** inspection type (category) is one inspection for each  
626 type. Additional inspection of the same type are \$50.00 per inspection.

627 Re-inspection fee for rejected **Fire** inspection (must be paid in advance  
628 before second inspection is made) \$50.00.

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

631 (a) SCOPE AND APPLICATION

632 **PART 1 GENERAL**

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

635 b-101.2 Scope. The provisions of this code shall apply to the construction,  
636 alteration, relocation, enlargement, replacement, repair, equipment, use  
637 and occupancy, location, maintenance, removal and demolition of every  
638 building or structure or any appurtenances connected or attached to such  
639 buildings or structures.

640 Exceptions:

641 1. Detached one-and two-family dwellings and multiple single-family  
642 dwellings (townhouses) not more than three stories above grade  
643 plane in height with a separate means of egress, and their accessory  
644 structures not more than three stories above grade plane in height,  
645 shall comply with this Code or the Florida Building Code, Residential.

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

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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.

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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 International Property Maintenance Code as adopted by ordinance 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

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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 m<sup>2</sup>) 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.

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(k) A building or structure having less than 1,000 square feet (93 m<sup>2</sup>) 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;
3. The building is not substantially remodeled;
4. Current fire code requirements for ingress and egress are met;
5. Electrical, gas and plumbing systems meet the codes in force at the time of construction and are operational and safe for reconnection; and
6. Foundation plans are sealed by a professional engineer or architect licensed to practice in this state, if required by the Florida Building Code, Building for all residential buildings or structures of the same occupancy class.

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See Florida Building Code, Existing Building Chapter 13 for additional requirements for Relocated or Moved Buildings

b.3-102.2.3 The building official shall apply the same standard to a moved residential building or structure as that applied to the remodeling of any comparable residential building or structure to determine whether the moved structure is substantially remodeled. The cost of the foundation on which the moved building or structure is placed shall not be included in the cost of remodeling for purposes of determining whether a moved building or structure has been substantially remodeled.

b.4-102.2.4 This part does not apply to the jurisdiction and authority of the Department of Agriculture and Consumer Services to inspect amusement rides or the Department of Financial Services to inspect state-owned buildings and boilers.

b.5-102.2.5 Each enforcement district or local enforcement agency shall be governed by a board, the composition of which shall be determined by the affected localities.

1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the Florida Building Code relating to:

a. Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition, alteration or repair shall not exceed 1,000 square feet (93 m<sup>2</sup>) or the square footage of the primary structure, whichever is less.

b. Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not exceed \$5,000 within any 12-month period.

c. Building plans review and inspection fees.

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.

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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.

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(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.

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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.

j-104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and

1027 purpose of this code and that such modification does not lessen health,  
1028 accessibility, life and fire safety, or structural requirements. The details of  
1029 action granting modifications shall be recorded and entered in the files of  
1030 the department of building safety.

1031 j.1-104.10.1 Flood hazard areas. The building official shall coordinate with  
1032 the floodplain administrator to review requests submitted to the building  
1033 official that seek approval to modify the strict application of the flood  
1034 resistant construction requirements of the Florida Building Code to  
1035 determine whether such requests require the granting of a variance  
1036 pursuant to Part 17.

1037 k-104.11 Alternative materials, design and methods of construction and  
1038 equipment. The provisions of this code are not intended to prevent the  
1039 installation of any material or to prohibit any design or method of  
1040 construction not specifically prescribed by this code, provided that any  
1041 such alternative has been approved. An alternative material, design or  
1042 method of construction shall be approved where the building official finds  
1043 that the proposed alternative meets all of the following:

1044 1. The alternative material, design or method of construction is  
1045 satisfactory and complies with the intent of the provisions of this  
1046 code,

1047 2. The material, method or work offered is, for the purpose intended,  
1048 not less than the equivalent of that prescribed in this code as it  
1049 pertains to the following:

1050 2.1. Quality.

1051 2.2. Strength.

1052 2.3. Effectiveness.

1053 2.4. Fire resistance.

1054 2.5. Durability.

1055 2.6. Safety.

1056 Where the alternative material, design or method of construction is not  
1057 approved, the building official shall respond in writing, stating the reasons  
1058 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 manufacturing equipment installations/relocations. The building official shall be notified of major changes and shall retain the right to make inspections at the facility site as deemed necessary. An annual facility permit shall be assessed with an annual fee and shall be valid for one year

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1095 from date of issuance. A separate permit shall be obtained for each facility  
1096 and for each construction trade, as applicable. The permit application  
1097 shall contain a general description of the parameters of work intended to  
1098 be performed during the year.

1099 a.2-105.1.2 Annual Facility permit records. The person to whom an annual  
1100 permit is issued shall keep a detailed record of alterations made under  
1101 such annual permit. The building official shall have access to such records  
1102 at all times or such records shall be filed with the building official as  
1103 designated.

1104 a.3-105.1.3 Food permit. In accordance with Section 500.12, Florida  
1105 Statutes, a food permit from the Department of Agriculture and  
1106 Consumer Services is required of any person who operates a food  
1107 establishment or retail store.

1108 a.4-105.1.4 Public swimming pool. The local enforcing agency may not  
1109 issue a building permit to construct, develop, or modify a public swimming  
1110 pool without proof of application, whether complete or incomplete, for  
1111 an operating permit pursuant to Section 514.031, Florida Statutes. A  
1112 certificate of completion or occupancy may not be issued until such  
1113 operating permit is issued. The local enforcing agency shall conduct their  
1114 review of the building permit application upon filing and in accordance  
1115 with Chapter 553, Florida Statutes. The local enforcing agency may confer  
1116 with the Department of Health, if necessary, but may not delay the  
1117 building permit application review while awaiting comment from the  
1118 Department of Health.

1119 b-105.2 Work exempt from permit. Exemptions from permit  
1120 requirements of this code shall not be deemed to grant authorization for  
1121 any work to be done in any manner in violation of the provisions of this  
1122 code or any other laws or ordinances of this jurisdiction, to include work  
1123 in any special flood hazard area. Exemptions granted under this paragraph  
1124 do not relieve the owner or contractor from their duty to comply with  
1125 applicable provisions of the Florida Building Code, and requirements of  
1126 the local floodplain management ordinance. Permits shall not be required  
1127 for the following:

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- 1128                    **Building:**
- 1129                    1. One-story detached engineered accessory structures used as tool
- 1130                    and storage sheds, playhouses and similar uses, provided the floor
- 1131                    area does not exceed 250 square feet (11 m<sup>2</sup>).
- 1132                    2. Fences not over 6 feet (1829 mm) high.
- 1133                    3. Oil derricks.
- 1134                    4. Retaining walls that are not over 4 feet (1219 mm) in height
- 1135                    measured from the bottom of the footing to the top of the wall,
- 1136                    unless supporting a surcharge or impounding Class I, II or IIIA liquids.
- 1137                    5. Water tanks supported directly on grade if the capacity does not
- 1138                    exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or
- 1139                    width does not exceed 2:1.
- 1140                    6. Sidewalks and driveways not more than 30 inches (762 mm) above
- 1141                    adjacent grade, and not over any basement or story below and are
- 1142                    not part of an accessible route.
- 1143                    7. Painting, papering, tiling, carpeting, cabinets, counter tops and
- 1144                    similar finish work.
- 1145                    8. Temporary motion picture, television and theater stage sets and
- 1146                    scenery.
- 1147                    9. Prefabricated swimming pools accessory to a Group R-3 occupancy
- 1148                    that are less than 24 inches (610 mm) deep, do not exceed 5,000
- 1149                    gallons (18 925 L) and are installed entirely above ground.
- 1150                    10. Shade cloth structures constructed for nursery or agricultural
- 1151                    purposes, not including service systems.
- 1152                    11. Swings and other playground equipment accessory to detached
- 1153                    one- and two-family dwelling except for the electrical service.
- 1154                    12. Window awnings supported by an exterior wall that do not
- 1155                    project more than 54 inches (1372 mm) from the exterior wall and do
- 1156                    not require additional support, of Groups R-3 and U occupancies.
- 1157                    13. Non-fixed and movable fixtures, cases, racks, counters and
- 1158                    partitions not over 5 feet 9 inches (1753 mm) in height.

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1159	<b>Electrical:</b>
1160	Repairs and maintenance: Minor repair work, including the
1161	replacement of lamps or the connection of approved portable
1162	electrical equipment to approved permanently installed receptacles.
1163	Radio and television transmitting stations: The provisions of this code
1164	shall not apply to electrical equipment used for radio and television
1165	transmissions, but do apply to equipment and wiring for a power
1166	supply and the installations of towers and antennas.
1167	Temporary testing systems: A permit shall not be required for the
1168	installation of any temporary system required for the testing or
1169	servicing of electrical equipment or apparatus.
1170	<b>Gas:</b>
1171	1. Portable heating appliance.
1172	2. Replacement of any minor part that does not alter approval of
1173	equipment or make such equipment unsafe.
1174	<b>Mechanical:</b>
1175	1. Portable heating appliance.
1176	2. Portable ventilation equipment.
1177	3. Portable cooling unit.
1178	4. Steam, hot or chilled water piping within any heating or cooling
1179	equipment regulated by this code.
1180	5. Replacement of any part that does not alter its approval or make
1181	it unsafe.
1182	6. Portable evaporative cooler.
1183	7. Self-contained refrigeration system containing 10 pounds (4.54 kg)
1184	or less of refrigerant and actuated by motors of 1 horsepower (0.75
1185	kW) or less.
1186	8. The installation, replacement, removal or metering of any load
1187	management control device.
1188	<b>Plumbing:</b>
1189	1. The stopping of leaks in drains, water, soil, waste or vent pipe,
1190	provided, however, that if any concealed trap, drain pipe, water, soil,

1191 waste or vent pipe becomes defective and it becomes necessary to  
1192 remove and replace the same with new material, such work shall be  
1193 considered as new work and a permit shall be obtained and  
1194 inspection made as provided in this code.

