



Legislation Text

File #: 2024-0353, Version: 1

Title:

Amendments to Chapter 40, Seminole County Code of Ordinances - Consider an Ordinance amending Chapter 40 of the Seminole County Code of Ordinances to update administrative provisions of the Building Code to be consistent with Florida Statutes. Countywide (Jay Hamm, Chief Plans Examiner)

Division:

Development Services - Building

Authorized By:

Rebecca Hammock

Contact/Phone Number:

Jay Hamm/407-665-7468

Background:

On December 31, 2023, the State of Florida adopted the 2023 Florida Building Code, 8th Edition. To modernize and address the county's current operational requirements, the proposed ordinance will amend specific sections within Chapter 40, Appendix A, of the Seminole County Code of Ordinances.

A major change to the Florida Building Code involved incorporating requirements for structural inspections for condominiums and cooperatives. These changes were implemented due to the catastrophic collapse of a condominium in South Florida, which resulted in the tragic loss of life.

The noted major change requires condominiums three (3) stories and more to obtain a milestone inspection when the building has reached 30 years of age based on the issuance date of the certificate of occupancy.

A licensed architect or engineer must perform inspections and submit their certified report to the Building Division for the initial thirty (30) year requirement and every ten (10) years thereafter. Additional minor changes involve paragraph numbering to match reference codes and clarify language.

Along with the proposed ordinance, a PDF document prepared by the Building Division is attached. This PDF document outlines the amendments to Chapter 40, Appendix A, Section 110.9; utilizing the Building Officials Association of Florida (BOAF) and the 2023 Florida Building Code, 8th Edition, as a reference.

Requested Action:

Staff requests that the Board of County Commissioners approve an Ordinance amending Chapter 40, Appendix A, of the Seminole County Code of Ordinances to update administrative provisions of the Building Code to be consistent with Florida Statutes.