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APPENDIX A

CHAPTER 1, SCOPE AND ADMINISTRATION

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SECTION 101

SCOPE AND GENERAL REQUIREMENTS

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101.1 Title. These regulations shall be known as the ~~Florida Building Code~~ Seminole County Code, Building and Construction, Appendix “A”, hereinafter referred to as “this code.”

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

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Exceptions:

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1. Detached one- and two-family dwellings and multiple single-family dwellings ~~(town houses)~~ (townhouses) not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with the *Florida Building Code, Residential*.

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2. Existing buildings undergoing repair, alterations or additions and change of occupancy shall be permitted to comply with the *Florida Building Code, Existing Building*.

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3. Code requirements that address snow loads and earthquake protection ~~are pervasive; they are left in place but shall not be utilized or enforced because Florida has no snow load or earthquake threat~~ shall not be utilized or enforced.

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101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

44 **101.2.2 Florida Building Code, Residential.** Construction standards or practices which
are not covered by *Florida Building Code, Residential* volume shall be in accordance with the
46 provisions of *Florida Building Code, Building*.

101.3 Intent. The purpose of this code is to establish the minimum requirements to provide
48 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
50 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
52 operations.

101.3.1 Quality control. Quality control of materials and workmanship is not within the
54 purview of this code except as it relates to the purposes stated herein.

101.3.2 Warranty and Liability. The permitting, plan review or inspection of any
56 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
58 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
60 such, which may occur subsequent to such inspection or permitting.

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through ~~101.4.9~~ 101.4.10
62 and referenced elsewhere in this code shall be considered part of the requirements of this code to
the prescribed extent of each such reference.

~~**101.4.1 Electrical.** The provisions of Chapter 27 of the *Florida Building Code, Building*
shall apply to the installation of electrical systems, including alterations, repairs, replacement,
66 equipment, appliances, fixtures, fittings and appurtenances thereto.~~ The provisions of FBC 2023

8th ed., NEC, and NFPA 70 shall govern the design, construction, erection and installation of the
68 electrical components, appliances, equipment, and systems used in buildings and structures
covered by this code. The *Florida Fire Prevention Code* and NFPA 70 shall govern the use and
70 maintenance of electrical components, appliances, equipment, and systems. The *Florida Building*
Code, Existing Building and NFPA 70 shall govern the alteration, repair, relocation, replacement,
72 and addition of electrical components, appliances, equipment, and systems.

101.4.2 Gas. The provisions of the *Florida Building Code, Fuel Gas* shall apply to the
74 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
76 delivery to the inlet connections of appliances and the installation and operation of residential and
commercial gas appliances and related accessories.

78 **101.4.3 Mechanical.** The provisions of the *Florida Building Code, Mechanical* shall
apply to the installation, alterations, repairs and replacement of mechanical systems, including
80 equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating,
cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

82 **101.4.4 Plumbing.** The provisions of the *Florida Building Code, Plumbing* shall apply to
the installation, alteration, repair and replacement of plumbing systems, including equipment,
84 appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system
and all aspects of a medical gas system.

86 **101.4.5 Property maintenance.** Reserved.

101.4.6 Fire prevention. For provisions related to fire prevention, refer to the *Florida*
88 *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

90 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,
92 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.

94 **101.4.7 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.

96 **101.4.8 Existing buildings.** The provisions of the *Florida Building Code, Existing*
Building shall apply to matters governing the repair, alteration, change of occupancy, addition to
98 and relocation of existing buildings.

101.4.9 Accessibility. For provisions related to accessibility, refer to the *Florida Building*
100 *Code, Accessibility*.

101.4.10 Manufactured buildings. For additional administrative and special code
102 requirements, see section 458, *Florida Building Code, Building*, and Rule 61-41 F.A.C.

SECTION 102

104 APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific
106 requirement, the specific requirement shall be applicable. Where, in any specific case, different
sections of this code specify different materials, methods ~~or~~ of construction or other requirements,
108 the most restrictive shall govern.

102.1.1. The *Florida Building Code* does not apply to, and no code enforcement action
110 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,
112 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
114 *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,
116 including, but not limited to, correctional facilities, juvenile justice facilities, or state universities,
community colleges, or public education facilities, as provided by law.

118 **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,
120 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
122 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*
124 *Building*. The following buildings, structures and facilities are exempt from the *Florida Building*
Code as provided by law, and any further exemptions shall be as determined by the Legislature
126 and provided by law:

- a. Building and structures specifically regulated and preempted by the federal
128 government.
- b. Railroads and ancillary facilities associated with the railroad.
- 130 c. Nonresidential farm buildings on farms.
- d. Temporary buildings or sheds used exclusively for construction purposes.
- 132 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
134 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
136 modular structures as required by this jurisdiction.

f. Those structures or facilities of electric utilities, as defined in Section 366.02, *Florida*
138 *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
140 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
142 Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut
144 that has a thatched roof of palm or palmetto or other traditional materials, and that does not
incorporate any electrical, plumbing, or other non-wood features.

i. Family mausoleums not exceeding 250 square feet (23 m²) in area which are
146 prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs,
148 and a floor constructed of granite, marble, or reinforced concrete.

j. Temporary housing provided by the Department of Corrections to any prisoner in the
150 state correctional system.

k. A building or structure having less than 1,000 square feet (93 m²) which is constructed
152 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, ~~or~~ if the building or structure:

- 154 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
156 Management Agency's current Flood Insurance Rate Map; and
3. Is not connected to an off-site electric power or water supply.

158 1. A drone port as defined in Section 330.41(2).

102.2.1 In addition to the requirements of Sections 553.79 and 553.80, *Florida Statutes*,
160 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
162 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.

164 **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
166 at the time the building or structure is moved, provided:

- 1. The building or structure is structurally sound, meeting the wind speed requirements of
168 the new location and in occupiable condition for its intended use;
- 2. The occupancy use classification for the building or structure is not changed as a result
170 of the move;
- 3. The building is not substantially remodeled;
- 172 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
174 and are operational and safe for reconnection; and
- 6. Foundation plans are sealed by a professional engineer or architect licensed to practice
176 in this state, if required by the *Florida Building Code, Building*, for all residential buildings or
structures of the same occupancy class. (See *Florida Building Code, Existing Building Chapter 13*
178 for additional requirements for relocated or moved buildings)

102.2.3 The building official shall apply the same standard to a moved residential building
180 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
182 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
184 remodeled.

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

102.2.5 Each enforcement district or local enforcement agency shall be governed by a
188 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
190 rules granting to the owner of a single-family residence one or more exemptions from the *Florida*
192 *Building Code* relating to:

a. Addition, alteration or repair performed by the property owner upon his or her own
194 property, provided any addition, ~~or~~ alteration or repair shall not exceed 1,000 square feet (93 m²)
or the square footage of the primary structure, whichever is less.

b. Addition, alteration, or repairs by a nonowner within a specific cost limitation set
196 by rule, provided the total cost shall not exceed \$5,000.00 within any 12-month period.

c. Building plans review and inspection fees.
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2. However, the exemptions under subparagraph 1 do not apply to single-family
200 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
202 exempt, does not constitute a substantial improvement, including the repair of substantial damage,
of such single-family residences.

204 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
206 jurisdiction of the enforcement district or local enforcement agency implementing it.

102.2.6 This section does not apply to swings and other playground equipment accessory
208 to a one- or two-family dwelling.

Exception: Electrical service to such playground equipment shall be in accordance with
210 Chapter 27 of the *Florida Building Code, Building*.

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

214 **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
216 reference and as further regulated in Sections 102.4.1 and 102.4.2.

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

102.4.2 Provisions in referenced codes and standards. Where the extent of the reference
220 to a referenced code or standard includes subject matter that is within the scope of this code or the
Florida Codes listed in Section 101.4, the provisions of this code or the Florida Codes listed in
222 Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or
standard.

224 **102.5 Partial invalidity.** ~~In the event that~~ If any part or provision of this code is held to be
illegal or void, this shall not have the effect of making void or illegal any of the other parts or
226 provisions.

228 **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*, or the *Florida*
230 *Fire Prevention Code*, or as is deemed necessary by the building official for the general safety and
welfare of the occupants and the public.

232 **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
234 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
236 any current permit for such occupancy.

102.6.2 Buildings previously occupied. The legal occupancy of any building existing on
238 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*, or as is deemed necessary by
240 the building official for the general safety and welfare of the occupants and the public.

102.7 Relocation of manufactured buildings.

- 242 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
244 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*
246 *Code* shall be applicable. If the existing building was manufactured in compliance with the *Florida*
Building Code (after March 1, 2002), the wind speed map of the *Florida Building Code* shall be
248 applicable.

272 plans or of specifications thereof, within the jurisdiction of the division, unless he is the owner of
such. This officer or employee shall not engage in any other work which is inconsistent with his
274 duties or conflict with the interest of the division.

SECTION 104

**DUTIES AND POWERS OF
BUILDING OFFICIAL**

278 **104.1 General powers.** The building official is hereby authorized and directed to enforce the
provisions of this code. The building official shall have the authority to render interpretations of
280 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
282 of this code. Such policies and procedures shall not have the effect of waiving requirements
specifically provided for in this code.

284 **104.1.1 Delegation of authority.** Whenever a provision of this code requires the building
official to perform an act or duty, it is to be construed to authorize a person to whom the building
286 official has designated authority to perform the act or duty.

104.2 Applications and permits. The building official shall receive applications, review
288 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
290 enforce compliance with the provisions of this code.

104.2.1 Revocation of permits. The building official is authorized to suspend or revoke
292 a permit issued under the provisions of this code whenever the permit is issued in error or based
on ~~the basis of~~ false, incorrect, inaccurate or incomplete information, or in violation of any
294 ordinance or regulation or any provisions of this code.

296 **104.2.2 Violation of code provisions.** The building official may revoke a permit upon
determination by the building official that the construction, erection, alteration, repair, moving,
demolition, installation, or replacement of the building, structure, electrical, gas, mechanical or
298 plumbing systems for which the permit was issued is in violation of, or not in conformity with, the
provisions of this code.

300 **104.2.3 Determination of substantially improved or substantially damaged existing**
buildings and structures in flood hazard areas. For applications for reconstruction,
302 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
304 substantial improvement or repair of substantial damage. Where the building official determines
that the proposed work constitutes substantial improvement or repair of substantial damage, and
306 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.

308 **104.3 Notices and orders.** The building official shall issue all necessary notices or orders to
ensure compliance with this code.

310 **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
312 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
314 engage such expert opinion as deemed necessary to report upon unusual technical issues that arise,
subject to the approval of the appointing authority.

316 **104.5 Identification.** The building official or duly authorized representative shall carry proper
identification when inspecting structures or premises in the performance of their duties under this
318 code.