1195 2. The clearing of stoppages or the repairing of leaks in pipes, valves  
1196 or fixtures and the removal and reinstallation of water closets,  
1197 provided such repairs do not involve or require the replacement or  
1198 rearrangement of valves, pipes or fixtures.

1199 b.1-105.2.1 Emergency repairs. Where equipment replacements and  
1200 repairs must be performed in an emergency situation, the permit  
1201 application shall be submitted within the next working business day to the  
1202 building official.

1203 b.2-105.2.2 Minor repairs. Ordinary minor repairs may be made with the  
1204 approval of the building official without a permit, provided the repairs do  
1205 not include the cutting away of any wall, partition or portion thereof, the  
1206 removal or cutting of any structural beam or load-bearing support, or the  
1207 removal or change of any required means of egress, or rearrangement of  
1208 parts of a structure affecting the egress requirements; nor shall ordinary  
1209 repairs include addition to, alteration of, replacement or relocation of any  
1210 standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste,  
1211 vent or similar piping, electric wiring systems or mechanical equipment or  
1212 other work affecting public health or general safety, and such repairs shall  
1213 not violate any of the provisions of the technical codes.

1214 b.3-105.2.3 Public service agencies. A permit shall not be required for the  
1215 installation, alteration or repair of generation, transmission, distribution  
1216 or metering or other related equipment that is under the ownership and  
1217 control of public service agencies by established right.

1218 c-105.3 Application for permit. To obtain a permit, the applicant shall first  
1219 file an application therefor in writing on a form furnished by the building  
1220 department for that purpose.

1221 Permit application forms shall be in the format prescribed by a local  
1222 administrative board, if applicable, and must comply with the  
1223 requirements of Sections 713.135(5) and (6), Florida Statutes.

1224 Each application shall be inscribed with the date of application, and  
1225 the code in effect as of that date. For a building permit for which an  
1226 application is submitted prior to the effective date of the Florida

1227 Building Code, the state minimum building code in effect in the  
1228 permitting jurisdiction on the date of the application governs the  
1229 permitted work for the life of the permit and any extension granted  
1230 to the permit.

1231 Effective October 1, 2017, a local enforcement agency shall post each  
1232 type of building permit application on its website. Completed  
1233 applications must be able to be submitted electronically to the  
1234 appropriate building department. Accepted methods of electronic  
1235 submission include, but are not limited to, e-mail submission of  
1236 applications in portable document format or submission of  
1237 applications through an electronic fill-in form available on the  
1238 building department's website or through a third-party submission  
1239 management software. Payments, attachments, or drawings  
1240 required as part of the application may be submitted in person in a  
1241 nonelectronic format, at the discretion of the building official.

1242 c.1-105.3.1 Action on application. The building official shall examine or  
1243 cause to be examined applications for permits and amendments thereto  
1244 within a reasonable time after filing. If the application or the construction  
1245 documents do not conform to the requirements of pertinent laws, the  
1246 building official shall reject such application in writing, stating the reasons  
1247 therefor. If the building official is satisfied that the proposed work  
1248 conforms to the requirements of this code and laws and ordinances  
1249 applicable thereto, the building official shall issue a permit therefor as  
1250 soon as practicable. When authorized through contractual agreement  
1251 with a school board, in acting on applications for permits, the building  
1252 official shall give first priority to any applications for the construction of,  
1253 or addition or renovation to, any school or educational facility.

1254 c.1.(i)-105.3.1.1 If a state university, Florida college or public school  
1255 district elects to use a local government's code enforcement offices, fees  
1256 charged by counties and municipalities for enforcement of the Florida  
1257 Building Code on buildings, structures, and facilities of state universities,  
1258 state colleges, and public school districts shall not be more than the actual  
1259 labor and administrative costs incurred for plans review and inspections  
1260 to ensure compliance with the code.

1261 c.1.(ii)-105.3.1.2 No permit may be issued for any building construction,  
1262 erection, alteration, modification, repair, or addition unless the applicant  
1263 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

1335 registration issued by the department under part II of  
1336 chapter 489, Florida Statutes; or

1337 2. Is qualified to engage in the business of fire protection  
1338 system contracting pursuant to a license or certificate  
1339 issued by the State Fire Marshal.

1340 (c) "Fire alarm system project" means a fire alarm system  
1341 alteration of a total of 20 or fewer initiating devices and  
1342 notification devices, or the installation or replacement of a  
1343 fire communicator connected to an existing fire alarm control  
1344 panel in an existing commercial, residential, apartment,  
1345 cooperative, or condominium building.

1346 (d) "Fire sprinkler system project" means a fire protection  
1347 system alteration of a total of 20 or fewer fire sprinklers in  
1348 which the sprinklers are of the same K-factor and located in  
1349 spaces where there is no change of hazard classification or  
1350 increased system coverage area, or the installation or  
1351 replacement of an equivalent fire sprinkler system  
1352 component in an existing commercial, residential,  
1353 apartment, cooperative, or condominium building. For  
1354 purposes of this paragraph, a component is equivalent if the  
1355 component has the same or better characteristics, including  
1356 electrical, hydraulic, pressure losses, and required listings  
1357 and spacing as the component being replaced.

1358 (2) A local enforcement agency:

1359 (a) may require a contractor, as a condition of obtaining a  
1360 permit for a fire alarm system project or fire sprinkler system  
1361 project, to submit a completed application and payment.

1362 (b) may not require a contractor to submit plans or  
1363 specifications as a condition of obtaining a permit for a fire  
1364 alarm system project or fire sprinkler system project.

1365 (3) A local enforcement agency must issue a permit for a fire  
1366 alarm system project or fire sprinkler system project in person or  
1367 electronically.

1368 (4) A local enforcement agency must require at least one  
1369 inspection of a fire alarm system project or fire sprinkler system

1370 project to ensure compliance with applicable codes and  
1371 standards. If a fire alarm system project or fire sprinkler system  
1372 project fails an inspection, the contractor must take corrective  
1373 action as necessary to pass inspection.

1374 (5) For a fire sprinkler alarm system project,

1375 (a) a contractor must keep a copy of the plans and  
1376 specifications at the fire alarm system project worksite and  
1377 make such plans and specifications available to the inspector  
1378 at each inspection.

1379 (b) to alter an existing fire protection system, a contractor  
1380 must keep a copy of the plans and specifications at the fire  
1381 sprinkler system project worksite and make such plans and  
1382 specifications available to the inspector at each inspection.

1383 (c) to install or replace a component, a contractor must keep  
1384 a copy of the manufacturer's installation instructions and any  
1385 pertinent testing instructions needed to certify or accept the  
1386 component at the fire sprinkler system project worksite and  
1387 make such documents available to the inspector at each  
1388 inspection.

1389 5. Electrical documents. See Florida Statutes 471.003(2)(h). Any  
1390 electrical or plumbing or air-conditioning and refrigeration system  
1391 meeting the following thresholds are required to be designed by a  
1392 Florida Registered Engineer. The system, requires an electrical system  
1393 with a value of over \$125,000; and Requires an aggregate service  
1394 capacity of over 600 amperes (240 volts) on a residential electrical  
1395 system or over 800 amperes (240 volts) on a commercial or industrial  
1396 electrical system;

1397 Note: It was further clarified by the Commission that the limiting  
1398 factor of 240 volt or over is required to be designed by an  
1399 Engineer. Documents requiring an engineer seal by this part shall  
1400 not be valid unless a professional engineer who possesses a valid  
1401 certificate of registration has signed, dated, and stamped such  
1402 document as provided in Section 471.025, Florida Statutes.

1403 6. All public swimming pools and public bathing places defined by  
1404 and regulated under Chapter 514, Florida Statutes.

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- 1405 c.1.(iii)-105.3.1.3 Reviewing application for building permit.
- 1406 1. When reviewing an application for a building permit, a local
- 1407 government may not request additional information from the
- 1408 applicant more than three times, unless the applicant waives such
- 1409 limitation in writing.
- 1410 2. If a local government requests additional information from an
- 1411 applicant and the applicant submits the requested additional
- 1412 information to the local government within 30 days after receiving
- 1413 the request, the local government must, within 15 days after
- 1414 receiving such information:
- 1415 a. Determine if the application is properly completed;
- 1416 b. Approve the application;
- 1417 c. Approve the application with conditions;
- 1418 d. Deny the application; or
- 1419 e. Advise the applicant of information, if any, that is needed to
- 1420 deem the application properly completed or to determine the
- 1421 sufficiency of the application.
- 1422 3. If a local government makes a second request for additional
- 1423 information from the applicant and the applicant submits the
- 1424 requested additional information to the local government within 30
- 1425 days after receiving the request, the local government must, within
- 1426 10 days after receiving such information:
- 1427 a. Determine if the application is properly completed;
- 1428 b. Approve the application;
- 1429 c. Approve the application with conditions;
- 1430 d. Deny the application; or
- 1431 e. Advise the applicant of information, if any, that is needed to
- 1432 deem the application properly completed or to determine the
- 1433 sufficiency of the application.
- 1434 4. Before a third request for additional information may be made,
- 1435 the applicant must be offered an opportunity to meet with the local
- 1436 government to attempt to resolve outstanding issues. If a local
- 1437 government makes a third request for additional information from

1438 the applicant and the applicant submits the requested additional  
1439 information to the local government within 30 days after receiving  
1440 the request, the local government must, within 10 days after  
1441 receiving such information unless the applicant waived the local  
1442 government's limitation in writing, determine that the application is  
1443 complete and:

- 1444 a. Approve the application;  
1445 b. Approve the application with conditions; or  
1446 c. Deny the application.

