

Broward County Board of Rules and Appeals Meeting Agenda

November 14, 2024

Time: 7:00 PM

Zoom Meeting Information:

<https://broward-org.zoomgov.com/j/1605893669>

Meeting ID: 160 589 3669

- I. **CALL MEETING TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF AGENDA**
- IV. **APPROVAL OF MINUTES** – September 12, 2024, Board Meeting
- V. **PUBLIC COMMENT (Except public hearing items on this agenda)**
Public comments are limited to 3 minutes.
- VI. **CONSENT AGENDA**

1. **Certifications** – Staff Recommended

CITY OF CORAL SPRINGS

Porter, Michael, Structural Inspector-Limited (Temporary 120-Days)

CITY OF DEERFIELD BEACH

Gionfriddo, Richard C., Structural Inspector (Temporary 120-Days)

CITY OF FORT LAUDERDALE

Hernandez, Luis, Jr., Building Official

CITY OF HOLLYWOOD

Mangin, Andrew, Fire Plans Examiner
McGuinness, James, Assistant Building Official
Bruhn, Norman, Assistant Building Official

CITY OF LIGHTHOUSE POINT

Albanese, Sabrina, Fire Inspector

CITY OF MIRAMAR

Barcenas, Misael, Electrical Inspector (Temporary 120-Days)
Saunders, Silver, Fire Inspector

CITY OF NORTH LAUDERDALE

Fair, Arthur, Assistant Fire Marshal
Nerenberg, Eric Todd, Chief Plumbing Inspector

CITY OF PLANTATION

Bunting, Stephen M., II, Fire Plans Examiner

CITY OF POMPANO BEACH

Cuadra, Ricardo, Chief Electrical Inspector
Herrmann, Werner, Structural Inspector (Temporary 120-Days)

CITY OF SUNRISE

Castillo, Alejandro, Fire Plans Examiner
Gonzalez, Ivan, Fire Inspector

CITY OF TAMARAC

Jiovenetta, Giovanni, Fire Inspector
Penevolpe, Anthony, Chief Mechanical Inspector

COUNTYWIDE

Bruhn, Norman, Structural Inspector
Bruhn, Norman, Structural Plans Examiner
Hendricks, Matthew, Structural Inspector
Sloane, Quinton Trice, Plumbing Inspector
Young, Tresselar, Sr., Plumbing Plans Examiner
Zambrana, Kevin, Structural Plans Examiner

VII. REGULAR AGENDA

1. **Appeal 24-01 My Amelia, DBA Inspected.com vs. City of Hollywood**
 - a. Staff Report – Rolando Soto
 - b. Board Questions
 - c. Board Action

2. **Update to Board Policy 14-02, Policy/Affidavit to ensure compliance with Chapter 71-575, Section 4(b), Laws of Florida**
 - a. Staff Report – Dr. Ana C. Barbosa
 - b. Board Questions
 - c. Board Action

3. **Update to Board Policy 18-02, Design Professional and Contractor Requirements to become a Certified Inspector, as it relates to the closing out of open permits and ongoing projects in Broward County**
 - a. Staff Report – Dr. Ana C. Barbosa
 - b. Board Questions
 - c. Board Action

4. **First Reading of Amendments to Chapter 1, Section 104.16.3 Certification of the Structural Inspector and Section 104.15.3 Certification of the Roofing Inspector, Florida Building Code, 8th Edition (2023)**
 - a. Staff Report – Michael Guerasio
 - b. Board Questions
 - c. Board Action

5. **Request to convene BORA's Certification Committee to review Chapter 1, Sections 104.12.3 Certification of the Electrical Inspector, 104.13.3 Certification of the Mechanical Inspector and 104.14.3 Certification of the Plumbing Inspector**
 - a. Staff Report – Rolando Soto
 - b. Board Questions
 - c. Board Action

6. **Director's Report**

7. **Attorney's Report**

8. **Committee Reports**

9. General Board Member Discussion

10. Adjournment

If a person desires to appeal any decision with respect to any matter considered at this meeting, such person will need a record of the proceedings and, for this reason, such person may need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based (FS Sec.286.0105).

Members: If you cannot attend the meeting, please get in touch with Dr. Barbosa at 954-931-2393 between 6:00 PM and 7:00 PM.

September 12, 2024
Board Meeting Minutes

Broward County Board of Rules and Appeals Meeting Minutes

September 12, 2024

Time: 7:00 PM

Zoom Meeting Information:

<http://broward-org.zoomgov.com/j/1616088760>

Meeting ID: 161 608 8760

I. CALL MEETING TO ORDER

Vice Chairman Burr called a published virtual meeting of the Broward County Board of Rules and Appeals to order at 7:00 PM.

II. ROLL CALL

Ron Burr, Vice Chairman
Stephen Bailey
John Famularo
Shalanda Giles-Nelson
R. Art Kamm
Daniel Lavrich
David Rice
Robert Taylor
Dennis Ulmer
Derek Wassink
Lynn Wolfson
Abbas Zackria

III. APPROVAL OF AGENDA

Mr. Lavrich made a motion, and Mr. Famularo seconded the motion to approve the agenda as posted. The motion was carried out through a unanimous vote of 12-0.

IV. APPROVAL OF MINUTES – August 8, 2024, Board Meeting

Mr. Kamm made a motion, and Mr. Bailey seconded the motion to approve the August 8, 2024, minutes as submitted. The motion was carried out through a unanimous vote of 12-0.

V. PUBLIC COMMENT (Except public hearing items on this agenda) - none

Public comments are limited to 3 minutes.

Mr. William Tracy, Building Official, City of Parkland, indicated that he hired an inspector who obtained a State Provisional License and needed to change it to a General Contractor. Due to a portion of this process being privatized, it took a long time to secure test dates, which resulted in his provisional license expiring. He asked if the Board would consider having staff investigate making the County trade requirements match the State's Provisional requirements of two years.

In response to Vice Chairman Burr, Dr. Ana Barbosa, Administrative Director, agreed to place this matter on next month's agenda for a vote.