104.6 Right of entry. Whenever it is necessary to make an inspection to enforce the
320 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
322 which makes the structure or premises unsafe, dangerous or hazardous, the building official or
duly authorized representative is authorized to enter the structure or premises at reasonable times
324 to inspect or to perform the duties imposed by this code, provided that if such structure or premises
be occupied that credentials be presented to the occupant and entry request. If such structure or
326 premises is unoccupied, the building official or duly authorized representative shall first make a
reasonable effort to locate the owner or other persons having charge or control of the structure or
328 premises and requested entry. If entry is refused, the building official shall have recourse to the
remedies provided by law to secure entry.

330 **104.6.1** When the building official shall have first obtained a proper inspection warrant or
other remedy provided by law to secure entry, no owner or occupant or any other persons having
332 charge, care or control of any building, structure, or premises shall fail or neglect, after proper
request is made as herein provided, to promptly permit entry therein by the building official or
334 duly authorized representative for the purpose of inspection and examination pursuant to this code.

104.7 Division records. The building official shall keep official records of applications
336 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

338 retention of public records per Section 119, *Florida Statutes*. The records of the division shall be
open to public inspection consistent with applicable law.

340 **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
342 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
344 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
346 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
348 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
350 code.

104.8.1 Legal defense. Any suit or criminal complaint instituted against an officer or
352 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
354 until the final termination of the proceedings. The building official or any subordinate shall not be
liable for the cost in any action, suit or proceeding that is instituted in pursuance of the provisions
356 of this code.

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

360 **104.9.1 Used materials and equipment.** The use of used materials which 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.

362 **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
364 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
366 and the modification is in compliance with the intent and purpose of this code and that such
modification does not lessen health, accessibility, life and fire safety, or structural requirements.
368 The details of action granting modifications shall be recorded and entered in the files of the
Building Division.

370 **104.10.1 Flood hazard areas.** The building official shall coordinate with the floodplain
administrator to review requests submitted to the building official that seek approval to modify the
372 strict application of the flood resistant construction requirements of the *Florida Building Code* to
determine whether such requests require the granting of a variance pursuant to Section 117.

374 **104.11 Alternative materials, design and methods of construction and equipment.** The
provisions of this code are not intended to prevent the installation of any material or to prohibit
376 any design or method of construction not specifically prescribed by this code, provided that any
such alternative has been approved. An alternative material, design or method of construction shall
378 be approved where the building official finds that the proposed ~~design is satisfactory and complies~~
~~with the intent of the provisions of this code, and that the material, method or work offered is, for~~
380 ~~the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength,~~
~~effectiveness, fire resistance, durability and safety. Where alternative material, design or method~~

382 ~~of construction is not approved, the building official shall respond in writing, stating the reasons~~
~~why the alternative was not approved.~~ meets all the following:

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

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

388 2.1 Quality

2.2 Strength

390 2.3 Effectiveness

2.4 Fire resistance

392 2.5 Durability

2.6 Safety

394 Where the alternative material, design or method of construction is not approved, the building
official shall respond in writing, stating the reason why the alternative was not approved.

396 **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
398 reports from approved sources.

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions
400 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
402 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.

404 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
406 retained by the building official for the period required for retention of public records.

104.12 Requirements not covered by code. Any requirements necessary for strength,
408 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
410 specifically covered by this or other technical codes, shall be determined by the building official.

SECTION 105

PERMITS

105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge,
414 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,
416 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
418 required permit.

105.1.1 Annual facility permit. In lieu of an individual permit for each alteration to an
420 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
422 emergency service, repair, refurbishing, minor renovations of service systems or manufacturing
equipment installations/relocations. The building official shall be notified of major changes and
424 shall retain the right to make inspections at the facility site as deemed necessary. An annual facility
permit shall be assessed with an annual fee and shall be valid for one year from date of issuance.
426 A separate permit shall be obtained for each facility and for each construction trade, as applicable.

The permit application shall contain a general description of the parameters of work intended to
428 be performed during the year.

105.1.2 Annual Facility permit records. The person to whom an annual permit is issued
430 shall keep a detailed record of alterations made under such annual permit. The building official
shall always have access to such records ~~at all times~~ or such records shall be filed with the building
432 official as designated.

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

105.1.4 Public swimming pool. The local enforcing agency may not issue a building permit
436 to construct, develop, or modify a public swimming pool without proof of application, whether
to construct, develop, or modify a public swimming pool without proof of application, whether
438 complete or incomplete, for an operating permit pursuant to Section 514.031, *Florida Statutes*. A
certificate of completion or occupancy may not be issued until such operating permit is issued.
440 The local enforcing agency shall conduct their review of the building permit application upon
filing and in accordance with Chapter 553, *Florida Statutes*. The local enforcing agency may
442 confer with the Department of Health, if necessary, but may not delay the building permit
application review while awaiting comment from the Department of Health.

105.2 Work exempt from permit. Exemptions from permit requirements of this code
444 shall not be deemed to grant authorization for any work to be done in any manner in violation of
the provisions of this code or any other laws or ordinances of this jurisdiction, to include work in
446 any special flood hazard area. Exemptions granted under this section do not relieve the owner or
contractor from their duty to comply with applicable provisions of the *Florida Building Code*, and
448

requirements of the local floodplain management ordinance. Permits shall not be required for the
450 following:

Building:

- 452 1. Oil derricks.
2. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons
454 (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.
3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 456 4. Temporary motion picture, television and theater stage sets and scenery.
5. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than
458 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above
ground.
- 460 6. Shade cloth structures constructed for nursery or agricultural purposes, not including
service systems.
- 462 7. Swings and other playground equipment accessory to detached one- and two-family
dwellings.
- 464 8. Window awnings supported by an exterior wall that do not project more than 54 inches
(1372 mm) from the exterior wall and do not require additional support, of Groups R-3 and U
466 occupancies.
9. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9
468 inches (1753 mm) in height.

Electrical:

470 1. Repairs and maintenance: Minor repair work, including the replacement of lamps or
the connection of approved portable electrical equipment to approved permanently installed
472 receptacles.

2. Radio and television transmitting stations: The provisions of this code shall not apply
474 to electrical equipment used for radio and television transmissions, but do apply to equipment and
wiring for a power supply and the installations of towers and antennas.

476 3. Temporary testing systems: A permit shall not be required for the installation of any
temporary system required for the testing or servicing of electrical equipment or apparatus.

478 **Gas:**

1. Portable heating appliance.
- 480 2. Replacement of any minor part that does not alter approval of equipment or make such
equipment unsafe.

482 **Mechanical:**

1. Portable heating appliance.
- 484 2. Portable ventilation equipment.
3. Portable cooling unit.
- 486 4. Steam, hot or chilled water piping within any heating or cooling equipment regulated
by this code.
- 488 5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
- 490 7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of
refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

492 8. The installation, replacement, removal, or metering of any load management control
device.

494 **Plumbing:**

 1. The stopping of leaks in drains, water, soil, waste or vent pipe provided, however, that
496 if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes
necessary to remove and replace the same with new material, such work shall be considered as
498 new work and a permit shall be obtained and inspection made as provided in this code.

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

502 **105.2.1 Emergency repairs.** Where equipment replacements and repairs must be
performed in an emergency situation, the permit application shall be submitted within the next
504 working business day to the building official.

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

514 **105.2.3 Public service agencies.** Reserved.

105.3 Application for permit. To obtain a permit, the applicant shall first file an application
516 therefore in writing on a form furnished by the Building Division for that purpose.

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

520 Each application shall be inscribed with the date of application, and the code in effect as of
that date. For a building permit for which an application is submitted prior to the effective date of
522 the latest edition of the *Florida Building Code*, the state minimum building code in effect in the
permitting jurisdiction on the date of the application governs the permitted work for the life of the
524 permit and any extension granted to the permit.

Effective October 1, 2017, a local enforcement agency shall post each type of building permit
526 application on its website. Completed applications must be able to be submitted electronically to
the appropriate Building Division. Accepted methods of electronic submission include, but are not
528 limited to, e-mail submission of applications in portable document format or submission of
applications through an electronic fill-in form available on the Building Division's website or
530 through a third-party submission management software. Payments, attachments, or drawings
required as part of the permit application may be submitted in person in a nonelectronic format, at
532 the discretion of the building official.

105.3.1 Action on application. The building official shall examine or cause to be
534 examined applications for permits and amendments thereto within a reasonable time after filing.
If the application or the construction documents do not conform to the requirements of pertinent
536 laws, the building official shall reject such application in writing, stating the reasons ~~therefor~~
therefor. If the building official is satisfied that the proposed work conforms to the requirements

538 of this code and laws and ordinances applicable thereto, the building official shall issue a permit
therefore as soon as practicable. When authorized through contractual agreement with a school
540 board, in acting on applications for permits, the building official shall give first priority to any
applications for the construction of, or addition or renovation to, any school or educational facility.

542 **105.3.1.1** If a state university, Florida college or public school district elects to use a
local government's code enforcement offices, fees charged by counties and municipalities for
544 enforcement of the *Florida Building Code* on buildings, structures, and facilities of state
universities, state colleges, and public school districts shall not be more than the actual labor and
546 administrative costs incurred for plans review and inspections to ensure compliance with the code.

105.3.1.2 No permit may be issued for any building construction, erection, alteration,
548 modification, repair, or addition unless the applicant for such permit provides to the enforcing
agency which issues the permit any of the following documents which apply to the construction
550 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*:

552 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.

554 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
556 633, *Florida Statutes*, may design a new fire sprinkler system of 49 or fewer heads and may design
the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition
558 or deletion of not more than 49 heads or fewer, notwithstanding the size of the existing fire
sprinkler system; or may design the alteration of an existing fire sprinkler system if the alter
560 consists of the relocation or deletion of 249 or fewer sprinklers, notwithstanding the size of the

562 existing fire sprinkler system, if there is no change to occupancy of the affected areas, as defined
in this code and the *Florida Fire Prevention Code*, and there is no change in the water demand as
564 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.

566 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
568 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
570 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.

572 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
574 is designed to accommodate fewer than 100 persons and requires an air-conditioning system with
value of \$125, 000 or less; and when a 15-ton-per system or less is designed for a singular space
576 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
578 engineer.

Example 1: When a space has two 10-ton systems with each having an independent duct
580 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 6 individual offices
582 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

584 conditioning work is \$47,000.00 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
586 an 18-ton system.

NOTE: It was further clarified by the Commission that the limiting criteria of 100 persons
588 and \$125,000 apply to the building occupancy load and the cost for the total air-conditioning
system of the building.

590 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
592 detection and alarm system which costs more than \$5,000.00.

Exception: Simplified permitting process for fire alarm system projects.