1447 5. If the applicant believes the request for additional information is  
1448 not authorized by ordinance, rule, statute, or other legal authority,  
1449 the local government, at the applicant's request, must process the  
1450 application and either approve the application, approve the  
1451 application with conditions, or deny the application.

1452 c.2-105.3.2 Time limitation of application. An application for a permit for  
1453 any proposed work shall be deemed to have been abandoned becoming  
1454 null and void 180 days after the date of filing, unless such application has  
1455 been pursued in good faith or a permit has been issued; except that the  
1456 building official is authorized to grant one or more extensions of time for  
1457 additional periods not exceeding 90 days each. The extension shall be  
1458 requested in writing and justifiable cause demonstrated.

1459 c.3-105.3.3 An enforcing authority may not issue a building permit for any  
1460 building construction, erection, alteration, modification, repair or  
1461 addition unless the permit either includes on its face or there is attached  
1462 to the permit the following statement: "NOTICE: In addition to the  
1463 requirements of this permit, there may be additional restrictions  
1464 applicable to this property that may be found in the public records of this  
1465 county, and there may be additional permits required from other  
1466 governmental entities such as water management districts, state  
1467 agencies, or federal agencies."

1468 c.4-105.3.4 A building permit for a single-family residential dwelling must  
1469 be issued within 30 working days of application therefor unless unusual  
1470 circumstances require a longer time for processing the application or  
1471 unless the permit application fails to satisfy the Florida Building Code or  
1472 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

1509 months of the contract's execution. The contract is subject to verification  
1510 by the Department of Business and Professional Regulation.

1511 c.8-105.3.8 A local government may not require a contract between a  
1512 builder and an owner for the issuance of a building permit or as a  
1513 requirement for the submission of a building permit application.

1514 c.9-105.3.9 Public right of way. A permit shall not be given by the building  
1515 official for the construction of any building, or for the alteration of any  
1516 building where said building is to be changed and such change will affect  
1517 the exterior walls, bays, balconies, or other appendages or projections  
1518 fronting on any street, alley or public lane, or for the placing on any lot or  
1519 premises of any building or structure removed from another lot or  
1520 premises, unless the applicant has received a right of way permit from the  
1521 authority having jurisdiction over the street, alley or public lane.

1522 d-105.4 Conditions of the permit. The issuance or granting of a permit  
1523 shall not be construed to be a permit for, or an approval of, any violation  
1524 of any of the provisions of this code or of any other ordinance of the  
1525 jurisdiction. Permits presuming to give authority to violate or cancel the  
1526 provisions of this code or other ordinances of the jurisdiction shall not be  
1527 valid. The issuance of a permit based on construction documents and  
1528 other data shall not prevent the building official from requiring the  
1529 correction of errors in the construction documents and other data. The  
1530 building official is also authorized to prevent occupancy or use of a  
1531 structure where in violation of this code or of any other ordinance of this  
1532 jurisdiction.

1533 d.1-105.4.1 Permit intent. A permit issued shall be construed to be a license to  
1534 proceed with the work and not as authority to violate, cancel, alter or set aside  
1535 any of the provisions of the technical codes, nor shall issuance of a permit prevent  
1536 the building official from thereafter requiring a correction of errors in plans,  
1537 construction or violations of this code. Every permit issued shall become invalid  
1538 unless the work authorized by such permit is commenced within 6 months after  
1539 its issuance, or if the work authorized by such permit is suspended or abandoned  
1540 for a period of 6 months after the time the work is commenced.

1541 d.1.(i)-105.4.1.1 If work has commenced and the permit is revoked,  
1542 becomes null and void, or expires because of lack of progress or  
1543 abandonment, a new permit covering the proposed construction shall be  
1544 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.

1618 e.3-105.5.3 For the purposes of this subparagraph, an open permit shall  
1619 mean a permit that has not satisfied all requirements for completion as  
1620 defined in e.1.(i)-105.5.1.1.

1621 f-105.6 Denial or revocation. Whenever a permit required under this part  
1622 is denied or revoked because the plan, or the construction, erection,  
1623 alteration, modification, repair, or demolition of a building, is found by  
1624 the local enforcing agency to be not in compliance with the Florida  
1625 Building Code, the local enforcing agency shall identify the specific plan or  
1626 project features that do not comply with the applicable codes, identify the  
1627 specific code chapters, parts, paragraphs, and sections upon which the  
1628 finding is based, and provide this information to the permit applicant. If  
1629 the local building code administrator or inspector finds that the plans are  
1630 not in compliance with the Florida Building Code, the local building code  
1631 administrator or inspector shall identify the specific plan features that do  
1632 not comply with the applicable codes, identify the specific code chapters,  
1633 parts, paragraphs, and sections upon which the finding is based, and  
1634 provide this information to the local enforcing agency. The local enforcing  
1635 agency shall provide this information to the permit applicant.

1636 f.1-105.6.1 Pursuant to Section 553.79(16), Florida Statutes, a local  
1637 enforcement agency may not deny issuance of a building permit to; issue  
1638 a notice of violation to; or fine, penalize, sanction or assess fees against  
1639 an arm's-length purchaser of a property for value solely because a  
1640 building permit applied for by a previous owner of the property was not  
1641 closed. The local enforcement agency shall maintain all rights and  
1642 remedies against the property owner and contractor listed on the permit.

1643 f.2-105.6.2 Pursuant to Section 553.79(16), Florida Statutes, a local  
1644 enforcement agency may not deny issuance of a building permit to a  
1645 contractor solely because the contractor is listed on other building  
1646 permits that were not closed. A local enforcement agency has the  
1647 authority to deny a new permit application from an applicant for other  
1648 reasons.

1649 g-105.7 Placement of permit. The building permit or copy shall be kept on  
1650 the site of the work until the completion of the project.

1651 h-105.8 Notice of commencement. In accordance with Section 713.135,  
1652 Florida Statutes, when any person applies for a building permit, the  
1653 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.

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

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

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

o-105.15 Opening protection. When any activity requiring a building permit, not including roof covering replacement or repair work associated with the prevention of degradation of the residence, that is applied for on or after July 1, 2008, and for which the estimated cost is \$50,000 or more for a site built single-family detached residential structure that is located in the wind-borne debris region as defined in this code and that has an insured value of \$750,000 or more, or, if the site built single-family

detached residential structure is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$750,000 or more; opening protections as required within this code or Florida Building Code, Residential for new construction shall be provided.

Exception: Where defined wind-borne debris regions have not changed, single family detached residential structures permitted subject to the Florida Building Code are not required to comply with this 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



1829 agency may not require the payment of any additional fees, charges,  
1830 or expenses associated with the installation or replacement of a new  
1831 or existing alarm.

1832 (a) A local enforcement agency may not require a contractor, as  
1833 a condition of purchasing a label, to submit information other  
1834 than identification information of the licensee and proof of  
1835 registration or certification as a contractor.

1836 (b) A label is valid for 1 year after the date of purchase and may  
1837 only be used within the jurisdiction of the local enforcement  
1838 agency that issued the label. A contractor may purchase labels in  
1839 bulk for one or more unspecified current or future projects.

1840 (6) A contractor shall post an unused uniform basic permit label in a  
1841 conspicuous place on the premises of the low-voltage alarm system  
1842 project site before commencing work on the project.

1843 (7) A contractor is not required to notify the local enforcement  
1844 agency before commencing work on a low-voltage alarm system  
1845 project. However, a contractor must submit a Uniform Notice of a  
1846 Low-Voltage Alarm System Project as provided under subparagraph  
1847 (7) to the local enforcement agency within 14 days after completing  
1848 the project. A local enforcement agency may take disciplinary action  
1849 against a contractor who fails to timely submit a Uniform Notice of a  
1850 Low-Voltage Alarm System Project.

1851 (8) The Uniform Notice of a Low-Voltage Alarm System Project may  
1852 be submitted electronically or by facsimile if all submissions are  
1853 signed by the owner, tenant, contractor, or authorized representative  
1854 of such persons. The Uniform Notice of a Low-Voltage Alarm System  
1855 Project shall be in the format prescribed by the local enforcement  
1856 agency and must comply with the requirements of s. 553.793(7),  
1857 Florida Statutes.

1858 (9) A local enforcement agency may coordinate directly with the  
1859 owner or customer to inspect a low-voltage alarm system to ensure  
1860 compliance with applicable codes and standards. If a low-voltage  
1861 alarm system project fails an inspection, the contractor must take  
1862 corrective action as necessary to pass inspection.

1863 (10) A municipality, county, district, or other entity of local  
1864 government may not adopt or maintain in effect any ordinance or

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

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

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

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

a-106.1 Live loads posted. In commercial or industrial buildings, for each floor or portion thereof designed for live loads exceeding 50 psf (2.40 kN/m<sup>2</sup>), such design live loads shall be conspicuously posted by the owner or the owner's authorized agent in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

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

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

#### **PART 7 SUBMITTAL DOCUMENTS**

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

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

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1900 applied for is such that review of construction documents is not necessary  
1901 to obtain compliance with this code.

1902 b-107.2 Construction documents. Construction documents shall be in  
1903 accordance with Paragraphs b.1-107.2.1 through b.6-107.2.6.

1904 b.1-107.2.1 Information on construction documents. Construction  
1905 documents shall be dimensioned and drawn upon suitable material.  
1906 Electronic media documents are permitted to be submitted where  
1907 approved by the building official. Construction documents shall be of  
1908 sufficient clarity to indicate the location, nature and extent of the work  
1909 proposed and show in detail that it will conform to the provisions of this  
1910 code and relevant laws, ordinances, rules and regulations, as determined  
1911 by the building official. Such drawings and specifications shall contain  
1912 information, in the form of notes or otherwise, as to the quality of  
1913 materials, where quality is essential to conformity with the technical  
1914 codes. Such information shall be specific, and the technical codes shall  
1915 not be cited as a whole or in part, nor shall the term "legal" or its  
1916 equivalent be used as a substitute for specific information. All  
1917 information, drawings, specifications and accompanying data shall bear  
1918 the name and signature of the person responsible for the design.

