




BROWARD COUNTY BOARD OF RULES AND APPEALS

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broward.org/CodeAppeals

FBC 7th EDITION (2020) FORMAL INTERPRETATION (#30)

DATE: April 14, 2022
TO: All Building Officials
FROM: James DiPietro, Administrative Director 
SUBJECT: Fee-simple townhouses designed and constructed according to the definitions and requirements for townhouses as stated in the FBC Building and FBC Residential Codes exemption from the 40-year Building Safety Inspection Program

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F.SEI
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Vice-Chair

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Board Attorney

Charles M. Kramer, Esq.

Board Administrative Director

James DiPietro

—ESTABLISHED 1971—

At its regularly scheduled meeting of April 14, 2022, the Board approved an interpretation clarifying whether fee-simple townhouses designed and constructed according to the definitions and requirements for townhouses as stated in the FBC Building and FBC Residential Codes are exempt from the 40-year Building Safety Inspection Program.

Formal Interpretation:

The Board reviewed documentation and discussed whether fee-simple townhouses designed and constructed according to the definitions and requirements for townhouses as stated in the FBC Building and FBC Residential Codes are exempt from the 40-year building safety inspection program.

The Board determined that fee-simple townhouses are considered separate single-family units and therefore are exempt from the 40-year building safety inspection program only if they meet the definition and requirements for townhouse as stated in the FBC Building and FBC Residential Codes.

NOTE: However, townhouse-like structures that are designated “condominium” by the Broward County Property Appraiser’s website, are not exempt and therefore are required to comply with the 40-year building safety inspection program.

EFFECTIVE DATE: April 15, 2022

***** PLEASE POST AT YOUR PERMIT COUNTER *****