- 594 1. As used in this section, the term:
- 596 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 Chater 489, Florida Statutes.
 - 598 b. “Fire alarm system project” means a fire alarm system alteration of a total
600 of 20 or fewer initiating devices and notification devices, or the installation
or replacement of a fire communicator connected to an existing fire alarm
602 control panel in an existing commercial, residential, apartment, cooperative
or condominium building.
- 604 2. A local enforcement agency:
- a. May require a contractor, as a condition of obtaining a permit for a fire
alarm system project, to submit a completed application and payment.

606 b. May not require a contractor to submit plans or specifications as a condition
of obtaining a permit for a fire alarm system project.

608 3. A local enforcement agency must issue a permit for a fire alarm system project
in person or electronically.

610 4. A local enforcement agency must require at least one inspection of a fire alarm
system project to ensure compliance with applicable codes and standards. If a
612 fire alarm system project fails an inspection, the contractor must take corrective
action as necessary to pass the inspection.

614 5. A contractor must keep a copy of a fire alarm system project worksite and make
such plans and specifications available to the inspector at each inspection.

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

622 **NOTE:** It was further clarified by the Commission that the limiting factor of 240-~~volts~~ volt or
over is required to be designed by an Engineer.

624 Documents requiring an engineer seal by this part shall not be valid unless a
professional engineer who possesses a valid certificate of registration has signed, dated, and
626 stamped such document as provided in Section 471.025, *Florida Statutes*.

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

105.3.1.3 Reviewing application for building permit:

630 1. When reviewing an application for a building permit, a local government may not
request additional information from the applicant more than three times, unless the applicant
632 waives such limitation in writing.

2. If a local government requests additional information from an applicant and the
634 applicant submits the requested additional information to the local government within 30 days
after receiving the request, the local government must, within 15 days after receiving such
636 information:

- a. Determine if the application is properly completed;
- 638 b. Approve the application;
- c. Approve the application with conditions;
- 640 d. Deny the application; or
- e. Advise the applicant of information, if any, that is needed to deem the
642 application properly completed or to determine the sufficiency of the application.

3. If a local government makes a second request for additional information from the
644 applicant and the applicant submits the requested additional information to the local government
within 30 days after receiving the request, the local government must, within 10 days after
646 receiving such information:

- a. Determine if the application is properly completed;
- 648 b. Approve the application;
- c. Approve the application with conditions;
- 650 d. Deny the application; or

652 e. Advise the applicant of information, if any, that is needed to deem the application properly completed or to determine the sufficiency of the application.

654 4. Before a third request for additional information may be made, the applicant must be offered an opportunity to meet with the local government to attempt to resolve outstanding issues. If a local government makes a third request for information from the applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 10 days after receiving such information unless the applicant waived the local government’s limitation in writing, determine that the application is complete and:

- 660 a. Approve the application;
- b. Approve the application with conditions; or
- 662 c. Deny the application.

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

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

674 **105.3.3** An enforcing authority may not issue a building permit for any building
construction, erection, alteration, modification, repair or addition unless the permit either includes
on its face or there is attached to the permit the following statement: “NOTICE: In addition to the
676 requirements of this permit, there may be additional restrictions applicable to this property that
may be found in the public records of this county, and there may be additional permits required
678 from other governmental entities such as water management districts, state agencies, or federal
agencies.”

680 **105.3.4** A building permit for a single-family residential dwelling must be issued within
30 working days of application ~~there for~~ therefor unless unusual circumstances require a longer
682 time for processing the application or unless the permit application fails to satisfy the *Florida*
Building Code or the enforcing agency's laws or ordinances.

684 **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
686 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*.

688 **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
690 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
692 sign the building permit application. The permitting agency shall provide the person with a
disclosure statement in substantially the following form:

694 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

696 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
698 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
700 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
702 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
704 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.

706 **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
708 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
710 execution, building owner or dealer, and anticipated date of completion. However, the construction
activity must commence within 6 months of the contract's execution. The contract is subject to
712 verification by the Department of Business and Professional Regulation.

105.3.8 A local government may not require a contract between a builder and an owner
714 for the issuance of a building permit or as a requirement for the submission of a building permit
application.

716 105.3.9 Public right of way. A permit shall not be given by the building official for the
construction of any building, or for the alteration of any building where said building is to be
718 changed and such change will affect the exterior walls, bays, balconies, or other appendages or

720 projections fronting on any street, alley or public lane, or for the placing on any lot or premises of
any building or structure removed from another lot or premises, unless the applicant has received
a right of way permit form the authority having jurisdiction over the street, alley or public lane.

722 **105.4 Conditions of the permit.** The issuance or granting of a permit shall not be construed
to be a permit for, or an approval of, any violation of any of the provisions of this code or of any
724 other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the
provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a
726 permit based on construction documents and other data shall not prevent the building official from
requiring the correction of errors in the construction documents and other data. The building
728 official is also authorized to prevent occupancy or use of a structure where in violation of this code
or of any other ordinances of this jurisdiction.

730 **105.4.1 Permit intent.** A permit issued shall be construed to be a license to proceed with
the work and not as authority to violate, cancel, alter or set aside any of the provisions of the
732 technical codes, nor shall issuance of a permit prevent the building official from thereafter
requiring a correction of errors in plans, construction or violations of this code. Every permit issued
734 shall become invalid unless the work authorized by such permit is commenced within six months
after its issuance, or if the work authorized by such permit is suspended or abandoned for a period
736 of 6 months after the time the work is commenced.

105.4.1.1 If work has commenced and the permit is revoked, becomes null and void,
738 or expires because of lack of progress or abandonment, a new permit covering the proposed
construction shall be obtained before proceeding with the work.

740 **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

742 been commenced or completed be removed from the building site. Alternately, a new permit may
be issued or the original permit reinstated on application, providing the work in place and the work
744 required to complete the structure meets all applicable regulations in effect at the time the
application was submitted for the initial permit became null and void and any regulations which
746 may have become effective between the date of expiration and the date of issuance of the new
permit or the date of the reinstatement of the original permit. Applicable regulations which may
748 have become effective between the date of the original permit application and the date of issuance
of the new permit or reinstated permit may be modified if their application clearly would be
750 impractical in the judgment of the building official, but only where it is clearly evident a reasonable
degree of safety is maintained.

752 **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
754 civil commotion or strike or when the building work is halted due directly to judicial injunction,
order or similar process.

756 **105.4.1.4** The fee for renewal reissuance and extension of a permit shall be set forth
by the administrative authority.

758 **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
760 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
762 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,

764 identify the specific code chapters and sections upon which the finding is based and provide the
information to the permitholder in writing.

766 **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
768 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
770 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
772 shall be requested in writing and justifiable cause demonstrated as determined by the building
official.

774 **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
776 application for the building permit, may close a building permit by complying with the following
requirements:

778 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
780 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
782 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.

784 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*.

786 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
788 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
790 permit, unless the contractor has sought and received approval from the local enforcement agency
for an alternative material, design or method of construction.

792 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
794 that no apparent safety hazard exists.

For purposes of this section, the term “close” means that the requirements of the permit
796 have been satisfied.

105.5.2 For the purposes of this subsection, a closed permit shall mean a permit for which
798 all requirements for completion have been satisfied or a permit that has been administratively
closed by the building official.

800 **105.5.3** For the purposes of this subsection, an open permit shall mean a permit that has
not satisfied all requirements for completion as defined in 105.5.1.1.

802 **105.6 Denial or revocation.** Whenever a permit required under this section is denied or
revoked because the plan, or the construction, erection, alteration, modification, repair, or
804 demolition of a building, is found by the local enforcing agency to be not in compliance with the
Florida Building Code, the local enforcing agency shall identify the specific plan or project
806 features that do not comply with the applicable codes, identify the specific code chapters and
sections upon which the finding is based, and provide this information to the permit applicant. If
808 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
810 specific plan features that do not comply with the applicable codes, identify the specific code
chapters and sections upon which the finding is based, and provide this information to the local
812 enforcing agency. The local enforcing agency shall provide this information to the permit
applicant.

814 **105.6.1** Pursuant to Section 553.79(16), *Florida Statutes*, a local enforcement agency may
not deny issuance of a building permit to; issue a notice of violation to; or fine, penalize, sanction
816 or assess fees against an arm's-length purchaser of a property for value solely because a building
permit applied for by a previous owner of the property was not closed. The local enforcement
818 agency shall maintain all rights and remedies against the property owner and contractor listed on
the permit.

820 **105.6.2** Pursuant to Section 553.79(16), *Florida Statutes*, a local enforcement agency may
not deny issuance of a building permit to a contractor solely because the contractor is listed on
822 other building permits that were not closed. A local enforcement agency has the authority to deny
a new permit application from an applicant for other reasons.

824 **105.6.3** The building official is authorized to suspend or revoke a permit issued under the
provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate
826 or incomplete information, or in violation of any ordinance or regulation or any of the provisions
of this code.

828 **105.7 Placement of permit.** The building permit or copy shall be kept on the site of the work
until the completion of the project.

830 **105.8 Notice of commencement.** In accordance with Section 713.135, *Florida Statutes*, when
any person applies for a building permit, the authority issuing such permit shall print on the face
832 of each permit card in no less than 14-point, capitalized, boldfaced type:

“WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF
834 COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO
YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND
836 POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO
OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE
838 RECORDING YOUR NOTICE OF COMMENCEMENT.”

105.9 Asbestos. The enforcing agency shall require each building permit for the demolition
840 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*
842 *Statutes*, and to notify the Department of Environmental Protection of her or his intentions to
remove asbestos, when applicable, in accordance with state and federal law.

105.10 Certificate of protective treatment for prevention of termites. A weather-resistant
844 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
846 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
848 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
850 exterior treatment shall be completed prior to final building approval.

852 **105.11 Notice of termite protection.** A permanent sign which identifies the termite treatment
provider and need for re-inspection and treatment contract renewal shall be provided. The sign
854 shall be posted near the water heater or electric panel.

856 **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
858 permit applicant and the work does not proceed past the first required inspection.

860 **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
862 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
864 that a permit for the entire structure will be granted. Corrections may be required to meet the
requirements of the technical codes.

866 **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
868 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
870 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
872 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
874 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
876 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
878 inspector under Part XII of Chapter 468, *Florida Statutes*.

~~Exception:~~ **105.14.1 Affidavits in flood areas.** Permit issued on basis of an affidavit shall
880 not extend to the flood load and flood resistance requirements of the *Florida Building Code* and
the building official shall review and inspect those requirements.