VI. CONSENT AGENDA

1. Certifications – Staff Recommended

BROWARD SHERIFF'S OFFICE FIRE RESCUE

Barbosa, Moses, Fire Plans Examiner

CITY OF CORAL SPRINGS/PARKLAND

Schermerhorn, William, Fire Inspector

CITY OF FORT LAUDERDALE

Casey, Tyron, Fire Plans Examiner

Delano, David S., Plumbing Plans Examiner

Nesmith, Stephen L., Structural Inspector (Limited) (120-Day Temporary)

Perusi, Tracy, Fire Plans Examiner

CITY OF MARGATE

Schepers, Todd, Assistant Building Official

CITY OF MIRAMAR

Robinson, Miles, Fire Inspector

CITY OF NORTH LAUDERDALE

Hournbuckle, Chase, Electrical Inspector (Provisional)

CITY OF OAKLAND PARK

Fernandez, Patricia D., Chief Structural Inspector

CITY OF PEMBROKE PINES

Diaz, Gregorio, Assistant Building Official

CITY OF TAMARAC

Joseph, Rolle, Assistant Building Official

Palacios, Otoniel, Building Official

COUNTYWIDE

De La Fe, Gustavo, Structural Inspector

McGinness, James P., Structural Inspector

McGinness, James P., Structural Plans Examiner

Mr. Lavrich made a motion, and Mr. Wassink seconded it, to approve the certifications as recommended. The motion was carried out by a unanimous vote of 12-0.

VII. REGULAR AGENDA

1. Second Reading of Amendments to Chapter 1, Section 110.15, Building Safety Inspection Program, Florida Building Code 8th Edition (2023)

a. Staff Report

Dr. Ana Barbosa, Administrative Director, advised that the Board voted to approve this amendment at last month's meeting when the associated policy was adopted. This amendment will be added to Chapter 1 after a public hearing.

b. Public Hearing

Vice Chairman Burr opened the public hearing, but there was no one wishing to speak.

c. Board Questions - none

d. Board Action

Mr. Lavrich made a motion, and Mr. Ulmer seconded the motion to approve the item on the second reading as presented. The motion was carried out through a unanimous vote of 13-0.

2. Ad Hoc Committee's Recommendation for Board Policy 05-01, Representation on the Board of Rules and Appeals Standing Committees and Appointment Guidelines

Vice Chairman Burr asked Mr. Lavrich, Chair of the Ad Hoc Committee, to comment. Mr. Lavrich noted the Committee membership. He noted the following Committees that were proposed to be deleted: Certification Standards, BDA (Bi-Directional Amplifiers), General Contractors/Architects, and Protocol for Resolution of Structural Design Issues. The Ad Hoc Committee decided those committees could be deleted and reconvened at any time. The Committee disagreed with the recommendation to combine the Structural and Roofing Committees and voted to keep the two committees separate. With respect to the recommendation to assign Board members to discipline-specific positions on committees and in the committee guidelines, the Committee voted to maintain the committee makeup as it is and to eliminate the requirement to meet a minimum of once a year.

Mr. Lavrich indicated that Mr. Bryan Parks, Chief Fire Code Compliance Officer, brought to the Committee's attention that staff had received objections to the Fire Code Committee's makeup. He proposed changing the requirement of Florida-Certified Fire Inspectors to Broward County-Certified Fire Inspectors. There was a unanimous consensus that this change should be made to the membership requirements.

Mr. Lavrich indicated that the final item involved renaming Policy 05-01, and the Committee voted to maintain the title of Representation on the Board of Rules and Appeals Standing Committees and Appointment Guidelines.

- a. Staff Report
- b. Board Questions

In response to Mr. Rice, Dr. Barbosa acknowledged the typographical error in the Energy Conservation Committee. The membership should specify four Board Members or Alternates.

- c. Board Action

Mr. Rice made a motion, and Ms. Giles-Nelson seconded the motion, to approve Policy 05-01 amendments as recommended, including the correction to the Energy Conservation Committee. The motion was carried out by a unanimous vote of 13-0.

3. Director's Report

Dr. Barbosa advised that at the beginning of next week, she will provide the Board with more information on the October 4th hold date. She urged those who have not responded to please do so. In response to Vice Chairman Burr, Dr. Barbosa offered to investigate whether a Zoom link could be provided.

4. Attorney's Report

Mr. Charles Kramer, Board Attorney, advised that there is a lawsuit regarding the constitutional authority of the Board of Rules and Appeals in multiple areas. He has filed a motion to dismiss.

5. Committee Reports - none

6. General Board Member Discussion

7. Adjournment

The meeting adjourned at 7:20 PM.

Consent Agenda

Consent Agenda: Item 1

CITY OF CORAL SPRINGS

Porter, Michael, Structural Inspector-Limited (Temporary 120-Days)

CITY OF DEERFIELD BEACH

Gionfriddo, Richard C., Structural Inspector (Temporary 120-Days)

CITY OF FORT LAUDERDALE

Hernandez, Luis, Jr., Building Official

CITY OF HOLLYWOOD

Mangin, Andrew, Fire Plans Examiner
McGuinness, James, Assistant Building Official
Bruhn, Norman, Assistant Building Official

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Albanese, Sabrina, Fire Inspector

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CITY OF NORTH LAUDERDALE

Fair, Arthur, Assistant Fire Marshal
Nerenberg, Eric Todd, Chief Plumbing Inspector

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Bunting, Stephen M., II, Fire Plans Examiner

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Cuadra, Ricardo, Chief Electrical Inspector
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Hendricks, Matthew, Structural Inspector
Sloane, Quinton Trice, Plumbing Inspector
Young, Tresselar, Sr., Plumbing Plans Examiner
Zambrana, Kevin, Structural Plans Examiner

Regular Agenda

Regular Agenda: Item 1



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324

broward.org/CodeAppeals | 954-765-4500 | rulesboard@broward.org

TO: Members of the Broward County Board of Rules and Appeals

FROM: Administrative Director

DATE: November 14, 2024

RE: Appeal 24-01 My Amelia, DBA Inspected.com vs. City of Hollywood

Recommendation

It is recommended that the Board of Rules and Appeals deny, by vote, Appeal 24-01, by My Amelia, DBA Inspected.com, regarding Permit MEC-2022-00018, City of Hollywood. Based on a thorough analysis of the FBC provisions, Florida Statutes, and the specific requirements of this case, the staff finds no justifiable reason to approve this appeal. The denial of Appeal 24-01 is recommended to ensure compliance with the current building code and to maintain the integrity of in-person inspections where required.