1919 b.2-107.2.2 Fire protection system shop drawings. Shop drawings for the  
1920 fire protection system(s) shall be submit- ted to indicate conformance to  
1921 this code and the construction documents and shall be approved prior to  
1922 the start of system installation. Shop drawings shall contain all  
1923 information as required by the referenced installation standards in  
1924 Chapter 9 of the Florida Building Code.

1925 b.3-107.2.3 Means of egress. The construction documents shall show in  
1926 sufficient detail the location, construction, size and character of all  
1927 portions of the means of egress including the path of the exit discharge to  
1928 the public way in compliance with the provisions of this code. In other  
1929 than occupancies in Groups R-2, R-3, and I-1, the construction documents  
1930 shall designate the number of occupants to be accommodated on every  
1931 floor, and in all rooms and spaces.

1932 b.4-107.2.4 Exterior wall envelope. Construction documents for all  
1933 buildings shall describe the exterior wall envelope in sufficient detail to  
1934 determine compliance with this code. The construction documents shall  
1935 provide details of the exterior wall envelope as required, including

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1936 flashing, intersections with dissimilar materials, corners, end details,  
1937 control joints, intersections at roof, eaves or parapets, means of drainage,  
1938 water-resistive membrane and details around openings.

1939 The construction documents shall include manufacturer's installation  
1940 instructions that provide supporting documentation that the proposed  
1941 penetration and opening details described in the construction documents  
1942 maintain the weather resistance of the exterior wall envelope. The  
1943 supporting documentation shall fully describe

1944 b.5-107.2.5 Exterior balcony and elevated walking surfaces. Where  
1945 balcony or other elevated walking surfaces are exposed to water from  
1946 direct or blowing rain or irrigation, and the structural framing is protected  
1947 by an impervious moisture barrier, the construction documents shall  
1948 include details for all elements of the impervious moisture barrier system.  
1949 The construction documents shall include manufacturer's installation  
1950 instructions.

1951 b.6-107.2.6 Site plan. The construction documents submitted with the  
1952 application for permit shall be accompanied by a site plan showing to  
1953 scale the size and location of new construction and existing structures on  
1954 the site, distances from lot lines, the established street grades and the  
1955 proposed finished grades and, as applicable, flood hazard areas,  
1956 floodways, and design flood elevations; and it shall be drawn in  
1957 accordance with an accurate boundary line survey. In the case of  
1958 demolition, the site plan shall show construction to be demolished and  
1959 the location and size of existing structures and construction that are to  
1960 remain on the site or plot. The building official is authorized to waive or  
1961 modify the requirement for a site plan where the application for permit is  
1962 for alteration or repair or where other- wise warranted.

1963 b.6.(i)-107.2.6.1 Design flood elevations. Where design flood elevations  
1964 are not specified, they shall be established in accordance with Section  
1965 1612.3.1 of the Florida Building Code.

1966 b.6.(ii)-107.2.6.2 For the purpose of inspection and record retention, site  
1967 plans for a building may be maintained in the form of an electronic copy  
1968 at the worksite. These plans must be open to inspection by the building  
1969 official or a duly authorized representative, as required by the Florida  
1970 Building Code.

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1971	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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1974	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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1979	Exceptions:
1980	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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1989	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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1998	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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2005	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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2007 structure for which a lawful permit has been heretofore issued or  
2008 otherwise law- fully authorized, and the construction of which has been  
2009 pursued in good faith within 180 days after the effective date of this code  
2010 and has not been abandoned.

2011 c.3-107.3.3 Phased approval. The building official is authorized to issue a  
2012 permit for the construction of foundations or any other part of a building  
2013 or structure before the construction documents for the whole building or  
2014 structure have been submitted, provided that adequate information and  
2015 detailed statements have been filed complying with pertinent  
2016 requirements of this code. The holder of such permit for the foundation  
2017 or other parts of a building or structure shall proceed at the holder's own  
2018 risk with the building operation and without assurance that a permit for  
2019 the entire structure will be granted.

2020 c.4-107.3.4 Design professional in responsible charge. Where it is required  
2021 that documents be prepared by a registered design professional, the  
2022 building official shall be authorized to require the owner or the owner's  
2023 authorized agent to engage and designate on the building permit  
2024 application a registered design professional who shall act as the registered  
2025 design professional in responsible charge. If the circumstances require,  
2026 the owner or the owner's authorized agent shall designate a successor  
2027 registered design professional in responsible charge who shall perform  
2028 the duties required of the original registered design professional in  
2029 responsible charge. The building official shall be notified in writing by the  
2030 owner or owner's authorized agent if the registered design professional  
2031 in responsible charge is changed or is unable to continue to perform the  
2032 duties. Successor registered design professional in responsible charge  
2033 licensed under Chapter 471 Florida Statutes shall comply with Section  
2034 471.025(4) Florida Statute and the procedure set forth in 61G15-27.001  
2035 Florida Administrative Code; or licensed under Chapter 481 Florida  
2036 Statutes shall comply with Section 481.221(6) Florida Statute and the  
2037 procedure set forth in 61G1-18.002 Florida Administrative Code.

2038 The registered design professional in responsible charge shall be  
2039 responsible for reviewing and coordinating submittal documents  
2040 prepared by others, including phased and deferred submittal items, for  
2041 compatibility with the design of the building.

2042 c.5.(i)-107.3.4.1 Deferred submittals. For the purposes of this paragraph,  
2043 deferred submittals are defined as those portions of the design that are

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2044 not submitted at the time of the application and that are to be submitted  
2045 to the building official.

2046 Deferral of any submittal items shall have the prior approval of the  
2047 building official. The registered design professional in responsible charge  
2048 shall list the deferred submittals on the construction documents for  
2049 review by the building official.

2050 Documents for deferred submittal items shall be submitted to the  
2051 registered design professional in responsible charge who shall review  
2052 them and forward them to the building official with a notation indicating  
2053 that the deferred submittal documents have been reviewed and found to  
2054 be in general conformance to the design of the building. The deferred  
2055 submittal items shall not be installed until the deferred submittal  
2056 documents have been approved by the building official.

2057 c.4.(ii)-107.3.4.2 Certifications by contractors authorized under the  
2058 provisions of Section 489.115(4)(b), Florida Statutes, shall be considered  
2059 equivalent to sealed plans and specifications by a person licensed under  
2060 Chapter 471, Florida Statutes, or Chapter 481, Florida Statutes, by local  
2061 enforcement agencies for plans review for permitting purposes relating to  
2062 compliance with the wind- resistance provisions of the code or alternate  
2063 methodologies approved by the Florida Building Commission for one- and  
2064 two-family dwellings. Local enforcement agencies may rely upon such  
2065 certification by contractors that the plans and specifications submitted  
2066 conform to the requirements of the code for wind resistance. Upon good  
2067 cause shown, local government code enforcement agencies may accept  
2068 or reject plans sealed by persons licensed under Chapters 471, 481 or 489,  
2069 Florida Statutes.

2070 c.5-107.3.5 Minimum plan review criteria for buildings. The examination  
2071 of the documents by the building official shall include the following  
2072 minimum criteria and documents: a floor plan; site plan; foundation plan;  
2073 floor/roof framing plan or truss layout; all fenestration and building  
2074 envelope penetrations; flashing; and rough opening dimensions; and all  
2075 exterior elevations:

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2076	<b>Commercial Buildings:</b>
2077	<b>Building:</b>
2078	1. Site requirements:
2079	Parking
2080	Fire access
2081	Vehicle loading
2082	Driving/turning radius
2083	Fire hydrant/water supply/post indicator valve (PIV)
2084	Set back/separation (assumed property lines)
2085	Location of specific tanks, water lines and sewer lines
2086	Flood hazard areas, flood zones, and design flood elevations
2087	2. Occupancy group and special occupancy requirements shall be
2088	determined (with cross check with the energy code submittal).
2089	3. Minimum type of construction shall be determined (see Table
2090	503).
2091	4. Fire-resistant construction requirements shall include the
2092	following components:
2093	Fire-resistant separations
2094	Fire-resistant protection for type of construction
2095	Protection of openings and penetrations of rated walls
2096	Fireblocking and draftstopping and calculated fire resistance
2097	5. Fire suppression systems shall include:
2098	Early warning smoke evacuation systems
2099	Schematic fire sprinklers
2100	Standpipes
2101	Pre-engineered systems
2102	Riser diagram.