105.15 Opening protection. When any activity requiring a building permit, not including
roof covering replacement or repair work associated with the prevention of degradation of the
884 residence, that is applied for on or after July 1, 2008, and for which the estimated cost is \$50,000.00
or more for a site-built single-family detached residential structure that is located in the wind-
886 borne debris region as defined in this code and that has an insured value of \$750,000.00 or more,
or, if the site-built single-family detached residential structure is uninsured or for which
888 documentation of insured value is not presented, has a just valuation for the structure for purposes
of ad valorem taxation of \$750,000.00 or more; opening protections as required within this code
890 or *Florida Building Code, Residential* for new construction shall be provided.

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

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
896 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

898 directly impacted by the construction, erection, alteration, modification, repair, or demolition of
the building, structure, or real property for which the permit is sought.

900 (b) This subsection does not apply to a building permit sought for:

1. A substantial improvement as defined in Section 161.54, *Florida Statutes*, or as defined
902 in the *Florida Building Code*.

2. A change of occupancy as defined in the *Florida Building Code*.

904 3. A conversion from residential to nonresidential or mixed use pursuant to Section
553.507(2)(a), *Florida Statutes*, or as defined in the *Florida Building Code*.

906 4. A historic building as defined in the *Florida Building Code*.

(c) This subsection does not prohibit a local enforcing agency, or any local building code
908 administrator, inspector, or other official or entity, from:

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

2. Inspecting a physically nonadjacent portion of a building, structure, or real property
912 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).
914

3 Inspecting any portion of a building, structure, or real property for which the owner or
916 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).
918

4. Inspecting any portion of a building, structure, or real property pursuant to an
920 inspection warrant issued in accordance with subsections 933.20—933.30, *Florida Statutes*.

105.17 Streamlined low-voltage alarm system installation permitting.

922 (1) As used in this section, the term:

(a) “Contractor” means a person who is qualified to engage in the business of electrical or
924 alarm system contracting pursuant to a certificate or ~~registrations~~ registration issued by the
department under Part II of Chapter 489, *Florida Statutes*.

926 (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
928 Section 489.505, *Florida Statutes*, including video cameras and closed circuit television systems
used to signal or detect a burglary, fire, robbery or medical emergency, that is hardwired and
930 operating at low voltage, as defined in the *National Electrical Code* Standard 70, Current Edition,
or a new or existing low-voltage electric fence, ~~and~~. The term also includes ancillary components
932 or equipment attached to such a low voltage alarm system, or low voltage electric fence, including,
but not limited to, home-automation equipment, thermostats, closed-circuit television systems,
934 access controls, battery recharging devices, and video cameras.

(c) “Low-voltage electric fence” means an alarm system, as defined in Section 489.505,
936 *Florida Statutes*, 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
938 fence structure.

(d) “Wireless alarm system” means a burglar alarm system or smoke detector that is not
940 hardwired.

(2) Notwithstanding any provision of this code, this section applies to all low-voltage alarm
942 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
944 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
946 as a low-voltage alarm system project and no further permit shall be required for the low-voltage
alarm system project other than as provided in this section:

948 (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
950 Electrotechnical Commission Standard No. 60335-2-76, Current Edition.

(b) A nonelectric fence or wall must completely enclose the low-voltage electric fence.
952 The low-voltage electric fence may be up to 2 feet higher than the perimeter nonelectric fence or
wall.

954 (c) The low-voltage electric fence must be identified using warning signs attached to the
fence at intervals of not more than 60 feet.

956 (d) The low-voltage electric fence shall not be installed in an area zoned exclusively for
single-family or multi-family residential use.

958 (e) The low-voltage electric fence shall not enclose the portions of a property which are
used for residential purposes.

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

962 (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
964 a cost as indicated in Section 553.793, *Florida Statutes*. The local enforcement agency may not

require the payment of any additional fees, charges, or expenses associated with the installation or
966 replacement of a new or existing alarm.

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

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

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

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

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

(9) A local enforcement agency may coordinate directly with the owner or customer to inspect
986 a low-voltage alarm system to ensure compliance with applicable codes and standards. If a low-

988 voltage alarm system project fails an inspection, the contractor must take corrective action as
necessary to pass inspection.

990 (10) A municipality, county, district, or other entity of local government may not adopt or
maintain in effect any ordinance or rule regarding a low-voltage alarm system project that is
992 inconsistent with this section.

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

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

998 **SECTION 106**

FLOOR AND ROOF DESIGN LOADS

1000 **106.1 Live loads posted.** In commercial or industrial buildings, for each floor or portion
thereof designed for live loads exceeding 50 psf (2.40 kN/m²), such design live loads shall be
1002 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.

1004 **106.2 Issuance of certificate of occupancy.** A certificate of occupancy required by Section
111 shall not be issued until the floor load signs, required by Section 106.1, have been installed.

1006 **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
1008 this code.

SECTION 107

SUBMITTAL DOCUMENTS

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

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Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

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107.2 Construction documents. Construction documents shall be in accordance with Sections 107.2.1 through ~~107.2.7~~ 107.2.6.

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107.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted where approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. Such drawings and specification shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to

1032 conformity with the technical codes. Such information shall be specific, and the technical codes
shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a
1034 substitute for specific information. All information, drawings, specifications and accompanying
data shall bear the name and signature of the person responsible for the design.

1036 **107.2.2 Fire protection system shop drawings.** Shop drawings for the fire protection
system(s) shall be submitted to indicate conformance to this code and the construction documents
1038 and shall be approved prior to the start of system installation. Shop drawings shall contain all
information as required by the referenced installation standards in Chapter 9.

1040 **107.2.3 Means of egress.** The construction documents shall show in sufficient detail the
location, construction, size and character of all portions of the means of egress including the path
1042 of the exit discharge to the public way in compliance with the provisions of this code. In other than
occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number
1044 of occupants to be accommodated on every floor, and in all rooms and spaces.

107.2.4 Exterior wall envelope. Construction documents for all buildings shall describe
1046 the exterior wall envelope in sufficient detail to determine compliance with this code. The
construction documents shall provide details of the exterior wall envelope as required, including
1048 flashing, intersections with dissimilar materials, corners, end details, control joints, intersections
at roof, eaves or parapets, means of drainage, water-resistive membrane and details around
1050 openings.

The construction documents shall include manufacturer's installation instructions that
1052 provide supporting documentation that the proposed penetration and opening details described in
the construction documents maintain the weather resistance of the exterior wall envelope. The

1054 supporting-~~documentations~~ documentation shall fully describe the exterior wall system that was
tested, where applicable, as well as the test procedure used.

1056 **107.2.5 Exterior balcony and elevated walking surfaces.** Where balcony or other
elevated walking surfaces are exposed to water from direct or blowing rain, ~~snow~~ or irrigation, and
1058 the structural framing is protected by an impervious moisture barrier, the construction documents
shall include details for all elements of the impervious moisture barrier system. The construction
1060 documents shall include manufacturer's installation instructions.

107.2.6 Site plan. The construction documents submitted with the application for permit
1062 shall be accompanied by a site plan showing to scale the size and location of new construction and
existing structures on the site, distances from lot lines, the established street grades and the
1064 proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood
elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case
1066 of demolition, the site plan shall show construction to be demolished and the location and size of
existing structures and construction that are to remain on the site or plot. The building official is
1068 authorized to waive or modify the requirement for a site plan where the application for permit is
for alteration or repair or when otherwise warranted.

1070 **107.2.6.1 Design flood elevations.** Where design flood elevations are not specified,
they shall be established in accordance with Section 1612.3.1 of the *Florida Building Code,*
1072 *Building.*

107.2.6.2 For the purpose of inspection and record retention, site plans for a building
1074 may be maintained in the form of an electronic copy at the worksite. These plans must be open to
inspection by the building official or a duly authorized representative, as required by the *Florida*
1076 *Building Code.*

1078 **107.2.7 Structural information.** The construction documents shall provide the information specified in Section 1603.

1080 **107.3 Examination of documents.** The building official shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

Exceptions:

1084 1. Building plans approved pursuant to Section 553.77(5), *Florida Statutes*, and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly (including utility crossover connections) and construction at the site are subject to local permitting and inspections. Photocopies of plans approved according to Rule 61-41.009, *Florida Administrative Code*, shall be sufficient for local permit application documents of record for the modular building portion of the permitted project.

1092 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 or local government option, from review of plans and inspections, providing the appropriate licensed design and inspection professionals or owners certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.

1098 **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

1100 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
1102 and shall be open to inspection by the building official or a duly authorized representative.

107.3.2 Previous approvals. This code shall not require changes in the construction
1104 documents, construction or designated occupancy of a structure for which a lawful permit has been
heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued
1106 in good faith within 180 days after the effective date of this code and has not been abandoned.

107.3.3 Phased approval. The building official is authorized to issue a permit for the
1108 construction of foundations or any other part of a building or structure before the construction
documents for the whole building or structure have been submitted, provided that adequate
1110 information and detailed statements have been filed complying with pertinent requirements of this
code. The holder of such permit for the foundation or other parts of a building or structure shall
1112 proceed at the holder's own risk with the building operation and without assurance that a permit
for the entire structure will be granted.

1114 **107.3.4 Design professional in responsible charge.** ~~Reserved.~~ Where it is required that
documents be prepared by a registered design professional, the building official shall be authorized
1116 to require the owner or the owner's authorized agent to engage and designate on the building permit
application a registered design professional who shall act as the registered design professional in
1118 responsible charge. If the circumstances require, the owner or the owner's authorized agent shall
designate a successor registered design professional in responsible charge who shall perform the
1120 duties required of the original registered design professional in responsible charge. The building
official shall be notified in writing by the owner or owner's authorized agent if the registered
1122 design professional in responsible charge is changed or is unable to continue to perform the duties.

1124 Successor registered design professional in responsible charge licensed under Chapter 471, Florida
Statutes, shall comply with Section 471.025(4), Florida Statutes, and the procedure set forth in
61G15-27.001, Florida Administrative Code; or licensed under Chapter 481, Florida Statutes,
1126 shall comply with Section 481.221(6), Florida Statutes, and the procedure set forth in 61G1-
18.002, Florida Administrative Code.

1128 The registered design professional in responsible charge shall be responsible for reviewing
and coordinating submittal documents prepared by others, including phased and deferred submittal
1130 items, for compatibility with the design of the building.

107.3.4.1 Deferred submittals. For the purposes of this section, deferred submittals
1132 are defined as those portions of the design that are not submitted at the time of the application and
that are to be submitted to the building official.

1134 Deferral of any submittal items shall have the prior approval of the building official.
The registered design professional in responsible charge shall list the deferred submittals on the
1136 construction documents for review by the building official.

Documents for deferred submittal items shall be submitted to the registered design
1138 professional in responsible charge who shall review them and forward them to the building official
with a notation indicating that the deferred submittal documents have been reviewed and found to
1140 be in general conformance to the design of the building. The deferred submittal items shall not be
installed until the deferred submittal documents have been approved by the building official.