Reasons

Neither the 7th (2020) nor the 8th (2023) Editions of the Florida Building Code (FBC), Chapter 1, include provisions allowing for virtual inspections beyond specific cases outlined in the Code. The 7th and 8th Editions of FBC Chapter 1 were duly adopted by the Board following the established process, including public comment opportunities, ensuring compliance with all procedural requirements.

Florida Statute 553.73(4)(a) specifies that local governments may adopt amendments to the administrative provisions of the FBC, provided those amendments are stricter than the minimum standards established by the Code. Chapter 1, Section 110.13.1.3 of the FBC defines the types of inspections that may be performed virtually. Any other inspections, including those required under Permit MEC-2022-00018, must involve more comprehensive, in-person evaluations beyond a mere visual inspection.

While Florida Statute 553.791(8) allows certain inspections to be conducted either in person or virtually, this flexibility does not apply to all inspection types. The statute provides no legal grounds preventing the Appellant from completing the required mechanical inspection in person. Furthermore, if the Appellant believes that the current code provisions should be revised, they are welcome to submit a formal code change proposal for consideration by the Board.

Additional Information

Appeal 24-01 My Amelia, DBA Inspected.com vs. City of Hollywood

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "A. Barbosa".

Dr. Ana C. Barbosa



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324

broward.org/CodeAppeals | 954-765-4500 | rulesboard@broward.org

TO: Administrative Director
FROM: Chief Mechanical Code Compliance Officer
DATE: November 14, 2024
RE: Appeal 24-01 by My Amelia, DBA Inspected.com, Regarding Permit MEC- 2022-00018, City of Hollywood

Summary of Appeal:

Broward County Administrative Amendments to Chapter 1, Section 110.3.13 Virtual Inspections is in direct conflict with and preempted by Fla. Statutes 553.791(8) and 468, which expressly authorize inspections in person virtually (without restriction) and subsection (18)a prohibits local authorities from adopting or enforcing any laws, procedures, policies, qualifications, or standards more stringent than the Statute.

The Appellant's desired outcome is:

1. Immediately cease limiting virtual inspections in Broward by any licensed, qualified professional and either:
2. Repeal BCAP 110.3.13 or incorporate by reference the standards and practices for virtual inspections established by the International Code Counsel Recommendations for Remote Virtual Inspections (RVI).

City of Hollywood's Response to Appeal:

Russell Long, the City of Hollywood Building Official, responded that he initially approved Inspected.com to perform the virtual air conditioning replacement inspection. After BORA staff contacted him and explained the code, he rescinded the approval and requested a physical inspection.

Staff Analysis

1. Neither the 7th (2020) nor the 8th (2023) Editions of the Florida Building Code (FBC), Chapter 1, mention virtual inspections. See Exhibit 1.
2. Florida Statute 553.73 4(a) states, "Local governments may adopt amendments to the administrative provisions of the Florida Building Code, subject to the limitations in this subsection. Local amendments must be more stringent than the minimum standards described in this section..." See Exhibit 2.
3. The FBC Chapter 1 Administration, Broward County, 7th (2020) and 8th (2023) Editions were approved by the Board of Rules and Appeals (Board) following the established process, which included an opportunity for public comment.
4. Chapter 1, section 110.13.1.3, states what type of inspections can be performed virtually. The staff and the Board considered that other inspections require more than just a visual inspection. See Exhibit 3.
5. Florida Statute 553.791(8) states, among others, "Such inspection may be performed in-person or virtually." Nothing prevents the Appellant from performing an in-person mechanical inspection.
6. The Appellant can propose a code change for the board's consideration.

Additional Information

- Exhibit 1: FBC Chapter 1 Administration, 7th (2020) Edition, State-wide Edition (Page 105)
- Exhibit 2: Florida Statute 553.73 4(a) (Page 125)
- Exhibit 3: FBC Chapter 1 Administration, Broward County, 7th Edition (2020), Section 110.13.3 (Page 126)

Respectfully Submitted,

A handwritten signature in black ink that reads "R Soto".

Rolando Soto

I. Appeal 24-01 Application and Supporting Documents by My Amelia, DBA Inspected.com, Regarding Permit MEC 2022-00018, City of Hollywood



Appeal Application

Appellant Information:

Name My Amelia DBA Inspected.com
 Address c/o Chandra Parker Doucette, Esq. 621 NW 53rd St #240
 City Boca Raton State FL
 Business/Profession Attorney for Private Provider Inspection & Engineering Firm
 Phone (754)999-0285
 Email chandra@chandralaw.net with a copy to ian@inspected.com

Project Information:

Address 333 Elm St Hollywood, FL 33019
 Type of Construction HVAC
 Hight of Building _____
 Square Footage per Floor _____
 Permit Number MEC 2022-00018
 Permit Application Date Nov 2022
 Group Occupancy _____
 Number of Stories _____

Office Use Only

Date Of Receipt _____

Appeal #: _____

Hearing Date _____

Notice Mailed _____

Code In Effect _____

Electrical _____

Fire Code _____

Mechanical _____

Plumbing _____

Structural _____

Alternate Material _____

Alternate Method _____

I, the undersigned, appeal the decision of the Building/Fire Code Official of Hollywood as it pertains to Chapter 1, Section 110.3.3 of the (check one):

- South Florida Building Code Florida Building Code Florida Fire Prevention Code
- Other Broward County Administrative Code as applicable to Broward County. (Attach copy of relevant Code sections).

Note: The Board shall base their decision upon the section(s) of the Code you have indicated above. If these are in error, you must re-submit your appeal. The Board is not authorized to grant variances from the Code.

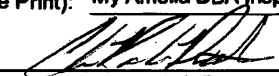
Summary of appeal (attach additional sheets as necessary): Broward County Admin Procedure (BCAP) 110.3.13 is in direct conflict with & preempted by Fla. Stat. 553.791(8) and 468 which expressly authorize inspections in person or virtually (without restriction) and subsection (18)a prohibits local authorities adopting or enforcing any laws procedures, policies, qualifications, or standards more stringent than the Statute. SEE ATTACHED

Results desired (attach additional sheets as necessary): 1) immediately cease limiting virtual inspections in Broward by any licensed qualified professional AND either 2) Repeal BCAP 110.3.13 OR incorporate by reference the standards and practices for virtual inspections established by the International Code Counsel Recommendations for Remote Virtual Inspections (RVI) SEE ATTACHED

Fee: Waived

Note: Exhibits intended for distribution to the Board supporting the appeal must be submitted with the appeal. All material shall be kept from the appeal hearing. A letter from the Building or Fire Code Official rejecting the applicant's appeal must be included in the appeal packet submitted to the Board of Rules and Appeals.