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- 2103 6. Life safety systems shall be determined and shall include the  
2104 following requirements:
- 2105 Occupant load and egress capacities
- 2106 Early warning
- 2107 Smoke control
- 2108 Stair pressurization
- 2109 Systems schematic
- 2110 7. Occupancy load/egress requirements shall include:
- 2111 Occupancy load
- 2112 Gross
- 2113 Net
- 2114 Means of egress
- 2115 Exit access
- 2116 Exit
- 2117 Exit discharge
- 2118 Stairs construction/geometry and protection
- 2119 Doors
- 2120 Emergency lighting and exit signs
- 2121 Specific occupancy requirements
- 2122 Construction requirements
- 2123 Horizontal exits/exit passageways
- 2124 8. Structural requirements shall include:
- 2125 Soil conditions/analysis
- 2126 Termite protection
- 2127 Design loads
- 2128 Wind requirements
- 2129 Building envelope
- 2130 Impact resistant coverings or systems

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- 2131 Structural calculations (if required)
- 2132 Foundation
- 2133 Flood requirements in accordance with Section 1612 of the
- 2134 Florida Building Code, including lowest floor elevations,
- 2135 enclosures, flood damage- resistant materials
- 2136 Wall systems Floor systems
- 2137 Roof systems
- 2138 Threshold inspection plan
- 2139 Stair systems
- 2140 9. Materials shall be reviewed and shall at a minimum include the
- 2141 following:
- 2142 Wood
- 2143 Steel
- 2144 Aluminum
- 2145 Concrete
- 2146 Plastic
- 2147 Glass
- 2148 Masonry
- 2149 Gypsum board and plaster Insulating (mechanical)
- 2150 Roofing
- 2151 Insulation
- 2152 Building envelope portions of the Energy Code (including
- 2153 calculation and mandatory requirements)
- 2154 10. Accessibility requirements shall include the following:
- 2155 Site requirements
- 2156 Accessible route
- 2157 Vertical accessibility
- 2158 Toilet and bathing facilities
- 2159 Drinking fountains

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2160	Equipment
2161	Special occupancy requirements
2162	Fair housing requirements
2163	11. Interior requirements shall include the following:
2164	Interior finishes (flame spread/smoke development)
2165	Light and ventilation (including corresponding portion of the
2166	energy code)
2167	Sanitation
2168	12. Special systems:
2169	Elevators
2170	Escalators
2171	Lifts
2172	13. Swimming pools:
2173	Barrier requirements
2174	Spas
2175	Wading pools
2176	14. Location and installation details. The specific location and
2177	installation details of each fire door, fire damper, ceiling damper and
2178	smoke damper shall be shown and properly identified on the building
2179	plans by the designer.
2180	<b>Electrical:</b>
2181	1. Electrical:
2182	Wiring
2183	Services
2184	Feeders and branch circuits
2185	Overcurrent protection
2186	Grounding
2187	Wiring methods and materials
2188	GFCIs

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2189	Electrical portions of the Energy Code (including calculation and
2190	mandatory requirements)
2191	2. Equipment
2192	3. Special occupancies
2193	4. Emergency systems
2194	5. Communication systems
2195	6. Low voltage
2196	7. Load calculations
2197	8. Design flood elevation
2198	<b>Plumbing:</b>
2199	1. Minimum plumbing facilities
2200	2. Fixture requirements
2201	3. Water supply piping
2202	4. Sanitary drainage
2203	5. Water heaters
2204	6. Vents
2205	7. Roof drainage
2206	8. Back flow prevention
2207	9. Irrigation
2208	10. Location of water supply line
2209	11. Grease traps
2210	12. Environmental requirements
2211	13. Plumbing riser
2212	14. Design flood elevation
2213	15. Water/plumbing portions of the Energy Code (including
2214	calculation and mandatory requirements)

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|------|---|
| 2215 | <b>Mechanical:</b>                                |
| 2216 | 1. Mechanical portions of the Energy calculations |
| 2217 | 2. Exhaust systems:                               |
| 2218 | Clothes dryer exhaust                             |
| 2219 | Kitchen equipment exhaust                         |
| 2220 | Specialty exhaust systems                         |
| 2221 | 3. Equipment                                      |
| 2222 | 4. Equipment location                             |
| 2223 | 5. Make-up air                                    |
| 2224 | 6. Roof-mounted equipment                         |
| 2225 | 7. Duct systems                                   |
| 2226 | 8. Ventilation                                    |
| 2227 | 9. Combustion air                                 |
| 2228 | 10. Chimneys, fireplaces and vents                |
| 2229 | 11. Appliances                                    |
| 2230 | 12. Boilers                                       |
| 2231 | 13. Refrigeration                                 |
| 2232 | 14. Bathroom ventilation                          |
| 2233 | 15. Laboratory                                    |
| 2234 | 16. Design flood elevation                        |
| 2235 | 17. Smoke and/or Fire Dampers                     |
| 2236 | <b>Gas:</b>                                       |
| 2237 | 1. Gas piping                                     |
| 2238 | 2. Venting  |
| 2239 | 3. Combustion air                                 |
| 2240 | 4. Chimneys and vents                             |
| 2241 | 5. Appliances                                     |

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- 2242 6. Type of gas
- 2243 7. Fireplaces
- 2244 8. LP tank location
- 2245 9. Riser diagram/shutoffs
- 2246 10. Design flood elevation
- 2247 11. Gas portions of the Energy Code (including calculation and
- 2248 mandatory requirements)
- 2249 **Demolition:**
- 2250 1. Asbestos removal
- 2251 **Residential (one- and two-family):**
- 2252 1. Site requirements:
- 2253 Set back/separation (assumed property lines) Location of septic
- 2254 tanks
- 2255 2. Fire-resistant construction (if required)
- 2256 3. Fire
- 2257 4. Smoke and/or carbon monoxide alarm/detector locations
- 2258 5. Egress:
- 2259 Egress window size and location stairs construction requirements
- 2260 6. Structural requirements shall include:
- 2261 Wall section from foundation through roof, including assembly
- 2262 and materials connector tables wind requirements structural
- 2263 calculations (if required)
- 2264 Termite protection
- 2265 Design loads
- 2266 Wind requirements
- 2267 Building envelope
- 2268 Foundation
- 2269 Wall systems
- 2270 Floor systems

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2271	Roof systems
2272	Flood hazard areas, flood zones, design flood elevations, lowest
2273	floor elevations, enclosures, equipment, and flood damage-
2274	resistant materials
2275	7. Accessibility requirements:
2276	Show/identify
2277	Accessible bath
2278	8. Impact resistant coverings or systems
2279	9. Residential Energy Code submittal (including calculation and
2280	mandatory requirements)
2281	<b>Manufactured buildings/housing:</b>
2282	1. Site requirements
2283	Setback/separation (assumed property lines)
2284	Location of septic tanks (if applicable)
2285	2. Structural
2286	Wind zone
2287	Flood
2288	Anchoring
2289	Blocking
2290	3. Plumbing
2291	List potable water source and meter size (if applicable)
2292	4. Mechanical
2293	Exhaust systems
2294	Clothes dryer exhaust
2295	Kitchen equipment exhaust
2296	5. Electrical exterior disconnect location
2297	<b>Exemptions:</b> Plans examination by the building official shall not be
2298	required for the following work:

- 
- 2299 1. Replacing existing equipment such as mechanical units, water  
2300 heaters, etc.
- 2301 2. Reroofs
- 2302 3. Minor electrical, plumbing and mechanical repairs
- 2303 4. Annual maintenance permits
- 2304 5. Prototype plans:
- 2305 Except for local site adaptations, siding, foundations and/or  
2306 modifications.
- 2307 Except for structures that require waiver.
- 2308 6. Manufactured buildings plan except for foundations and  
2309 modifications of buildings on site and as listed above in manufactured  
2310 buildings/housing.
- 2311 d-107.4 Amended construction documents. Work shall be installed in  
2312 accordance with the approved construction documents, and any changes  
2313 made during construction that are not in compliance with the approved  
2314 construction documents shall be resubmitted for approval as an amended  
2315 set of construction documents.
- 2316 e-107.5 Retention of construction documents. One set of approved  
2317 construction documents shall be retained by the building official for a  
2318 period of not less than 180 days from date of completion of the permitted  
2319 work, or as required by state or local laws.
- 2320 f-107.6 Affidavits. The building official may accept a sworn affidavit from  
2321 a registered architect or engineer stating that the plans submitted  
2322 conform to the technical codes. For buildings and structures, the affidavit  
2323 shall state that the plans conform to the laws as to egress, type of  
2324 construction and general arrangement and, if accompanied by drawings,  
2325 show the structural design and that the plans and design conform to the  
2326 requirements of the technical codes as to strength, stresses, strains, loads  
2327 and stability. The building official may without any examination or  
2328 inspection accept such affidavit, provided the architect or engineer who  
2329 made such affidavit agrees to submit to the building official copies of  
2330 inspection reports as inspections are performed and upon completion of  
2331 the structure, electrical, gas, mechanical or plumbing systems a  
2332 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**

2369 a-108.1 General. The building official is authorized to issue a permit for  
2370 temporary structures and temporary uses. Such permits shall be limited  
2371 as to time of service, but shall not be permitted for more than 180 days.  
2372 The building official is authorized to grant extensions for demonstrated  
2373 cause.

2374 b-108.2 Conformance. Temporary structures and uses shall comply with  
2375 the requirements in Section 3103 of the Florida Building Code.

2376 c-108.3 Temporary power. The building official is authorized to give  
2377 permission to temporarily supply and use power in part of an electric  
2378 installation before such installation has been fully completed and the final  
2379 certificate of completion has been issued. The part covered by the  
2380 temporary certificate shall comply with the requirements specified for  
2381 temporary lighting, heat or power in NFPA 70.

2382 d-108.4 Termination of approval. The building official is authorized to  
2383 terminate such permit for a temporary structure or use and to order the  
2384 temporary structure or use to be discontinued.

2385 **PART 9 FEES**

2386 a-109.1 Payment of fees. A permit shall not be valid until the fees  
2387 prescribed by law have been paid, nor shall an amendment to a permit be  
2388 released until the additional fee, if any, has been paid.

2389 b-109.2 Schedule of permit fees. On buildings, structures, electrical, gas,  
2390 mechanical, and plumbing systems or alterations requiring a permit, a fee  
2391 for each permit shall be paid as required, in accordance with the schedule  
2392 as established by the applicable governing authority.