1142 **107.3.4.2** Certifications by contractors authorized under the provisions of Section
489.115(4)(b), *Florida Statutes*, shall be considered equivalent to sealed plans and specifications
1144 by a person licensed under Chapter 471, *Florida Statutes*, or Chapter 481, *Florida Statutes*, by
local enforcement agencies for plans review for permitting purposes relating to compliance with

1146 the wind-resistance provisions of the code or alternate methodologies approved by the Florida
Building Commission for one- and two-family dwellings. Local enforcement agencies may rely
1148 upon such certification by contractors that the plans and specifications submitted conform to the
requirements of the code for wind resistance. Upon good cause shown, local government code
1150 enforcement agencies may accept or reject plans sealed by persons licensed under Chapters 471,
481 or 489, *Florida Statutes*.

1152 **107.3.5 Minimum plan review criteria for buildings.** The examination of the documents
by the building official shall include the following minimum criteria and documents; a floor plan;
1154 site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration and building
envelope penetrations; flashing; and rough opening dimensions; and all exterior elevations:

1156 **Commercial Buildings:**

Building.

- 1158 1. Site Requirements:
- 1160 ● Parking
 - Fire access
 - Vehicle loading
 - 1162 ● Driving/turning radius
 - Fire hydrant/water supply/Post Indicator Valve (PIV)
 - 1164 ● Set back/separation (assumed property lines)
 - Location of specific tanks, water lines and sewer lines
 - 1166 ● Flood hazard areas, flood zones, and design flood elevations
2. Occupancy group and special occupancy requirements shall be determined
1168 (with cross check with the energy code submittal).

1170 3 Minimum type of construction shall be determined (Table 503, Florida Building Code, Building).

1172 4. Fire-resistant construction requirements shall include the following components:

- 1174 ▪ Fire-resistant separations
- Fire-resistant protection for type of construction
- Protection of openings and penetrations of rated walls fire blocking and ~~draftstopping~~ draft stopping
- 1176 ▪ Calculated fire resistance

1178 5. Fire suppression systems shall include:

- Early warning smoke evacuation systems
- 1180 • Schematic fire sprinklers
- Standpipes
- 1182 • Pre-engineered systems
- Riser diagram

1184 6. Life safety systems shall be determined and shall include the following requirements:

- 1186 • Occupant load and egress capacities
- Early warning
- 1188 • Smoke control
- Stair pressurization
- 1190 • Systems schematic

7. Occupancy load/egress requirements shall include:

- 1192 ● Occupancy load
- Gross
- 1194 ● Net
- Means of egress
- 1196 ● Exit access
- Exit
- 1198 ● Exit discharge
- Stairs construction/geometry and protection
- 1200 ● Doors
- Emergency lighting and exit signs
- 1202 ● Specific occupancy requirements
- Construction requirements
- 1204 ● Horizontal exits/exit passageways

8. Structural requirements shall include:

- 1206 ● Soil conditions/analysis
- Termite protection
- 1208 ● Design loads
- Wind requirements
- 1210 ● Building envelop
- Impact resistant coverings or systems
- 1212 ● Structural calculations (if required)
- Foundation

- 1214 ● Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, flood damage-resistant materials

- 1216 ● Wall systems

- Floor systems

- 1218 ● Roof systems

- Threshold inspection plan

- 1220 ● Stair systems

- 9. Materials shall be reviewed and shall at a minimum include the following:

- 1222 ● Wood

- Steel

- 1224 ● Aluminum

- Concrete

- 1226 ● Plastic

- Glass

- 1228 ● Masonry

- Gypsum board and plaster

- 1230 ● Insulating (mechanical)

- Roofing

- 1232 ● Insulation

- Building envelope portions of the Energy Code (including calculation and mandatory requirements)

- 1234

10. Accessibility requirements shall include the following:

- 1236 Site requirements
 - Accessible route
 - 1238 ● Vertical accessibility
 - Toilet and bathing facilities
 - 1240 ● Drinking fountains
 - Equipment
 - 1242 ● Special occupancy requirements
 - Fair housing requirements

11. Interior requirements shall include the following:

- Interior finishes (flame spread/smoke develop)
- 1246 ● Light and ventilation (including corresponding portion of the energy code)
- Sanitation

12. Special systems:

- Elevators
- 1250 ● Escalators
- Lifts

13. Swimming Pools:

- Barrier requirements
- 1254 ● Spas
- Wading pools

1256 14. Location and installation details. The specific location and installation details
of each fire door, fire damper, ceiling damper and smoke damper shall be shown
1258 and properly identified on the building plans by the designer.

Electrical.

- 1260 1. Electrical:
 - Wiring
 - 1262 • Services
 - Feeders and branch circuits
 - 1264 • Overcurrent protection
 - Grounding
 - 1266 • Wiring methods and materials
 - GFCIs
 - 1268 • Electrical portions of the Energy Code (including calculation and
mandatory requirements)
- 1270 2. Equipment
- 3. Special Occupancies
- 1272 4. Emergency Systems
- 5. Communication Systems
- 1274 6. Low voltage
- 7. Load calculations
- 1276 8. Design flood elevation

Plumbing.

- 1278 1. Minimum plumbing facilities

- 2. Fixture requirements
- 1280 3. Water supply piping
- 4. Sanitary drainage
- 1282 5. Water heaters
- 6. Vents
- 1284 7. Roof drainage
- 8. Back flow prevention
- 1286 9. Irrigation
- 10. Location of water supply line
- 1288 11. Grease traps
- 12. Environmental requirements
- 1290 13. Plumbing rise
- 14. Design flood elevation
- 1292 15. Water/plumbing portions of the Energy Code (including calculation and mandatory requirements)

1294 **Mechanical.**

- 1. Mechanical portions of the Energy calculations
- 1296 2. Exhaust systems:
 - Clothes dryer exhaust
 - 1298 ● Kitchen equipment exhaust
 - Specialty exhaust systems
- 1300 3. Equipment
- 4. Equipment location

- 1302 5. Make-up air
- 6. Roof-mounted equipment
- 1304 7. Duct systems
- 8. Ventilation
- 1306 9. Combustion air
- 10. Chimneys, fireplaces and vents
- 1308 11. Appliances
- 12. Boilers
- 1310 13. Refrigeration
- 14. Bathroom ventilation
- 1312 15. Laboratory
- 16. Design flood elevation
- 1314 17. Smoke and/or Fire Dampers

Gas.

- 1316 1. Gas piping
- 2. Venting
- 1318 3. Combustion air
- 4. Chimneys and vents
- 1320 5. Appliances
- 6. Type of gas
- 1322 7. Fireplaces
- 8. LP tank location
- 1324 9. Riser diagram/shutoffs

10. Design flood elevation

1326 11. Gas portions of the Energy Code (including calculation and mandatory requirements)

1328 **Demolition.**

1. Asbestos removal

1330 **Residential (one- and two-family) Building.**

1. Site requirements:

1332 2. Set back/separation (assumed property lines)

3. Location of septic tanks

1334 24. Fire-resistant construction (if required)

35. Fire

1336 46. Smoke and/or carbon monoxide alarm/detector locations

57. Egress:

1338 ● Egress window size and location stairs construction requirements

68. Structural requirements shall include:

1340 ● Wall section from foundation through roof, including assembly and materials connector tables wind requirements structural calculations (if required)

1342

● Termite protection

1344 ● Design loads

● Wind requirements

1346 ● Building envelope

● Foundation

- 1348 ● Wall systems
- Floor systems
- 1350 ● Roof systems
- Flood hazard areas, flood zones, design flood elevations, lowest floor
- 1352 elevations, enclosures, equipment, and flood damage-resistant materials

79. Accessibility requirements:

- 1354 ● Show/identify
- Accessible bath

1356 810. Impact resistant coverings or systems

1358 911. Residential Energy Code submittal (including calculation and mandatory requirements)

Manufactured buildings/housing:

- 1360 1. Site requirements
 - Setback/separation (assumed property lines)
 - 1362 ● Location of septic tanks (if applicable)
- 2. Structural
 - 1364 ● Wind zone
 - Anchoring
 - 1366 ● Blocking
- 3. Plumbing
 - 1368 ● List potable water source and meter size (if applicable)
- 4. Mechanical
 - 1370 ● Exhaust systems

- Clothes dryer exhaust
- Kitchen equipment exhaust

5. Electrical exterior disconnect location

Exemptions: Plans examination by the building official shall not be required for the following work:

1. Replacing existing equipment such as mechanical units, water heaters, etc.
2. Reroofs
3. Minor electrical, plumbing and mechanical repairs
4. Annual maintenance permits
5. Prototype plans:
 - Except for local site adaptations, siding, foundations and/or modifications.
 - Except for structures that require waiver.
6. Manufactured buildings plan except for foundations and modifications of buildings on site and as listed above in manufactured buildings/housing.

107.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

107.5 Retention of construction documents. One set of approved construction documents shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

107.6 Affidavits. The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings

1394 and structures, the affidavit shall state that the plans conform to the laws as to egress, type of
construction and general arrangement and, if accompanied by drawings, show the structural design
1396 and that the plans and design conform to the requirements of the technical codes as to strength,
stresses, strains, loads and stability. The building official may without any examination or
1398 inspection accept such affidavit, provided the architect or engineer who made such affidavit agrees
to submit to the building official copies of inspection reports as inspections are performed and
1400 upon completion of the structure, electrical, gas, mechanical or plumbing systems a certification
that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance
1402 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
1404 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,
1406 *Florida Statutes*, and that any person conducting inspections is qualified as a building inspector
under Part XII of Chapter 468, *Florida Statutes*.

1408 **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
1410 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
1412 and plans submitted pursuant to Sections 105.14 and 107.6, shall not extend to the flood load and
flood-resistance construction requirements of the *Florida Building Code*.

1414 **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

1416 certifying compliance with the flood load and flood-resistant construction requirements of the
Florida Building Code.

1418 107.7 If the local building code administrator or inspector finds that he plans are not in
compliance with the Florida Building Code, the local building code administrator or inspector
1420 shall identify the specific plan features that do not comply with the applicable codes, identify the
specific code chapters and sections upon which the finding is based, and provide this information
1422 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
1424 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
1426 must provide this information to the local enforcing agency. The local enforcing agency shall
provide this information to the permit applicant.

1428 **SECTION 108**

TEMPORARY STRUCTURES AND USES

1430 **108.1 General.** The building official is authorized to issue a permit for temporary structures
and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted
1432 for more than 180 days. The building official is authorized to grant extensions for demonstrated
cause.

1434 **108.2 Conformance.** Temporary structures and uses shall comply with the requirements in
Section 3103.