Appellant Name (Please Print): My Amelia DBA Inspected.com

Appellant Signature:  ATTORNEY FOR INSPECTED
 FBN 412716

My Amelia dba Inspected.com appeals the Hollywood Building Official’s decision on February 25, 2022 denying approval final mechanical inspection for HVAC (Permit#MEC-202-00018) at the behest of John Morel of Broward County Board of Rules and Appeals (“BORA”) solely because it had been performed virtually by Inspected.co. (See Exhibit 1 attached hereto) AND TO further prevent other local building officials within Broward County from limiting virtual inspections as set forth in Broward County Administrative Provisions for the Florida Building Code, section 110.3.13 adopted by the Broward Board of Rules and Appeals on or about March 11, 2021 (herein after “BCAP 110.3.13” or the “Amendment”) and states in its entirety:

110.3.13 Virtual Inspections. When approved by the Building Official, virtual inspections, as set forth in Section 101.2.2¹, are limited to

- 1) Attachment of mullion bars in window and door installations for like kind replacement;**
- 2) Reroofing under 1500 square feet in compliance with section 1512.4.3.2;**
- 3) Tunnel replacement of under slab sewer and water lines;**
- 4) Water heater replacement that does not require electric upgrade of new gas service;**

This Amendment was adopted by BORA on

superseded by the changes to Florida Statute 553.791 which was amended upon adoption of House Bill 401 which became effective on July 1, 2021.

Specifically 553.791(8) now expressly states that private providers may conduct such “**inspection[s] may be performed in person or virtually**” and the legislature simultaneously broadened the scope of “building code inspection services” as defined by s. 468.603(5) and (8) involving the review of plans as well as those services involving the review of site plans and site work engineering plans and their functional equivalent, to determine compliance with applicable codes and those inspections required by law, **conducted either in person or virtually**, of each phase of construction for which permitting by a local enforcement agency is required to determine compliance with applicable codes. See. 553.791(1)(d) (emphasis added)

Notably [Title XXXIII](#) provides for REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND SOLICITATIONS within the State of Florida and Chapter 553 regulates Building Code Standard thereunder, and more specifically 553.791 provides for Alternative Plan Review

¹ Section 101.2.2 Definitions does not reference any defined term contained within 110.3.13

and Inspection by licensed and qualified private providers, such as Inspected.com. to be performed in-person or virtually. See again 553.791(8).

Moreover, Fla. Stat 553.791(16)(a) states:

A local enforcement agency, local building official or local government **may not** adopt or **enforce any laws, rules, procedures, policies, qualifications, or standards more stringent than those prescribed by this section.** (Emphasis added).

Upon information and belief 110.3.13 is expressly preempted by BORA Fla. Statute which further prohibits BORA or any City within Broward, or their local building officials from continuing to enforce BCAP 110.3.13 because it is in fact more stringent law, procedure or standard governing virtual inspections than allowed by law.

While COVID popularized the use of virtual inspections out of necessity, the construction industry has recognized the technology advances which will with proper protocols will insure safer, more efficient process. As early as May of 2020 the International Code Council studied the practice of virtual inspection and adopted and published Recommended Guidelines for Remote Virtual Inspections which include the permitting, plan review and mandatory inspections. Furthermore, the statutes expressly removes any liability from the local building official for construction defects and instead places this responsibility on the private providers who are required to maintain liability coverage for their work providing protection for owners and contractors who opt to hire private providers rather than rely on government building officials..

Upon information and belief, at the time of Hollywood Building Official, Russel Long was relying on BORA's instruction to enforce BCAP 110.3.13 when denying Inspected.com's final, mechanical inspection for the replacement of an HVAC Unit under permit MEC-2022-00019, which BORA knew or should have known was preempted by the statutory change to 553.791 which occurred in July 2021.

As a result, of the decision to deny Inspection.com to finalize the mechanical inspection on the subject permit, the homeowner was forced to terminate the contract with Inspected.com and have the inspections performed at an additional cost by the City of Hollywood in order to have the work approved in further violation for 553.791(2)(a) which expressly gives and owner or contractor the right to utilize a private provider for "building inspection Services" to wit:

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621 NW 53RD STREET, SUITE 240 | BOCA RATON, FL 33487
(754)999-0285 | CHANDRA@CHANDRALAW.NET

Notwithstanding any other law or local government ordinance or local policy, the fee owner of a building or structure, or the fee owner's contractor upon written authorization from the fee owner, may choose to use a private provider to provide building code inspection services with regard to such building or structure and make payment directly to the private provider for the provision of such services. All such services shall be the subject of a written contract between the private provider, or the private provider's firm, and the fee owner or the fee owner's contractor, upon written authorization of the fee owner. The fee owner may elect to use a private provider to provide plans review or required building inspections, or both. (Emphasis Added).

Additionally, as a direct and proximate result Inspected.com not only lost the client whose final inspection was denied, but this decision Inspected.com has been prohibited from freely providing their services to owners and contractors expressly authorized by Florida Law by virtue of qualifications under 468 and 553.791 within Broward County based on the restrictions contained in BCAP 110.3.13, since February 2022 resulting lost opportunity and business revenue for the past two and half (2.5) years.

Broward County intentionally, improperly and unnecessarily limited the scope of virtual inspections, , rather than the full scope of inspections that Inspected.com through its employees and other licensed professionals are legally qualified to conduct. When BORA adopted the language in BCAP 110.3.13, it was done with full knowledge that both FL.Stat 468 and 553 embrace the fact that inspections can be conducted in person or virtually. Moreover, there is no parallel section of the contained the administrative procedures of the Florida Building Code. Therefore, not only is BCAP 110.3.13 preempted by the Florida Statutes, but it also appears BORA did not have the requisite authority to make this amendment. BCAP 110.3.13 is not merely a local technical amendment to the Florida Building Code, but instead creates a new Administrative Procedure which does not otherwise exist and unlawfully restricts not only the right of Inspected.com to perform remote virtual inspections since they are otherwise duly licensed and qualified to conduct without limitation and further unreasonably restricts the right of fee owners to utilize a private provider employing virtual technology that is recognized and widely used, without any reason or justification.