2393 b.1-109.2.1 Types of Fees Enumerated. Fees may be charged for but not  
2394 limited to the following:

- 2395 1. Permits;
- 2396 2. Plans examination;
- 2397 3. Certificates of competency (including fees for applications,  
2398 examinations, renewal, late renewal, and reciprocity);
- 2399 4. Re-inspections;
- 2400 5. Administrative fees (including fees for investigative and legal costs  
2401 incurred in the context of certain disciplinary cases heard by the  
2402 board);

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- 2403                                6. Variance requests;
- 2404                                7. Administrative appeals;
- 2405                                8. Violations; and
- 2406                                9. Other fees as established by local resolution or ordinance.
- 2407                                c-109.3 Building permit valuations. The applicant for a permit shall
- 2408                                provide an estimated permit value at time of application. Permit
- 2409                                valuations shall include total value of work, including materials and labor,
- 2410                                for which the permit is being issued, such as electrical, gas, mechanical,
- 2411                                plumbing equipment and permanent systems. If, in the opinion of the
- 2412                                building official, the valuation is underestimated on the application, the
- 2413                                permit shall be denied, unless the applicant can show detailed estimates
- 2414                                to meet the approval of the building official. Final building permit
- 2415                                valuation shall be set by the building official.
- 2416                                d-109.4 Work commencing before permit issuance. Any person who
- 2417                                commences any work on a building, structure, electrical, gas, mechanical
- 2418                                or plumbing system before obtaining the necessary permits or without
- 2419                                prior approval from the building official as permitted in Paragraph b.2-
- 2420                                105.2.2 or i-105.12 shall be subject to a fee established by the building
- 2421                                official that shall be in addition to the required permit fees or as provided
- 2422                                by local ordinance. This provision shall not apply to emergency work when
- 2423                                delay would clearly have placed life or property in imminent danger. But
- 2424                                in all such cases the required permit(s) must be applied for within three
- 2425                                (3) business days and any unreasonable delay in obtaining those permit(s)
- 2426                                shall result in the charge of a double fee. The payment of a double fee
- 2427                                shall not preclude or be deemed a substitute for prosecution for
- 2428                                commencing work without first obtaining a permit. The building official
- 2429                                may grant extensions of time or waive fees when justifiable cause has
- 2430                                been demonstrated in writing.
- 2431                                e-109.5 Related fees. The payment of the fee for the construction,
- 2432                                alteration, removal or demolition for work done in connection to or
- 2433                                concurrently with the work authorized by a building permit shall not
- 2434                                relieve the applicant or holder of the permit from the payment of other
- 2435                                fees that are prescribed by law.
- 2436                                f-109.6 Refunds. The building official is authorized to establish a refund
- 2437                                policy.

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**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,

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2508 chimneys, ducts and vents are complete and the rough electrical,  
2509 plumbing, heating wires, pipes and ducts are approved and shall at a  
2510 minimum include the following building components:

2511 Window/door framing

2512 Window U-factor/SHGC (as indicated on approved energy  
2513 calculations)

2514 Vertical cells/columns

2515 Lintel/tie beams

2516 Framing/trusses/bracing/connectors (including truss layout and  
2517 engineered drawings)

2518 Draftstopping/fireblocking

2519 Curtain wall framing

2520 Energy insulation (Insulation R-factor as indicated on approved  
2521 energy calculations)

2522 Accessibility

2523 Verify rough opening dimensions are within tolerances.

2524 Window/door buck attachment

2525 2.1 Insulation Inspection: To be made after the framing inspection is  
2526 approved and the insulation is in place, according to approved energy  
2527 calculation submittal. Includes wall and ceiling insulation.

2528 2.2 Lath and gypsum board inspection for fire-resistance rated or  
2529 shear assemblies. Lath and gypsum board inspections shall be made  
2530 after lathing and gypsum board, interior and exterior, is in place, but  
2531 before ant plastering is applied or gypsum board joints and fasteners  
2532 are taped and finished.

2533 3. Sheathing inspection. To be made either as part of a dry-in  
2534 inspection or done separately at the request of the contractor after  
2535 all roof and wall sheathing and fasteners are complete and shall at a  
2536 minimum include the following building components:

2537 Roof sheathing

2538 Wall sheathing

2539 Continuous air barrier

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2540	Exterior siding/cladding
2541	Sheathing fasteners
2542	Roof/wall dry-in
2543	Sheathing fasteners installed and found to be missing the
2544	structural member (shiners) shall be removed and properly
2545	reinstalled prior to installation of the dry-in material.
2546	4. Exterior wall coverings. Shall at a minimum include the following
2547	building components in progress inspections:
2548	Exterior wall coverings and veneers
2549	Soffit coverings
2550	5. Roofing inspection. Shall at a minimum be made in at least two
2551	inspections and include the following building components:
2552	Dry-in
2553	Insulation
2554	Roof coverings (including In Progress as necessary)
2555	Insulation on roof deck (according to submitted energy
2556	calculation)
2557	Flashing
2558	5.1 Re-roof sheathing inspection. An affidavit with a notarized
2559	signature of a state or locally licensed roofing contractor for the
2560	installation of additional sheathing fasteners as required by the
2561	Existing Building Code may be accepted at the discretion of the
2562	building official.
2563	6. Final inspection. To be made after the building is completed and
2564	ready for occupancy.
2565	6.1. In flood hazard areas, as part of the final inspection, a final
2566	certification of the lowest floor elevation or the elevation to which a
2567	building is dry floodproofed, as applicable, shall be submitted to the
2568	authority having jurisdiction.
2569	7. Swimming pool inspection. First inspection to be made after
2570	excavation and installation of reinforcing steel, bonding and main
2571	drain and prior to placing of concrete.

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- 2572 1. Steel reinforcement inspection
- 2573 2. Underground electric inspection
- 2574 3. Underground piping inspection including a pressure test.
- 2575 4. Underground electric inspection under deck area (including
- 2576 the equipotential bonding)
- 2577 5. Underground piping inspection under deck area
- 2578 6. Deck inspection: to be made prior to installation of the deck
- 2579 material (with forms, deck drains, and any reinforcement in place
- 2580 7. Safety Inspection; Made prior to filling the pool with the
- 2581 bonding connections made, the proper drain covers installed and
- 2582 the final barriers installed.
- 2583 8. Final pool piping
- 2584 9. Final Electrical inspection
- 2585 10. Final inspection to be made when the swimming pool is
- 2586 complete and all required enclosure requirements are in place.
- 2587 In order to pass final inspection and receive a certificate of
- 2588 completion, a residential swimming pool must meet the
- 2589 requirements relating to pool safety features as described in
- 2590 Section 454.2.17 of the Florida Building Code.
- 2591 8. Demolition inspections. First inspection to be made after all utility
- 2592 connections have been dis- connected and secured in such manner
- 2593 that no unsafe or unsanitary conditions shall exist during or after
- 2594 demolition operations.
- 2595 Final inspection to be made after all demolition work is completed.
- 2596 9. Manufactured building inspections. The building department shall
- 2597 inspect construction of foundations; connecting buildings to
- 2598 foundations; installation of parts identified on plans as site installed
- 2599 items, joining the modules, including utility cross- overs; utility
- 2600 connections from the building to utility lines on site; and any other
- 2601 work done on site which requires compliance with the Florida
- 2602 Building Code. Additional inspections may be required for public
- 2603 educational facilities (see Section 453.27.20 of the Florida Building
- 2604 Code).



2605 10. Where impact-resistant coverings or impact-resistant systems  
2606 are installed, the building official shall schedule adequate inspections  
2607 of impact-resistant coverings or impact-resistant systems to  
2608 determine the following:

2609 The system indicated on the plans was installed.

2610 The system is installed in accordance with the manufacturer's  
2611 installation instructions and the product approval.

2612 **Electrical**

2613 1. Underground inspection. To be made after trenches or ditches are  
2614 excavated, conduit or cable installed, and before any backfill is put in  
2615 place.

2616 2. Rough-in inspection. To be made after the roof, framing,  
2617 fireblocking and bracing is in place and prior to the installation of wall  
2618 or ceiling membranes.

2619 3. Final inspection. To be made after the building is complete, all  
2620 required electrical fixtures are in place and properly connected or  
2621 protected, and the structure is ready for occupancy.

2622 4. Existing Swimming Pools. To be made after all repairs or alterations  
2623 are complete, all required electrical equipment, GFCI protection, and  
2624 equipotential bonding are in place on said alterations or repairs.

2625 **Plumbing**

2626 1. Underground inspection. To be made after trenches or ditches are  
2627 excavated, piping installed, and before any backfill is put in place.

2628 2. Rough-in inspection. To be made after the roof, framing,  
2629 fireblocking and bracing is in place and all soil, waste and vent piping  
2630 is complete, and prior to this installation of wall or ceiling  
2631 membranes.

2632 Includes plumbing provisions of the energy code and approved  
2633 energy calculation provisions.

2634 3. Final inspection. To be made after the building is complete, all  
2635 plumbing fixtures are in place and properly connected, and the  
2636 structure is ready for occupancy.

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2637 Note: See Section 312 of the Florida Building Code, Plumbing for  
2638 required tests.

2639 **Mechanical**

2640 1. Underground inspection. To be made after trenches or ditches are  
2641 excavated, underground duct and fuel piping installed, and before  
2642 any backfill is put in place.

2643 2. Rough-in inspection. To be made after the roof, framing,  
2644 fireblocking and bracing are in place and all ducting, and other  
2645 concealed components are complete, and prior to the installation of  
2646 wall or ceiling membranes.

2647 Includes mechanical provisions of the energy code and approved  
2648 energy calculation provisions.

2649 3. Final inspection. To be made after the building is complete, the  
2650 mechanical system is in place and properly connected, and the  
2651 structure is ready for occupancy.

2652 **Gas**

2653 1. Rough piping inspection. To be made after all new piping  
2654 authorized by the permit has been installed, and before any such  
2655 piping has been covered or concealed or any fixtures or gas  
2656 appliances have been connected.

2657 Includes gas provisions of the energy code and approved energy  
2658 calculation provisions.

2659 2. Final piping inspection. To be made after all piping authorized by  
2660 the permit has been installed and after all portions which are to be  
2661 concealed by plastering or otherwise have been so concealed, and  
2662 before any fixtures or gas appliances have been connected. This  
2663 inspection shall include a pressure test.