1436 **108.3 Temporary power.** The building official is authorized to give permission to
temporarily supply and use power in part of an electric installation before such installation has
1438 been fully completed and the final certificate of completion has been issued. The part covered by

the temporary certificate shall comply with the requirements specified for temporary lighting, heat
1440 or power in NFPA 70.

108.4 Termination of approval. The building official is authorized to terminate such permit
1442 for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 109

1444 **FEES**

109.1 Payment of fees. A permit shall not be valid until the fees prescribed by law have been
1446 paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

109.2 Schedule of permit fees. The Board of County Commissioners shall from time to time
1448 establish by resolution such building permit fees, and such other fees as shall be equitable and
necessary to carry out the intent of this Chapter.

1450 **109.2.1 Types of Fees Enumerated.** Fees may be charged for, but not limited to, the
following:

- 1452 1. Permits;
- 2. Plans examination;
- 1454 3. Certificates of competency (including fees for applications, examinations, renewal, late
renewal, and reciprocity);
- 1456 4. Re-inspections;
- 5. Administrative fees (including fees for investigative and legal costs incurred in the
1458 context of certain disciplinary cases heard by the board);
- 6. Variance requests;
- 1460 7. Administrative appeals;
- 8. Violations; and

1462 9. Other fees as established by local resolution or ordinance.

1464 **109.3 Building permit valuation.** The applicant for a permit shall provide an estimated
1466 permit value at time of application. Permit valuations shall include total value of work, including
1468 materials and labor, for which the permit is being issued, such as electrical, gas, mechanical,
plumbing equipment and permanent systems. If, in the opinion of the building official, the
valuation is underestimated on the application, the permit shall be denied, unless the applicant can
show detailed estimates to meet the approval of the building official. Final building permit
valuation shall be set by the building official.

1470 **109.4 Work commencing before permit issuance.** Any person who commences any work
on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the
1472 necessary permits or without prior approval from the building official as permitted in Section
105.2.2 or 105.12 shall be subject to a fee established by the Seminole County Board of County
1474 Commissioners that shall be in addition to the required permit fees or as provided by local
ordinance This provision shall not apply to emergency work when delay would clearly have placed
1476 life or property in imminent danger. But in all such cases, the required permit(s) must be applied
for within three (3) business days and any unreasonable delay in obtaining those permit(s) shall
1478 result in the charge or a double fee. The payment of a double fee shall not preclude or be deemed
a substitute for prosecution for commencing work without first obtaining a permit. The building
1480 official may grant extension of time or waive fees when justifiable cause has been demonstrated
in writing.

1482 **109.5 Related fees.** ~~Reserved.~~ The payment of the fee for the construction, alteration, removal
or demolition for work done in connection to or concurrently with the work authorized by a

1484 building permit shall not relieve the applicant or holder of the permit from the payment of other
fees that are prescribed by law.

1486 ~~109.6 Refunds. Reserved.~~ The building official is authorized to establish a refund policy.

SECTION 110

INSPECTIONS

1488
110.1 General. Construction or work for which a permit is required shall be subject to
1490 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
1492 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
1494 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
1496 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
1498 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
1500 required to allow inspection.

110.2 Preliminary inspection. Before issuing a permit, the building official is authorized to
1502 examine or cause to be examined buildings, structures and sites for which an application has been
filed.

1504 **110.3 Required inspections.** The building official upon notification from the permit holder
or his or her agent shall make the following inspections, and shall either release that portion of the
1506 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 beam

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 ~~buildings~~ 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,
1530 and prior to further vertical construction, the elevation certification shall be
submitted to the authority having jurisdiction.

1532 2. Framing inspection. To be made after the roof, all framing, fireblocking and
bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are
1534 complete and the rough electrical, plumbing, heating wires, pipes and ducts are
approved and shall at a minimum include the following building components:

- 1536 * Verify threshold slab inspection approval when threshold inspections are
required.
- 1538 * Window/door framing
- * Window U-factor/SHGC (as indicated on approved energy calculations)
- 1540 * Vertical cells/columns
- * Lintel/tie beams
- 1542 * Framing/trusses/bracing/connectors (including truss layout & Engineered
drawings)
- 1544 * Draft stopping/fire blocking
- * Curtain wall framing
- 1546 * Energy insulation (Insulation R-factor as indicated on approved energy
calculations)
- 1548 * Accessibility
- * Verify rough opening dimensions are within tolerances
- 1550 * Window/door buck attachment

2.1 Insulation Inspection. To be made after the framing inspection is approved and
1552 the insulation is in place, according to approved energy calculation submittal.
Includes wall and ceiling insulation. Verify threshold frame inspection approval
1554 when threshold inspections are required.

2.2 Lath and gypsum board inspection for fire-resistance-rated or shear assemblies.
1556 Lath and gypsum board inspections shall be made after lathing and gypsum
board, interior and exterior, is in place, but before any plastering is applied or
1558 gypsum board joints and fasteners are taped and finished.

3. Sheathing inspection. To be made either as part of a dry-in inspection or done
1560 separately at the request of the contractor after all roof and wall sheathing and
fasteners are complete and shall at a minimum include the following building
1562 components:

- * Roof sheathing
- 1564 * Wall sheathing
- * Continuous air barrier
- 1566 * Exterior Siding/Cladding
- * Sheathing fasteners
- 1568 * Roof/wall dry-in

NOTE: Sheathing fasteners installed and found to be missing the structural member (shiners) shall
1570 be removed and properly reinstalled prior to installation of the dry-in material.

4. Exterior wall coverings. Shall at a minimum include the following building
1572 components in progress inspections:

- Exterior wall coverings and veneers

1574 • Soffit coverings
1576 5. Roofing inspection. Shall at a minimum be made in at least two inspections and
include the following building components:

- 1578 * Dry-in
- * Insulation
- * Roof coverings (including In Progress as necessary)
- 1580 * Insulation on roof deck (according to submitted energy calculation)
- * Flashing

1582 5.1 Re-Roof sheathing inspection. An affidavit with a notarized signature of a state
 or locally licensed roofing contractor for the installation of additional sheathing
1584 fasteners as required by the Existing Building Code may be accepted at the
discretion of the building official.

1586 6. Final inspection. To be made after the building is completed and ready for
occupancy.

1588 6.1 In flood hazard areas, as part of the final inspection, a final certification of the
 lowest floor elevation or the elevation to which a building is dry floodproofed,
1590 as applicable, shall be submitted to the authority having jurisdiction.

1592 7. Swimming pool inspection.
First inspection to be made after excavation and installation of reinforcing steel,
bonding and main drain and prior to placing of concrete shell.

- 1594 a. Steel reinforcement inspection
- b. Underground electric inspection
- 1596 c. Underground piping inspection including a pressure test

- 1598 d. Underground electric inspection under deck area (including the equipotential
bonding)
- e. Underground piping inspection under deck area
- 1600 f. Deck inspection: to be made prior to installation of the deck material (with
forms, deck drains, and any reinforcement in place
- 1602 g. Safety Inspection: Made prior to filling the pool with the bonding connections
made, the proper drain covers installed and the final barriers installed
- 1604 h. Final pool piping
- i. Final Electrical inspection
- 1606 j. Final inspections to be made when the swimming pool is complete and all
required enclosure requirements are in place

1608 In order to pass final inspection and receive a certificate of completion, a
residential swimming pool must meet the requirements relating to pool safety
1610 features as described in Section 454.2.17 of ~~this code~~ the *Florida Building*
Code, Residential.

1612 8. Demolition Inspections. First inspection to be made after all utility connections
have been disconnected and secured in such manner that no unsafe or unsanitary
1614 conditions shall exist during or after demolition operations.

Final inspection to be made after all demolition work is completed.

1616 9. Manufactured building Inspections. The Building Division shall inspect
construction of foundations; connecting buildings to foundations; installation of
1618 parts identified on plans as site installed items, joining the modules, including
utility crossovers; utility connections from the building to utility lines on site; and

1620 any other work done on site which requires compliance with the *Florida Building*
1622 *Code*. Additional inspections may be required for public educational facilities (see
Section 453.27.20 of ~~this code~~ the *Florida Building Code*).

10. Where impact-resistant coverings or impact-resistant systems are installed, the
1624 building official shall schedule adequate inspections of impact-resistant coverings
or impact-resistant systems to determine the following:

1626 The system indicated on the plans was installed.

The system is installed in accordance with the manufactures installation
1628 instructions and the product approval.

Electrical:

- 1630 1. Underground inspection. To be made after trenches or ditches are excavated,
conduit or cable installed, and before any backfill is put in place.
- 1632 2. Rough-In inspection. To be made after the roof, framing, fireblocking and bracing
is in place and prior to the installation of wall or ceiling membranes. Includes
1634 electrical provisions of the energy code and approved energy calculation
provisions.
- 1636 3. Final inspection. To be made after the building is complete, all required electrical
fixtures are in place and properly connected or protected, and the structure is ready
1638 for occupancy. Includes electrical provisions of the energy code and approved
energy calculation provisions.
- 1640 4. Existing Swimming Pools. To be made after all repairs or alterations are complete,
all required electrical equipment, GFCI protection, and equipotential bonding are
1642 in place on said alterations or repairs.

Plumbing

- 1644 1. Underground inspection. To be made after trenches or ditches are excavated, piping
 installed, and before any backfill is put in place.

- 1646 2. Rough-in inspection. To be made after the roof, framing, fireblocking and bracing
 is in place and all soil, waste and vent piping is complete, and prior to this
1648 installation of wall or ceiling membranes.

 Includes plumbing provisions of the energy code and approved energy calculations
1650 provisions.

- 3. Final inspection. To be made after the building is complete, all plumbing fixtures
1652 are in place and properly connected, and the structure is ready for occupancy.

 Includes plumbing provisions of the energy code and approved energy calculation
1654 provisions.

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

Mechanical:

- 1656 1. Underground inspection. To be made after trenches or ditches are excavated,
1658 underground duct and fuel piping installed, and before any backfill is put in place.

- 2. Rough-in inspection. To be made after the roof, framing, fire blocking and bracing
1660 are in place and all ducting, and other concealed components are complete, and

 prior to the installation of wall or ceiling membranes.
1662 Includes mechanical provisions of the energy code and approved energy

 calculations provisions.

- 1664 3. Final inspection. To be made after the building is complete, the mechanical system

 is in place and properly connected, and the structure is ready for occupancy.

1666 Includes mechanical provisions of the energy code and approved energy calculation
provisions.

1668 **Gas:**

1. Rough piping inspection. To be made after all new piping authorized by the permit
1670 has been installed, and before any such piping has been covered or concealed or
any fixtures or gas appliances have been connected.