By failing to repeal and continuing to enforce BCAP 110.3.13, Broward County, through BORA and its local building officials continues to unlawfully restrict Inspected.com from performing virtual inspection that are otherwise within the scope of their licensed

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professional qualifications to perform, rather than being limited to the four (4) delineated categories set forth in BCAP 110.3.13.

BORA has been on direct notice that BCAP 110.3.13 was preempted by the legislature, but refused to take corrective action even in the face of the issuance of the Eight Edition of the Florida Building Code in 2023 and additional legislative changes such as HB579 and HB267 which further alter the manner in which BORA can regulate the residential building permit process and the public's option to utilize the services of a private provider.

WHEREFORE, for the foregoing reasons, it is imperative for BORA and the local building officials immediately cease enforcements of BCAP 110.3.13 which has been legislatively preempted and take prompt remedial action to repeal this Amendment to prevent ongoing conflict, and unlawful restriction of the rights of owners and contractors to opt to use private providers to perform Alternative Plan Review and Inspections within Broward County in accordance with the current legislative intent and statutory regulation.

My Amelia, LLC dba Inspected.com, by and through its undersigned counsel hereby requests this matter be heard and considered by BORA at the next available meeting of the Broward County Broward County Board of Broward County.

Respectfully submitted,

On behalf of My Amelia dba Inspected.com
CHANDRA PARKER DOUCETTE, PA
621 NW 53rd Street, Suite 240
Boca Raton, FL 33487
Email: chandra@chandra.net
Phone: (754)999-0285

By: 

Chandra Parker Doucette, Esq.
FL. Bar #412716

CHANDRA PARKER DOUCETTE, PA
621 NW 53RD STREET, SUITE 240 | BOCA RATON, FL 33487
(754)999-0285 | CHANDRA@CHANDRALAW.NET

From: **Russell Long** <RLong@hollywoodfl.org>

Date: Fri, Feb 25, 2022 at 4:03 PM

Subject: Inspected.com / Virtual Inspections

To: Anthony Perera <anthony@inspected.com>, Tiffany Stanaland <tiffany@inspected.com>, Jason Smeal <jason.smeal@inspected.com>

Cc: Christina Gordon <CGordon@hollywoodfl.org>, John Besu <JBESU@hollywoodfl.org>, Lisette Dominguez <LDOMINGUEZ@hollywoodfl.org>, Morell, John <JMORELL@broward.org>

Hello Anthony,

Inspected.com

Hope you are doing well..

As you are aware,

The City of Hollywood Building Department has approved Inspection.com for the AC change out,
on 2/18/22.

Originally your approval included Virtual Inspections,

But after being notified by Broward County (BORA),

Virtual inspections can only be approved for four types of inspections.

This email is being sent to you to inform you that the inspections for the AC change out

listed below, must be an in-person inspection.

Please contact me if you have any questions or concerns,

I have also included John Morell from BORA in this email to help assist.

Permit information:

Private Provider Inspection notice for 2/12/2022

333 Elm St, Hollywood, FL, 33019

MEC-2022-00018

Mechanical Final

Private Providers Contact Information

Tiffany – 813-624-2245



Anthony Perera

(352) 427-7864

[Inspected.com](https://www.inspected.com)

<https://calendly.com/anthonyperera/15min>

Re-Inventing The Way Inspections Are Done



BROWARD COUNTY

Board of Rules & Appeals

1 North University Drive, Suite 3500B, Plantation, Florida 33324

To: Members of the Broward County Board of Rules and Appeals
From: Administrative Director
Date: March 11, 2021
Title: Amendment to the Florida Building Code, 7th Edition, (2020) Building – Chapter I, Section 101.2.2 Definitions and Section 103.3.13 Virtual Inspections.

Please be advised that at its regular meeting of February 11, 2021, the Board of Rules and Appeals voted to schedule the attached code amendment for public hearing.

We have had the opportunity for further review of the proposed amendment. As a result we have come up with alternative wording with the same intent labeled "Alternative A". This recommended wording can be found in page 8. The original amendment as approved by the Board on 1st reading is located on pages 3 and 5.

Respectfully

A handwritten signature in black ink, appearing to read "James DiPietro".

James DiPietro

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101.2.2 Definitions.

- A. **AHJ** (means Authority Having Jurisdiction) shall be a federal, state, local (Building or Fire Service Provider), or individual such as a Building Official, Assistant Building Official; Chief Electrical/Mechanical/Plumbing/Structural Inspector; Fire Chief; Fire Marshal/Fire Code Official; or Broward County Board of Rules and Appeals.
- B. **BORA** means the Broward County Board of Rules and Appeals.
- C. **Architect** means Registered Architect, registered in the State of Florida.
- D. **Engineer** means licensed Professional Engineer, licensed in the State of Florida.
- E. **BCAIB** means the Building Code Administrators and Inspectors Board.
- F. **FFPC** means the adopted Florida Fire Prevention Code including the Broward County Local Fire Amendments to the Florida Fire Prevention Code.
- G. **HVHZ** means the High Velocity Hurricane Zone.
- H. **State** means the State of Florida.
- I. **FAC** means Florida Administrative Code.
- J. **Fire Service Provider** means Fire Department.
- K. **Fire Code Manager/Administrator** means Fire Code Official or Fire Marshal.
- L. **SFBC** means South Florida Building Code, Broward Edition.
- M. **G.C.** means an unlimited General Contractor licensed by either the CILB, the Broward County Central Examining Board or the Miami-Dade Construction Trades Qualifying Board.
- N. **CILB** means the Florida Construction Industry Licensing Board.
- O. **ECLB** means the Florida Electrical Contractors Licensing Board.
- P. **Virtual Inspection** is the process of inspection performed using, time and location verifiable video or still imaging, where a Certified Inspector inspects a job site via live video or still image taken at, or under, his/her direction.

101.3 Intent. The purpose of this Code is to establish the minimum requirements to safeguard, the public health, safety and general welfare through structural strength, means of egress, facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property

from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

101.4 Referenced Codes. The other codes listed in Sections 101.4.1 through 101.4.10 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 FBC, Building, NFPA 70, Fire Protection Provisions of this Code and FFPC shall apply to electrical components, equipment, and systems.