2664 3. Final inspection. To be made on all new gas work authorized by  
2665 the permit and such portions of existing systems as may be affected  
2666 by new work or any changes, to ensure compliance with all the  
2667 requirements of this code and to assure that the installation and  
2668 construction of the gas system is in accordance with reviewed plans.

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2669                    **Site Debris**

2670                    1. The contractor and/or owner of any active or inactive construction  
2671                    project shall be responsible for the clean-up and removal of all  
2672                    construction debris or any other miscellaneous discarded articles  
2673                    during the course of the construction project and prior to receiving  
2674                    final inspection approval. Construction job sites must be kept clean  
2675                    and in a safe condition at all times.

2676                    2. All debris shall be kept in such a manner as to prevent it from being  
2677                    spread by any means.

2678                    c.1-110.3.1 Footing and foundation inspection.

2679                    Footing and foundation inspections shall be made after excavations for  
2680                    footings are complete and any required reinforcing steel is in place. For  
2681                    concrete foundations, any required forms shall be in place prior to  
2682                    inspection. Materials for the foundation shall be on the job, except where  
2683                    concrete is ready mixed in accordance with ASTM C 94, the concrete need  
2684                    not be on the job.

2685                    c.2-110.3.2 Concrete slab and under-floor inspection. Concrete slab and  
2686                    under-floor inspections shall be made after in-slab or under-floor  
2687                    reinforcing steel and building service equipment, conduit, piping  
2688                    accessories and other ancillary equipment items are in place, but before  
2689                    any concrete is placed or floor sheathing installed, including the subfloor.

2690                    c.3-110.3.3 Lowest floor elevation. In flood hazard areas, upon placement  
2691                    of the lowest floor, including the basement, and prior to further vertical  
2692                    construction, the elevation certification required in Section 1612.4 of the  
2693                    Florida Building Code, Building and Section R322 of the Florida Building  
2694                    Code, Residential, shall be submitted to the building official.

2695                    c.4-110.3.4 Frame inspection. Framing inspections shall be made after the  
2696                    roof deck or sheathing, all framing, fireblocking and bracing are in place  
2697                    and pipes, chimneys and vents to be concealed are complete and the  
2698                    rough electrical, plumbing, heating wires, pipes and ducts are approved.

2699                    c.5-110.3.5 Lath, gypsum board and gypsum panel product inspection.  
2700                    Lath, gypsum board and gypsum panel product inspections shall be made  
2701                    after lathing, gypsum board and gypsum panel products, interior and  
2702                    exterior, are in place, but before any plastering is applied or gypsum board  
2703                    and gypsum panel product joints and fasteners are taped and finished.

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

2737 c.11.(ii)-110.3.11.2 Commercial Energy Code documentation. If required  
2738 by energy code path submittal, confirmation that commissioning result  
2739 requirements have been received by building owner.

2740 c.11.(iii)-110.3.11.3 Residential Energy Code documentation. If required  
2741 by energy code path submittal (R405), confirmation that the envelope and  
2742 duct test requirements shall be received by building official.

2743 c.12-110.3.12 Termites. Building components and building surroundings  
2744 required to be protected from termite damage in accordance with  
2745 Section 1503.7, Section 2304.12.9 or Section 2304.12.4 of the Florida  
2746 Building Code, specifically required to be inspected for termites in  
2747 accordance with Section 2114 of said code, or required to have chemical  
2748 soil treatment in accordance with Section 1816 of said code shall not be  
2749 covered or concealed until the release from the building official has been  
2750 received.

2751 c.13-110.3.13 Impact-resistant coverings or systems. Where impact-  
2752 resistant coverings or systems are installed to meet requirements of this  
2753 code, the building official shall schedule adequate inspections of impact-  
2754 resistant coverings or systems to determine the following:

- 2755 1. The system indicated on the plans was installed.
- 2756 2. The system is installed in accordance with the manufacturer's  
2757 installation instructions and the product approval.

2758 d-110.4 Inspection agencies. The building official is authorized to accept  
2759 reports of approved inspection agencies, provided such agencies satisfy  
2760 the requirements as to qualifications and reliability.

2761 e-110.5 Inspection requests. It shall be the duty of the holder of the  
2762 building permit or their duly authorized agent to notify the building official  
2763 when work is ready for inspection. It shall be the duty of the permit holder  
2764 to provide access to and means for inspections of such work that are  
2765 required by this code.

2766 f-110.6 Approval required. Work shall not be done beyond the point  
2767 indicated in each successive inspection without first obtaining the  
2768 approval of the building official. The building official, upon notification,  
2769 shall make the requested inspections and shall either indicate the portion  
2770 of the construction that is satisfactory as completed, or notify the permit  
2771 holder or his or her agent wherein the same fails to comply with this code.

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2772 Any portions that do not comply shall be corrected and such portion shall  
2773 not be covered or concealed until authorized by the building official.

2774 g-110.7 Shoring. For threshold buildings, shoring and associated  
2775 formwork or falsework shall be designed and inspected by a Florida  
2776 licensed professional engineer prior to any required mandatory  
2777 inspections by the threshold building inspector.

2778 h-110.8 Threshold building.

2779 h.1-110.8.1 During new construction or during repair or restoration  
2780 projects in which the structural system or structural loading of a building  
2781 is being modified, the enforcing agency shall require a special inspector to  
2782 perform structural inspections on a threshold building pursuant to a  
2783 structural inspection plan prepared by the engineer or architect of record.  
2784 The structural inspection plan must be submitted to the enforcing agency  
2785 prior to the issuance of a building permit for the construction of a  
2786 threshold building. The purpose of the structural inspection plans is to  
2787 provide specific inspection procedures and schedules so that the building  
2788 can be adequately inspected for compliance with the permitted  
2789 documents. The special inspector may not serve as a surrogate in carrying  
2790 out the responsibilities of the building official, the architect, or the  
2791 engineer of record. The contractor's contractual or statutory obligations  
2792 are not relieved by any action of the special inspector.

2793 h.2-110.8.2 The special inspector shall determine that a professional  
2794 engineer who specializes in shoring design has inspected the shoring and  
2795 reshoring for conformance with the shoring and reshoring plans  
2796 submitted to the enforcing agency. A fee simple title owner of a building,  
2797 which does not meet the minimum size, height, occupancy, occupancy  
2798 classification, or number-of-stories criteria which would result in  
2799 classification as a threshold building under s. 553.71(7), Florida Statutes  
2800 may designate such building as a threshold building, subject to more than  
2801 the minimum number of inspections required by the Florida Building  
2802 Code.

2803 h.3-110.8.3 The fee owner of a threshold building shall select and pay all  
2804 costs of employing a special inspector, but the special inspector shall be  
2805 responsible to the enforcement agency. The inspector shall be a person  
2806 certified, licensed or registered under Chapter 471, Florida Statutes, as an  
2807 engineer or under Chapter 481, Florida Statutes, as an architect.

2808 h.4-110.8.4 Each enforcement agency shall require that, on every  
2809 threshold building:

2810 h.4.(i)-110.8.4.1 The special inspector, upon completion of the building  
2811 and prior to the issuance of a certificate of occupancy, file a signed and  
2812 sealed statement with the enforcement agency in substantially the  
2813 following form: "To the best of my knowledge and belief, the above  
2814 described construction of all structural load- bearing components  
2815 complies with the permitted documents, and the shoring and reshoring  
2816 conforms to the shoring and reshoring plans submitted to the  
2817 enforcement agency."

2818 h.4.(ii)-110.8.4.2 Any proposal to install an alternate structural product or  
2819 system to which building codes apply be submitted to the enforcement  
2820 agency for review for compliance with the codes and made part of the  
2821 enforcement agency's recorded set of permit documents.

2822 h.4.(iii)-110.8.4.3 All shoring and reshoring procedures, plans and details  
2823 be submitted to the enforcement agency for recordkeeping. Each shoring  
2824 and reshoring installation shall be supervised, inspected and certified to  
2825 be in compliance with the shoring documents by the contractor.

2826 h.4.(iv)-110.8.4.4 All plans for the building which are required to be signed  
2827 and sealed by the architect or engineer of record contain a statement  
2828 that, to the best of the architect's or engineer's knowledge, the plans and  
2829 specifications comply with the applicable minimum building codes and  
2830 the applicable fire-safety standards as deter- mined by the local authority  
2831 in accordance with this paragraph and Chapter 633, Florida Statutes.

2832 h.5-110.8.5 No enforcing agency may issue a building permit for  
2833 construction of any threshold building except to a licensed general  
2834 contractor, as defined in Section 489.105(3)(a), Florida Statutes, or to a  
2835 licensed building contractor, as defined in Section 489.105(3)(b), Florida  
2836 Statutes, within the scope of her or his license. The named contractor to  
2837 whom the building permit is issued shall have the responsibility for  
2838 supervision, direction, management and control of the construction  
2839 activities on the project for which the building permit was issued.

2840 h.6-110.8.6 The building department may allow a special inspector to  
2841 conduct the minimum structural inspection of threshold buildings  
2842 required by this code, Section 553.73, Florida Statutes, without  
2843 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



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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

2916 completed before the deadline or other circumstance to justify an  
2917 extension.

2918 (d) The local enforcement agency may accept an inspection report  
2919 prepared by a licensed engineer or architect for a structural integrity  
2920 and condition inspection of a building performed before July 1, 2022,  
2921 if the inspection and report substantially comply with the  
2922 requirements of this paragraph. Notwithstanding when such  
2923 inspection was completed, the condominium or cooperative  
2924 association must comply with the unit owner notice requirements in  
2925 Paragraph i.9-110.9.9. The inspection for which an inspection report  
2926 is accepted by the local enforcement agency under this paragraph is  
2927 deemed a milestone inspection for the applicable requirements in  
2928 chapters 718 and 719. If a previous inspection and report is accepted  
2929 by the local enforcement agency under this paragraph, the deadline  
2930 for the building's subsequent 10-year milestone inspection is based  
2931 on the date of the accepted previous inspection.