1672 Includes gas provisions of the energy code and approved energy calculations
provisions.

1674 2. Final piping inspection. To be made after all piping authorized by the permit has
been installed and after all portions which are to be concealed by plastering or
1676 otherwise have been so concealed, and before any fixtures or gas appliances have
been connected. This inspection shall include a pressure test.

1678 3. Final inspection. To be made on all new gas work authorized by the permit and
such portions of existing systems as may be affected by new work or any changes,
1680 to insure compliance with all the requirements of this code and to assure that the
installation and construction of the gas system is in accordance with reviewed plans.

1682 Includes gas provisions of the energy code and approved energy calculation
provisions.

1684 **Site debris.** Reserved.

110.3.1 Footings and foundation inspection. Footing and foundation inspections shall
1686 be made after excavations for footings are complete and any required reinforcing steel is in place.
For concrete foundations, any required forms shall be in place prior to inspection. Materials for

1688 the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM
C 94, the concrete need not be on the job.

1690 **110.3.2 Concrete slab and under-floor inspection.** Concrete slab and under-floor
inspections shall be made after in-slab or under-floor reinforcing steel and building service
1692 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.

1694 **110.3.3 Lowest floor elevation.** In flood hazard areas, upon placement of the lowest floor,
including the basement, and prior to further vertical construction, the elevation certification
1696 required in Section 1612.4 and Section R322 of the *Florida Building Code, Residential*, shall be
submitted to the building official.

1698 **110.3.4 Frame inspection.** Framing inspections shall be made after the roof deck or
sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be
1700 concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are
approved.

1702 **110.3.5—~~Lathy~~ Lath, gypsum board and gypsum panel product inspection.** Lath,
gypsum board and gypsum panel product inspections shall be made after lathing, gypsum board
1704 and gypsum panel products, interior and exterior, are in place, but before any plastering is applied
or gypsum board and gypsum panel product joints and fasteners are taped and finished.

1706 **Exception:** Gypsum board and gypsum panel products that are not part of a fire-resistance-
rated assembly or a shear assembly.

1708 **110.3.6 Weather-exposed balcony and walking surface waterproofing.** Where balcony
or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or

1710 irrigation, and the structural framing is protected by an impervious moisture barrier, all elements
of the impervious-moisture-barrier system shall not be concealed until inspected and approved.

1712 **110.3.7 Fire- and smoke-resistant penetrations.** Protection of joints and penetrations in
fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from
1714 view until inspected and approved

110.3.8 Energy efficiency inspections. Inspections shall be made to determine
1716 compliance with FBC, Energy Conservation and confirm with the approved energy code submittal
(by appropriate trade) and corresponding mandatory requirements and shall include, but not be
1718 limited to, inspections for: corresponding envelope insulation R- and U-values, fenestration U-
value and Solar Heat Gain Coefficient, duct system R-value, and HVAC, lighting, electrical and
1720 water-heating equipment efficiency.

110.3.9 Other inspections. In addition to the inspections specified in Sections 110.3
1722 through 110.3.8, the building official is authorized to make or require other inspections of any
construction work to ascertain compliance with the provisions of this code and other laws that are
1724 enforced by the Building Division.

110.3.10 Special Inspections. Reserved.

1726 **110.3.11 Final Inspection.** The final ~~inspections~~ inspection shall be made after all work
required by the building permit is completed.

1728 **110.3.11.1 Flood hazard documentation.** If located in a flood hazard area,
documentation of the elevation of the lowest floor as required in Section 1612.5 of the Florida
1730 Building Code and Section R322 of the *Florida Building Code, Residential*, shall be submitted to
the building official prior to the final inspection.

1732 **110.3.11.2 Commercial Energy Code documentation.** If required by energy code
path submittal, confirmation that commissioning result requirements have been received by
1734 building owner.

110.3.11.3 Residential Energy Code documentation. If required by energy code
1736 path submittal (R405), confirmation that the duct test requirements shall be received by the
building official.

1738 **110.3.12 Termites.** Building components and building surroundings required to be
protected from termite damage in accordance with Section 1503.7, Section 2304.12.9 or Section
1740 2304.12.4 of the *Florida Building Code*, specifically required to be inspected for termites in
accordance with Section 2114 of the *Florida Building Code*, or required to have chemical soil
1742 treatment in accordance with Section 1816 of the *Florida Building Code* shall not be covered or
concealed until the release from the building official has been received.

1744 **110.3.13 Impact-resistant coverings or systems.** Where impact-resistant coverings or
systems are installed to meet requirements of this code, the building official shall schedule
1746 adequate inspections of impact-resistant coverings or systems to determine the following:

1. The system indicated on the plans was installed.
- 1748 2. The system is installed in accordance with the manufacturer's installation instructions
and the product approval.

1750 **110.4 Inspection agencies.** Reserved.

110.5 Inspection requests. It shall be the duty of the holder of the building permit or their
1752 duly authorized agent to notify the building official when work is ready for inspection. It shall be
the duty of the permit holder to provide access to and means for inspections of such work that are
1754 required by ~~this code~~ the *Florida Building Code*.

1756 **110.6 Approval required.** Work shall not be done beyond the point indicated in each
1758 successive inspection without first obtaining the approval of the building official. The building
1760 official, upon notification, shall make the requested inspections and shall either indicate the portion
of the construction that is satisfactory as completed, or notify the permit holder or his or her agent
wherein the same fails to comply with this code. Any portions that do not comply shall be corrected
and such portion shall not be covered or concealed until authorized by the building official.

1762 **110.7 Shoring.** For threshold buildings, shoring and associated formwork or falsework shall
be designed and inspected by a Florida licensed professional engineer prior to any required
mandatory inspections by the threshold building inspector.

1764 **110.8 Threshold building.**

1766 **110.8.1** During new construction or during repair or restoration projects in which the
structural system or structural loading of a building is being modified, the enforcing agency shall
require a special inspector to perform structural inspections on a threshold building pursuant to a
1768 structural inspection plan prepared by the engineer or architect of record. The structural inspection
plan must be submitted to the enforcing agency prior to the issuance of a building permit for the
1770 construction of a threshold building. The purpose of the structural inspection plans is to provide
specific inspection procedures and schedules so that the building can be adequately inspected for
1772 compliance with the permitted documents. The special inspector may not serve as a surrogate in
carrying out the responsibilities of the building official, the architect, or the engineer of record.
1774 The contractor's contractual or statutory obligations are not relieved by any action of the special
inspector.

1776 **110.8.2** The special inspector shall determine that a professional engineer who specializes
in shoring design has inspected the shoring and reshoring for conformance with the shoring and

1778 reshoring plans submitted to the enforcing agency. A fee simple title owner of a building, which
does not meet the minimum size, height, occupancy, occupancy classification, or number-of-
1780 stories criteria which would result in classification as a threshold building under Section 553.71(7),
Florida Statutes, may designate such building as a threshold building, subject to more than the
1782 minimum number of inspections required by the *Florida Building Code*.

110.8.3 The fee owner of a threshold building shall select and pay all costs of employing
1784 a special inspector, but the special inspector shall be responsible to the enforcement agency. The
inspector shall be a person certified, licensed or registered under Chapter 471, *Florida Statutes*, as
1786 an engineer or under Chapter 481, *Florida Statutes*, as an architect.

110.8.4 Each enforcement agency shall require that, on every threshold building:

1788 **110.8.4.1** The special inspector, upon completion of the building and prior to the
issuance of a certificate of occupancy, file a signed and sealed statement with the enforcement
1790 agency in substantially the following form: “To the best of my knowledge and belief, the above
described construction of all structural load-bearing components complies with the permitted
1792 documents, and the shoring and reshoring conforms to the shoring and reshoring plans submitted
to the enforcement agency.”

1794 **110.8.4.2** Any proposal to install an alternate structural product or system to which
building codes apply be submitted to the enforcement agency for review for compliance with the
1796 codes and made part of the enforcement agency's recorded set of permit documents.

110.8.4.3 All shoring and ~~re-shoring~~ reshoring procedures, plans and details be
1798 submitted to the enforcement agency for recordkeeping. Each shoring and reshoring installation
shall be supervised, inspected and certified to be in compliance with the shoring documents by the
1800 contractor.

1802 **110.8.4.4** All plans for the building which are required to be signed and sealed by the
architect or engineer of record contain a statement that, to the best of the architect's or engineer's
knowledge, the plans and specifications comply with the applicable minimum building codes and
1804 the applicable fire-safety standards as determined by the local authority in accordance with this
section and Chapter 633, *Florida Statutes*.

1806 **110.8.5** No enforcing agency may issue a building permit for construction of any threshold
building except to a licensed general contractor, as defined in Section 489.105(3)(a), *Florida*
1808 *Statutes*, or to a licensed building contractor, as defined in Section 489.105(3)(b), *Florida Statutes*,
within the scope of her or his license. The named contractor to whom the building permit is issued
1810 shall have the responsibility for supervision, direction, management and control of the construction
activities on the project for which the building permit was issued.

1812 **110.8.6** The Building Division may allow a special inspector to conduct the minimum
structural inspection of threshold buildings required by ~~this code~~ the *Florida Building Code*,
1814 Section 553.73, *Florida Statutes*, without duplicative inspection by the Building Division. The
building official is responsible for ensuring that any person conducting inspections is qualified as
1816 a building inspector under Part XII of Chapter 468, *Florida Statutes*, or certified as a special
inspector under Chapter 471 or Chapter 481, *Florida Statutes*. Inspections of threshold buildings
1818 required by Section 553.79(5), *Florida Statutes*, are in addition to the minimum inspections
required by ~~this code~~ the *Florida Building Code*.

1820 **110.9 Mandatory structural inspections for condominium and cooperative buildings.**

110.9.1 General. The Legislature finds that maintaining the structural integrity of a
1822 building throughout its service life is of paramount importance in order to ensure that buildings
are structurally sound so as to not pose a threat to the public health, safety, or welfare. As such,

1824 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
1826 safe for continued use.

110.9.2 As used in this section, the terms:

1828 (a) “Milestone Inspection” means a structural inspection of a building, including an
inspection of load-bearing wall and the primary structural members and the primary structural
1830 systems as those terms are defined in Section 627.706, Florida Statutes, by a licensed architect or
engineer authorized to practice in this state for the purposes of attesting to the life safety and the
1832 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,
1834 including a determination of any necessary maintenance, repair, or replacement of any structural
components of the building. The purpose of such inspection is not to determine if the condition of
1836 an existing building is in compliance with the Florida Building Code of the fire safety code.

(b) “Substantial structural deterioration” means substantial structural distress that
1838 negatively affects a building’s general structural condition and integrity. The term does not include
surface imperfections, such as cracks, distortion, sagging, deflections, misalignment, signs of
1840 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
1842 structural deterioration.