101.4.2 Gas. The provisions of the FBC, Fuel Gas, shall apply to the installation of gas piping, gas appliances and related accessories as covered in this Code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances, and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.3 Mechanical. The provisions of the FBC, Mechanical, shall apply to the installation of mechanical systems, including, but not limited to, alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, vacuum, compressed air and pneumatic systems, incinerators and other energy-related devices.

101.4.4 Plumbing. The provisions of the FBC, Plumbing, Fire Protection Provisions of this Code and FFPC shall apply to every plumbing installation, including, but not limited to, alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances when connected to a water or sewage systems, compressed air systems, lawn sprinkler systems and all aspects of a medical gas system.

101.4.5 Property maintenance. Reserved.

101.4.6 Fire prevention. For provisions related to fire prevention, refer to FFPC as referenced in Florida Statute 633, Broward County Local FFPCs as adopted and the Fire Protection Provisions of this Code as referenced above. FFPC shall apply to matters affecting or relating to structures, new or existing; processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

Broward County Board of Rules and Appeals, Florida, The Florida Building Code

The Florida Senate

2023 Florida Statutes (including 2023C)

<p><u>Title XXXIII</u> REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND SOLICITATIONS</p>	<p><u>Chapter 553</u> BUILDING CONSTRUCTION STANDARDS</p> <p><u>Entire Chapter</u></p>	<p>SECTION 791 Alternative plans review and inspection.</p>
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553.791 Alternative plans review and inspection. —

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

(a) “Applicable codes” means the Florida Building Code and any local technical amendments to the Florida Building Code but does not include the applicable minimum fire prevention and firesafety codes adopted pursuant to chapter 633.

(b) “Audit” means the process to confirm that the building code inspection services have been performed by the private provider, including ensuring that the required affidavit for the plan review has been properly completed and submitted with the permit documents and that the minimum mandatory inspections required under the building code have been performed and properly recorded. The local building official may not replicate the plan review or inspection being performed by the private provider, unless expressly authorized by this section.

(c) “Building” means any construction, erection, alteration, demolition, or improvement of, or addition to, any structure or site work for which permitting by a local enforcement agency is required.

(d) “Building code inspection services” means those services described in s. 468.603(5) and (8) involving the review of building plans as well as those services involving the review of site plans and site work engineering plans or their functional equivalent, to determine compliance with applicable codes and those inspections required by law, conducted either in person or virtually, of each phase of construction for which permitting by a local enforcement agency is required to determine compliance with applicable codes.

(e) “Deliver” or “delivery” means any method of delivery used in conventional business or commercial practice, including delivery by electronic transmissions.

(f) “Duly authorized representative” means an agent of the private provider identified in the permit application who reviews plans or performs inspections as provided by this section and who is licensed as an engineer under chapter 471 or as an architect under chapter 481 or who holds a standard or provisional certificate under part XII of chapter 468. A duly authorized representative who only holds a provisional certificate under part XII of chapter 468 must be under the direct supervision of a person licensed as a building code administrator under part XII of chapter 468.

(g) “Electronic signature” means any letters, characters, or symbols manifested by electronic or similar means which are executed or adopted by a party with an intent to authenticate a writing or record.

(h) “Electronic transmission” or “submitted electronically” means any form or process of communication not directly involving the physical transfer of paper or another tangible medium which is suitable for the retention, retrieval, and reproduction of information by the recipient and is retrievable in paper form by the receipt through an automated process. All notices provided for in this section may be transmitted electronically and shall have the same legal effect as if physically posted or mailed.

(i) “Electronically posted” means providing notices of decisions, results, or records, including inspection records, through the use of a website or other form of electronic communication used to transmit or display information.

(j) “Immediate threat to public safety and welfare” means a building code violation that, if allowed to persist, constitutes an immediate hazard that could result in death, serious bodily injury, or significant property damage. This paragraph does not limit the authority of the local building official to issue a Notice of Corrective Action at any time during the construction of a building project or any portion of such project if the official determines that a condition of the building or portion thereof may constitute a hazard when the building is put into use following completion as long as the condition cited is shown to be in violation of the building code or approved plans.

(k) "Local building official" means the individual within the governing jurisdiction responsible for direct regulatory administration or supervision of plans review, enforcement, and inspection of any construction, erection, alteration, demolition, or substantial improvement of, or addition to, any structure for which permitting is required to indicate compliance with applicable codes and includes any duly authorized designee of such person.

(l) "Permit application" means a properly completed and submitted application for the requested building or construction permit, including:

1. The plans reviewed by the private provider.
2. The affidavit from the private provider required under subsection (6).
3. Any applicable fees.
4. Any documents required by the local building official to determine that the fee owner has secured all other government approvals required by law.

(m) "Plans" means building plans, site engineering plans, or site plans, or their functional equivalent, submitted by a fee owner or fee owner's contractor to a private provider or duly authorized representative for review.

(n) "Private provider" means a person licensed as a building code administrator under part XII of chapter 468, as an engineer under chapter 471, or as an architect under chapter 481. For purposes of performing inspections under this section for additions and alterations that are limited to 1,000 square feet or less to residential buildings, the term "private provider" also includes a person who holds a standard certificate under part XII of chapter 468.

(o) "Request for certificate of occupancy or certificate of completion" means a properly completed and executed application for:

1. A certificate of occupancy or certificate of completion.
2. A certificate of compliance from the private provider required under subsection (12).
3. Any applicable fees.
4. Any documents required by the local building official to determine that the fee owner has secured all other government approvals required by law.

(p) "Single-trade inspection" means any inspection focused on a single construction trade, such as plumbing, mechanical, or electrical. The term includes, but is not limited to, inspections of door or window replacements; fences and block walls more than 6 feet high from the top of the wall to the bottom of the footing; stucco or plastering; reroofing with no structural alteration; HVAC replacements; ductwork or fan replacements; alteration or installation of wiring, lighting, and service panels; water heater changeouts; sink replacements; and repiping.

(q) "Site work" means the portion of a construction project that is not part of the building structure, including, but not limited to, grading, excavation, landscape irrigation, and installation of driveways.