2932 i.4-110.9.4. The milestone inspection report must be arranged by a  
2933 condominium or cooperative association and any owner of any portion of  
2934 the building which is not subject to the condominium or cooperative form  
2935 of ownership. The condominium association or cooperative association  
2936 and any owner of any portion of the building which is not subject to the  
2937 condominium or cooperative form of ownership are each responsible for  
2938 ensuring compliance with the requirements of this paragraph. The  
2939 condominium association or cooperative association is responsible for all  
2940 costs associated with the milestone inspection attributable to the  
2941 portions of a building which the association is responsible to maintain  
2942 under the governing documents of the association. This paragraph does  
2943 not apply to a single-family, two-family, or three-family dwelling with  
2944 three or fewer habitable stories above ground.

2945 i.5-110.9.5. Upon determining that a building must have a milestone  
2946 inspection, the local enforcement agency must provide written notice of  
2947 such required inspection to the condominium association or cooperative  
2948 association and any owner of any portion of the building which is not  
2949 subject to the condominium or cooperative form of ownership, as  
2950 applicable, by certified mail, return receipt requested. The condominium  
2951 or cooperative association must notify the unit owners of the required  
2952 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

2990 a timeline for completion of the phase two inspection. An inspector who  
2991 completes a phase two milestone inspection shall prepare and submit an  
2992 inspection report pursuant to Paragraph i.8-110.9.8.

2993 i.8-110.9.8. Upon completion of a phase one or phase two milestone  
2994 inspection, the architect or engineer who performed the inspection must  
2995 submit a sealed copy of the inspection report with a separate summary  
2996 of, at minimum, the material findings and recommendations in the  
2997 inspection report to the condominium association or cooperative  
2998 association, to any other owner of any portion of the building which is not  
2999 subject to the condominium or cooperative form of ownership, and to the  
3000 building official of the local government which has jurisdiction. The  
3001 inspection report must, at a minimum, meet all of the following criteria:

3002 (a) Bear the seal and signature, or the electronic signature, of the  
3003 licensed engineer or architect who performed the inspection.

3004 (b) Indicate the manner and type of inspection forming the basis for  
3005 the inspection report.

3006 (c) Identify any substantial structural deterioration, within a  
3007 reasonable professional probability based on the scope of the  
3008 inspection, describe the extent of such deterioration, and identify any  
3009 recommended repairs for such deterioration.

3010 (d) State whether unsafe or dangerous conditions, as those terms are  
3011 defined in the Florida Building Code, were observed.

3012 (e) Recommend any remedial or preventive repair for any items that  
3013 are damaged but are not substantial structural deterioration.

3014 (f) Identify and describe any items requiring further inspection.

3015 i.9-110.9.9. Within 45 days after receiving the applicable inspection  
3016 report, the condominium or cooperative association must distribute a  
3017 copy of the inspector-prepared summary of the inspection report to each  
3018 condominium unit owner or cooperative unit owner, regardless of the  
3019 findings or recommendations in the report, by United States mail or  
3020 personal delivery at the mailing address, property address, or any other  
3021 address of the owner provided to fulfill the association's notice  
3022 requirements under chapter 718 or chapter 719, as applicable, and by  
3023 electronic transmission to the e-mail address or facsimile number  
3024 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.

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- 3060 2. The address of the structure.
- 3061 3. The name and address of the owner or the owner's authorized  
3062 agent.
- 3063 4. A description of that portion of the structure for which the  
3064 certificate is issued.
- 3065 5. A statement that the described portion of the structure has been  
3066 inspected for compliance with the requirements of this code for the  
3067 occupancy and division of occupancy and the use for which the  
3068 proposed occupancy is classified.
- 3069 6. For buildings and structures in flood hazard areas, a statement that  
3070 documentation of the as-built lowest floor elevation has been  
3071 provided and is retained in the records of the building official.
- 3072 7. The name of the building official.
- 3073 8. The edition of the code under which the permit was issued.
- 3074 9. The use and occupancy, in accordance with the provisions of  
3075 Chapter 3 of the Florida Building Code.
- 3076 10. The type of construction as defined in Chapter 6 of the Florida  
3077 Building Code.
- 3078 11. The design occupant load.
- 3079 12. If an automatic sprinkler system is provided, whether the  
3080 sprinkler system is required.
- 3081 13. Any special stipulations and conditions of the building permit.
- 3082 c-111.3 Temporary occupancy. The building official is authorized to issue  
3083 a temporary certificate of occupancy before the completion of the entire  
3084 work covered by the permit, provided that such portion or portions shall  
3085 be occupied safely. The building official shall set a time period during  
3086 which the temporary certificate of occupancy is valid.
- 3087 d-111.4 Revocation. The building official is authorized to, in writing,  
3088 suspend or revoke a certificate of occupancy or completion issued under  
3089 the provisions of this code wherever the certificate is issued in error, or  
3090 on the basis of incorrect information supplied, or where it is determined  
3091 that the building or structure or portion thereof is in violation of any  
3092 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.



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**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:

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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

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

**Disclosure Statement**

State law requires construction 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 contractor with certain restrictions even though you do not have a license. You must provide direct, onsite supervision of the construction yourself. You may build or improve a one-family or two-family residence or a farm outbuilding. You may also build or improve a commercial building, provided your costs do not exceed \$75,000. The building or residence must be for your own use or occupancy. It may not be built or substantially improved for sale or lease. If you sell or lease a building you have built or substantially improved yourself within 1 year after the construction is complete, the law will presume that you built or substantially improved it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person to act as your contractor or to supervise people working on your building. 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. You may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on your building who is not licensed must work under your direct supervision and must be employed by you, which means that you must deduct F.I.C.A. and withholding tax and provide workers' compensation for that employee, all as prescribed by law. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

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

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- 3301 (5) Any one-family, two-family, or three-family residence constructed by  
3302 Habitat for Humanity International, Inc., or its local affiliates. Habitat for  
3303 Humanity International, Inc., or its local affiliates, must:
- 3304 a. Obtain all necessary building permits.
- 3305 b. Obtain all required building code inspections.
- 3306 c. Provide for supervision of all work by an individual with construction  
3307 experience.
- 3308 (6) A disaster recovery mitigation organization or a not-for-profit organization  
3309 repairing or replacing a one-family, two-family, or three-family residence  
3310 that has been impacted by a disaster when such organization:
- 3311 a. Is using volunteer labor to assist the owner of such residence in  
3312 mitigating unsafe living conditions at the residence;
- 3313 b. Is not holding itself out to be a contractor;
- 3314 c. Obtains all required building permits;
- 3315 d. Obtains all required building code inspections; and
- 3316 e. Provides for the supervision of all work by an individual with  
3317 construction experience.
- 3318 (7) The sale, delivery, assembly, or tie-down of prefabricated portable sheds  
3319 of not more than 250 square feet in interior size and not intended for use  
3320 as a residence or as living quarters. This exemption may not be construed  
3321 to interfere with the Building Code or any applicable local technical  
3322 amendment to the Building Code, local licensure requirements, or other  
3323 local ordinance provisions. A permit is not required for the on-site  
3324 assembly or tie-down of prefabricated portable sheds of not more than  
3325 250 square feet in interior size and not intended for use as a residence or  
3326 living quarters, or portion/auxiliary unit thereof.
- 3327 (8) The sale, delivery, assembly, or tie-down of lawn storage buildings and  
3328 storage buildings not exceeding 400 square feet in interior size and  
3329 bearing the insignia of approval from the State of Florida Department of  
3330 Business and Professional Regulation showing compliance with the  
3331 Building Code. A permit is required for the on-site assembly and/or tie  
3332 down of prefabricated storage buildings being more than 250 square feet,  
3333 but not more than 400 square feet in interior size and not intended for  
3334 use as a residence or living quarters, or portion/auxiliary unit thereof.

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**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

3367 permits shall be issued to, any person licensed under this article who has no such  
3368 license in full force and effect.

3369 **Articles III through VI. – Reserved.**

3370 **Secs. 22-14 – 22-150. – Reserved.**

3371 **SECTION 3. CODIFICATION**

3372 It is the intention of the City Council of the City of Lake City that the provisions of this Ordinance  
3373 shall become and be made part of the Code of Ordinances of the City of Lake City, Florida. The  
3374 Sections of this Ordinance may be renumbered, re-lettered and the word “Ordinance” may be  
3375 changed to “Section”, “Article” or such other word or phrase in order to accomplish such  
3376 intention. The correction of typographical errors which do not affect the intent or substance of  
3377 the ordinance may be authorized by the City Clerk or the City Clerk’s designee with the consent  
3378 of the City Attorney without public hearing, by filing a corrected or re-codified copy of the same  
3379 with the City.

3380 **SECTION 4. REPEAL OF ORDINANCES IN CONFLICT**

3381 All ordinances or parts of ordinances in conflict with this Ordinance are, to the extent they conflict  
3382 with this Ordinance, repealed.

3383 **SECTION 5. PROVIDING FOR SEVERABILITY**

3384 It is the declared intent of the City Council of the City of Lake City that, if any section, sentence,  
3385 clause, phrase, or provision of this ordinance is for any reason held or declared to be  
3386 unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding  
3387 of invalidity or unconstitutionality shall not affect the remaining provisions of this Ordinance and  
3388 the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed to be  
3389 valid.

3390 **SECTION 6. EFFECTIVE DATE**

3391 This Ordinance shall be effective immediately upon final adoption by the City Council of the City  
3392 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 May, 2025.

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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 May, 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 \_\_\_\_\_, 2025.

BY THE MAYOR OF THE CITY OF LAKE CITY,  
FLORIDA

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Noah E. Walker, Mayor

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

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Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

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Clay Martin, City Attorney