110.9.3 A condominium association under Chapter 718, Florida Statutes, and a
1844 cooperative association under Chapter 719, Florida Statutes, must have a milestone inspection
performed for each building that is three stories or more in height by December 31 of the year in
1846 which the building reaches 30 years of age, based on the date the certificate of occupancy for the

1848 building was issued, and every 10 years thereafter. If the building is located within 3 miles of a
coastline as defined in Section 376.031, Florida Statutes, the condominium association or
1850 cooperative association must have a milestone inspection performed by December 31 of the year
in which the building reaches 25 years of age, based on the date the certificate of occupancy was
1852 issued and every 10 years thereafter. The condominium association or cooperative association
must arrange for the milestone inspections to be performed and is responsible for ensuring
1854 compliance with the requirements of this section. The condominium association or cooperative
association is responsible for all costs associated with the inspection. This subsection does not
apply to a single-family two-family, or three-family dwelling with three or fewer habitable stories
1856 above ground.

110.9.4 If a milestone inspection is required under this section and the building's
1858 certificate of occupancy was issued on or before July 1, 1992, the building's initial milestone
inspection must be performed before December 31, 2024. If the date of issuance for the certificate
1860 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.

1862 **110.9.5** Upon determining that a building must have a milestone inspection, the local
enforcement agency must provide written notice of such required inspection to the condominium
1864 association or cooperative association by certified mail, return receipt requested.

110.9.6 Within 180 days after receiving the written notice under Section 110.9.5, the
1866 condominium association or cooperative association must complete phase one of the milestone
inspection. For purposes of this section, completion of phase one of the milestone inspection means
1868 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
1870 enforcement agency.

110.9.7 A milestone inspection consists of two phases.

1872 **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 non-
1874 habitable areas of a building, including the major structural components of a building, and provide
a quantitative assessment of the general conditions of the building. If the architect or engineer finds
1876 no signs of substantial structural deterioration to any building components under visual
examination, phase two of the inspection, as provided in Section 110.9.7.2 of the *Florida Building*
1878 *Code*, is not required. An architect or engineer who completes a phase one milestone inspection
shall prepare and submit an inspection report pursuant to Section 110.9.8 of the *Florida Building*
1880 *Code*.

110.9.7.2 A phase two of the milestone inspection must be performed if any substantial
1882 structural deterioration is identified during phase one. A phase two inspection may involve
destructive or nondestructive testing at the inspector’s discretion. The inspection may be as
1884 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
1886 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
1888 disruptive and most easily repairable while still being representative of the structure. An inspector
who completes a phase two milestone inspection shall prepare and submit an inspection report
1890 pursuant to Section 110.9.8 of the *Florida Building Code*.

1892 110.9.8 Upon completion of a phase one or phase two milestone inspection, the architect
or engineer who performed the inspection must submit a sealed copy of the inspection report with
a separate summary of, at minimum, the material findings and recommendations in the inspection
1894 report to the condominium association or cooperative association, and to the building official of
the local government which has jurisdiction. The inspection report must, at a minimum, meet all
1896 of the following criteria:

(a) Bear the seal and signature, or the electronic signature, of the licensed engineer or
1898 architect who performed the inspection.

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

1900 (c) Identify any substantial structural deterioration, within a reasonable professional
probability based on the scope of the inspection, describe the extent of such deterioration, and
1902 identify any recommended repairs for such deterioration.

(d) State whether unsafe or dangerous conditions, as those items are defined in the *Florida*
1904 *Building Code*, were observed.

(e) Recommend any remedial or preventive repair for any items that are damaged but are
1906 not substantial structural deterioration.

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

1908 110.9.9 The association must distribute a copy of the inspector-prepared summary of the
inspection report to each condominium unit owner or cooperative unit owner, regardless of the
1910 findings or recommendations in the report, by United States mail or personal delivery and by
electronic transmission to unit owners who previously consented to receive notice by electronic
1912 transmissions, must post a copy of the inspector-prepared summary in a conspicuous place on the

condominium or cooperative property, and must publish a full report and inspector-prepared summary on the association’s website, if the association is required to have a website.

110.9.10 A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section.

110.9.11 The board of county commissioners may adopt an ordinance requiring that a condominium or cooperative association schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an association fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

SECTION 111

CERTIFICATE OF OCCUPANCY

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 therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of ~~this code~~ the Florida Building Code or of other ordinances of the jurisdiction.

Exception: Certificates of occupancy are not required for work exempt from permits in accordance with Section 105.2 of the Florida Building Code.

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

1936 Building Division, the building official shall issue a Certificate of Occupancy that contains the
following:

- 1938 1. The building permit number.
2. The address of the structure.
- 1940 3. The name and address of the owner or the owner's authorized agent
4. A description of that portion of the structure for which the certificate is issued.
- 1942 5. A statement that the described portion of the structure has been inspected for compliance
with the requirements of this code for the occupancy and division of occupancy and the use for
1944 which the proposed occupancy is classified.
6. For buildings and structures in flood hazard areas, a statement that documentation of the
1946 as-built lowest floor elevation has been provided and is retained in the records of the authority
having jurisdiction.
- 1948 7. The name of the building official.
8. The edition of the code under which the permit was issued.
- 1950 9. The use and occupancy, in accordance with the provisions of Chapter 3.
10. The type of construction as defined in Chapter 6.
- 1952 11. The design occupant load.
12. If an automatic sprinkler system is provided, whether the sprinkler system is required.
- 1954 13. Any special stipulations and conditions of the building permit.

111.3 Temporary occupancy. The building official is authorized to issue a Temporary
1956 Certificate of Occupancy before the completion of the entire work covered by the permit, provided
that such portion or portions shall be occupied safely. The building official shall set a time period
1958 during which the Temporary Certificate of Occupancy is valid.

1960 **111.4 Revocation.** The building official is authorized to, in writing, suspend or revoke a
certificate of occupancy or completion issued under the provisions of this code wherever the
certificate is issued in error, or on the basis of incorrect information supplied, or where it is
1962 determined that the building or structure or portion thereof is in violation of any ordinance or
regulation or any of the provisions of ~~this code~~ the Florida Building Code.

1964 **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
1966 utility system. This certificate does not grant authority to occupy a building, such as a shell
building, prior to the issuance of a Certificate of Occupancy.

1968 **SECTION 112**

SERVICE UTILITIES

1970 **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
1972 a permit is required, until released by the building official.

112.2 Temporary connection. The building official shall have the authority to authorize the
1974 temporary connection of the building or system to the utility, source of energy, fuel or power.

112.3 Authority to disconnect service utilities. The building official shall have the authority
1976 to authorize disconnection of utility service to the building, structure or system regulated by this
code and the referenced codes and standards set forth in Section 101.4 of the Florida Building
1978 Code in case of emergency where necessary to eliminate an immediate hazard to life or property
or where such utility connection has been made without the approval required by Section 112.1 or
1980 112.2 of the Florida Building Code. The building official shall notify the serving utility, and
wherever possible the owner and occupant of the building, structure or service system of the

1982 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
1984 practical thereafter.

SECTION 113

1986

BOARD OF APPEALS

RESERVED

1988

SECTION 114

VIOLATIONS

1990 **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
1992 equipment regulated by ~~this code~~ the Florida Building Code, or cause same to be done, in conflict
with or in violation of any of the provisions of this code.

1994 **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,
1996 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
1998 shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the
2000 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
2002 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.

2004 **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
2006 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
2008 as prescribed by law.

SECTION 115

2010 STOP WORK ORDER

115.1 Authority. Whenever the building official finds any work regulated by this code being
2012 performed in a manner either contrary to the provisions of ~~this code~~ the *Florida Building Code* or
dangerous or unsafe, the building official is authorized to issue a stop work order.

2014 **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
2016 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
2018 resume.

115.3 Unlawful continuance. Any person who shall continue any work after having been
2020 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.

2022 SECTION 116

UNSAFE STRUCTURES AND EQUIPMENT

2024 **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
2026 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 of inadequate maintenance, shall be deemed
2028 an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the
building official deems necessary and as provided for in this section. A vacant structure that is not
2030 secured against entry shall be deemed unsafe.

116.2 Record. The building official shall cause a report to be filed on an unsafe condition.
2032 The report shall state the occupancy of the structure and the nature of the unsafe condition.

116.3 Notice. If any unsafe condition is found ~~regarding an occupied structure~~, the building
2034 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
2036 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
2038 building official acceptance or rejection of the terms of the order.

116.4 Method of service. Such notice shall be deemed properly serve if a copy thereof is (a)
2040 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
2042 prescribed by local law. If the certified or registered letter is returned showing that the letter was
delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected
2044 by such notice. Service of such notice in the foregoing manner upon the owner’s agent or upon the
person responsible for the structure shall constitute service of notice upon the owner.

116.5 Restoration. Where the structure or equipment determined to be unsafe by the building
2046 official is restored to a safe condition, to the extent that repairs, alterations or additions are made
2048 or a change of occupancy occurs during the restoration of the structure, such repairs, alterations,

additions and change of occupancy shall comply with the requirements of section 105.2.2 and the
2050 Florida Building Code, Existing Building.

SECTION 117

VARIANCES IN FLOOD HAZARD AREAS

2052 **117.1 Flood hazard areas.** Pursuant to Section 553.73(5), *Florida Statutes*, the variance
2054 procedures adopted in the local flood plain management ordinance shall apply to requests
submitted to the building official and the Seminole County Flood Plain Administrator for variances
2056 to the provisions of Section 1612.4 of the *Florida Building Code, Building* or, as applicable, the
provisions of Section R322 of the *Florida Building Code, Residential*. This section shall not apply
2058 to Section 3109 of the *Florida Building Code, Building*.

Section 3. Codification. It is the intention of the Board of County Commissioners that
2060 the provisions of this Ordinance will become and be made a part of the Seminole County Code,
and that the word “ordinance” may be changed to “section”, “article”, or other appropriate word
2062 or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such
intention, except that Sections 1, 3, 4 and 5 of this Ordinance are not to be codified.

2064 **Section 4. Severability.** If any provision or application of this Ordinance to any person
or circumstance is held invalid, then it is the intent of the Board of County Commissioners that
2066 such invalidity will not affect other provisions or applications of this Ordinance that can be given
effect without the invalid provision or application and, to this end, the provisions of this Ordinance
2068 are declared severable.

Section 5. Effective date. This Ordinance will take effect upon filing a copy of this
2070 Ordinance with the Department of State by the Clerk to the Board of County Commissioners.

BE IT ORDAINED by the Board of County Commissioners of Seminole County, this

2072 _____ day of _____, 20____.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida

JAY ZEMBOWER, Chairman

RM/sjss
3/19/24
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