(r) "Stop-work order" means the issuance of any written statement, written directive, or written order which states the reason for the order and the conditions under which the cited work will be permitted to resume.

(2)(a) Notwithstanding any other law or local government ordinance or local policy, the fee owner of a building or structure, or the fee owner's contractor upon written authorization from the fee owner, may choose to use a private provider to provide building code inspection services with regard to such building or structure and may make payment directly to the private provider for the provision of such services. All such services shall be the subject of a written contract between the private provider, or the private provider's firm, and the fee owner or the fee owner's contractor, upon written authorization of the fee owner. The fee owner may elect to use a private provider to provide plans review or required building inspections, or both. However, if the fee owner or the fee owner's contractor uses a private provider to provide plans review, the local building official, in his or her discretion and pursuant to duly adopted policies of the local enforcement agency, may require the fee owner or the fee owner's contractor to use a private provider to also provide required building inspections.

(b) If an owner or contractor retains a private provider for purposes of plans review or building inspection services, the local jurisdiction must reduce the permit fee by the amount of cost savings realized by the local enforcement agency for not having to perform such services. Such reduction may be calculated on a flat fee or percentage basis, or any other reasonable means by which a local enforcement agency assesses the cost for its plans review or inspection services. The local jurisdiction may not charge fees for building inspections if the fee owner or contractor hires a private provider to perform such services; however, the local jurisdiction may charge a reasonable

administrative fee, which shall be based on the cost that is actually incurred, including the labor cost of the personnel providing the service, by the local jurisdiction or attributable to the local jurisdiction for the clerical and supervisory assistance required, or both.

(c) If an owner or a contractor retains a private provider for purposes of plans review or building inspection services, the local jurisdiction must provide equal access to all permitting and inspection documents and reports to the private provider, owner, and contractor if such access is provided by software that protects exempt records from disclosure.

(3) A private provider and any duly authorized representative may only perform building code inspection services that are within the disciplines covered by that person's licensure or certification under chapter 468, chapter 471, or chapter 481, including single-trade inspections. A private provider may not provide building code inspection services pursuant to this section upon any building designed or constructed by the private provider or the private provider's firm.

(4) A fee owner or the fee owner's contractor using a private provider to provide building code inspection services shall notify the local building official in writing at the time of permit application, or by 2 p.m. local time, 2 business days before the first scheduled inspection by the local building official or building code enforcement agency that a private provider has been contracted to perform the required inspections of construction under this section, including single-trade inspections, on a form to be adopted by the commission. This notice shall include the following information:

(a) The services to be performed by the private provider.

(b) The name, firm, address, telephone number, and e-mail address of each private provider who is performing or will perform such services, his or her professional license or certification number, qualification statements or resumes, and, if required by the local building official, a certificate of insurance demonstrating that professional liability insurance coverage is in place for the private provider's firm, the private provider, and any duly authorized representative in the amounts required by this section.

(c) An acknowledgment from the fee owner in substantially the following form:

I have elected to use one or more private providers to provide building code plans review and/or inspection services on the building or structure that is the subject of the enclosed permit application, as authorized by s. 553.791, Florida Statutes. I understand that the local building official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests. By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building or structure that is the subject of the enclosed permit application.

If the fee owner or the fee owner's contractor makes any changes to the listed private providers or the services to be provided by those private providers, the fee owner or the fee owner's contractor shall, within 1 business day after any change or within 2 business days before the next scheduled inspection, update the notice to reflect such changes. A change of a duly authorized representative named in the permit application does not require a revision of the permit, and the building code enforcement agency shall not charge a fee for making the change.

(5) After construction has commenced and if the local building official is unable to provide inspection services in a timely manner, the fee owner or the fee owner's contractor may elect to use a private provider to provide inspection services by notifying the local building official of the owner's or contractor's intention to do so by 2 p.m. local time, 2 business days before the next scheduled inspection using the notice provided for in paragraphs (4)(a)-(c).

(6) A private provider performing plans review under this section shall review the plans to determine compliance with the applicable codes. Upon determining that the plans reviewed comply with the applicable codes, the private provider shall prepare an affidavit or affidavits certifying, under oath, that the following is true and correct to the best of the private provider's knowledge and belief:

(a) The plans were reviewed by the affiant, who is duly authorized to perform plans review pursuant to this section and holds the appropriate license or certificate.

(b) The plans comply with the applicable codes.

Such affidavit may bear a written or electronic signature and may be submitted electronically to the local building official.

(7)(a) No more than 20 business days after receipt of a permit application and the affidavit from the private provider required pursuant to subsection (6), the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections. If the local building official does not provide a written notice of the plan deficiencies within the prescribed 20-day period, the permit application shall be deemed approved as a matter of law, and the permit shall be issued by the local building official on the next business day.

(b) If the local building official provides a written notice of plan deficiencies to the permit applicant within the prescribed 20-day period, the 20-day period shall be tolled pending resolution of the matter. To resolve the plan deficiencies, the permit applicant may elect to dispute the deficiencies pursuant to subsection (14) or to submit revisions to correct the deficiencies.

(c) If the permit applicant submits revisions, the local building official has the remainder of the tolled 20-day period plus 5 business days from the date of resubmittal to issue the requested permit or to provide a second written notice to the permit applicant stating which of the previously identified plan features remain in noncompliance with the applicable codes, with specific reference to the relevant code chapters and sections. Any subsequent review by the local building official is limited to the deficiencies cited in the written notice. If the local building official does not provide the second written notice within the prescribed time period, the permit shall be deemed approved as a matter of law, and the local building official must issue the permit on the next business day.

(d) If the local building official provides a second written notice of plan deficiencies to the permit applicant within the prescribed time period, the permit applicant may elect to dispute the deficiencies pursuant to subsection (14) or to submit additional revisions to correct the deficiencies. For all revisions submitted after the first revision, the local building official has an additional 5 business days from the date of resubmittal to issue the requested permit or to provide a written notice to the permit applicant stating which of the previously identified plan features remain in noncompliance with the applicable codes, with specific reference to the relevant code chapters and sections.

(8) A private provider performing required inspections under this section shall inspect each phase of construction as required by the applicable codes. Such inspection may be performed in-person or virtually. The private provider may have a duly authorized representative perform the required inspections, provided all required reports are prepared by and bear the written or electronic signature of the private provider or the private provider's duly authorized representative. The duly authorized representative must be an employee of the private provider entitled to receive reemployment assistance benefits under chapter 443. The contractor's contractual or legal obligations are not relieved by any action of the private provider.

(9) A private provider performing required inspections under this section shall provide notice to the local building official of the date and approximate time of any such inspection no later than the prior business day by 2 p.m. local time or by any later time permitted by the local building official in that jurisdiction. The local building official may not prohibit the private provider from performing any inspection outside the local building official's normal operating hours, including after hours, weekends, or holidays. The local building official may visit the building site as often as necessary to verify that the private provider is performing all required inspections. A deficiency notice must be posted by the private provider, the duly authorized representative of the private provider, or the building department whenever a noncomplying item related to the building code or the permitted documents is found. Such notice may be

physically posted at the job site or electronically posted. After corrections are made, the item must be reinspected by the private provider or representative before being concealed. Reinspection or reaudit fees shall not be charged by the local jurisdiction as a result of the local jurisdiction's audit inspection occurring before the performance of the private provider's inspection or for any other administrative matter not involving the detection of a violation of the building code or a permit requirement.

(10) If equipment replacements and repairs must be performed in an emergency situation, subject to the emergency permitting provisions of the Florida Building Code, a private provider may perform emergency inspection services without first notifying the local building official pursuant to subsection (9). A private provider must conduct the inspection within 3 business days after being contacted to conduct an emergency inspection and must submit the inspection report to the local building official within 1 day after the inspection is completed.

(11) Upon completing the required inspections at each applicable phase of construction, the private provider shall record such inspections on a form acceptable to the local building official. The form must bear the written or electronic signature of the provider or the provider's duly authorized representative. These inspection records shall reflect those inspections required by the applicable codes of each phase of construction for which permitting by a local enforcement agency is required. The private provider, upon completion of the required inspection, shall post each completed inspection record, indicating pass or fail, and provide the record to the local building official within 2 business days. Such inspection record may be electronically posted by the private provider, or the private provider may post such inspection record physically at the project site. The private provider may electronically transmit the record to the local building official. The local building official may waive the requirement to provide a record of each inspection within 2 business days if the record is electronically posted or posted at the project site and all such inspection records are submitted with the certificate of compliance. Unless the records have been electronically posted, records of all required and completed inspections shall be maintained at the building site at all times and made available for review by the local building official. The private provider shall report to the local enforcement agency any condition that poses an immediate threat to public safety and welfare.

(12) Upon completion of all required inspections, the private provider shall prepare a certificate of compliance, on a form acceptable to the local building official, summarizing the inspections performed and including a written representation, under oath, that the stated inspections have been performed and that, to the best of the private provider's knowledge and belief, the building construction inspected complies with the approved plans and applicable codes. The statement required of the private provider shall be substantially in the following form and shall be signed and sealed by a private provider as established in subsection (1) or may be electronically transmitted to the local building official:

To the best of my knowledge and belief, the building components and site improvements outlined herein and inspected under my authority have been completed in conformance with the approved plans and the applicable codes.

(13)(a) No more than 10 business days, or if the permit is related to single-family or two-family dwellings then no more than 2 business days, after receipt of a request for a certificate of occupancy or certificate of completion and the applicant's presentation of a certificate of compliance and approval of all other government approvals required by law, including the payment of all outstanding fees, the local building official shall issue the certificate of occupancy or certificate of completion or provide a notice to the applicant identifying the specific deficiencies, as well as the specific code chapters and sections.

(b) If the local building official does not provide notice of the deficiencies within the applicable time periods under paragraph (a), the request for a certificate of occupancy or certificate of completion is automatically granted and deemed issued as of the next business day. The local building official must provide the applicant with the written certificate of occupancy or certificate of completion within 10 days after it is automatically granted and issued. To resolve any identified deficiencies, the applicant may elect to dispute the deficiencies pursuant to subsection (14) or to submit a corrected request for a certificate of occupancy or certificate of completion.

(14) If the local building official determines that the building construction or plans do not comply with the applicable codes, the official may deny the permit or request for a certificate of occupancy or certificate of completion,

as appropriate, or may issue a stop-work order for the project or any portion thereof as provided by law, if the official determines that the noncompliance poses an immediate threat to public safety and welfare, subject to the following:

(a) The local building official shall be available to meet with the private provider within 2 business days to resolve any dispute after issuing a stop-work order or providing notice to the applicant denying a permit or request for a certificate of occupancy or certificate of completion.

(b) If the local building official and private provider are unable to resolve the dispute, the matter shall be referred to the local enforcement agency's board of appeals, if one exists, which shall consider the matter at its next scheduled meeting or sooner. Any decisions by the local enforcement agency's board of appeals, or local building official if there is no board of appeals, may be appealed to the commission as provided by this chapter.

(c) Notwithstanding any provision of this section, any decisions regarding the issuance of a building permit, certificate of occupancy, or certificate of completion may be reviewed by the local enforcement agency's board of appeals, if one exists. Any decision by the local enforcement agency's board of appeals, or local building official if there is no board of appeals, may be appealed to the commission as provided by this chapter, which shall consider the matter at the commission's next scheduled meeting.

(15) For the purposes of this section, any notice to be provided by the local building official shall be deemed to be provided to the person or entity when successfully transmitted to the e-mail address listed for that person or entity in the permit application or revised permit application, or, if no e-mail address is stated, when actually received by that person or entity.

(16)(a) A local enforcement agency, local building official, or local government may not adopt or enforce any laws, rules, procedures, policies, qualifications, or standards more stringent than those prescribed by this section.

(b) A local enforcement agency, local building official, or local government may establish, for private providers and duly authorized representatives working within that jurisdiction, a system of registration to verify compliance with the licensure requirements of paragraph (1)(n) and the insurance requirements of subsection (17).

(c) This section does not limit the authority of the local building official to issue a stop-work order for a building project or any portion of the project, as provided by law, if the official determines that a condition on the building site constitutes an immediate threat to public safety and welfare.

(17) A private provider may perform building code inspection services on a building project under this section only if the private provider maintains insurance for professional liability covering all services performed as a private provider. Such insurance shall have minimum policy limits of \$1 million per occurrence and \$2 million in the aggregate for any project with a construction cost of \$5 million or less and \$2 million per occurrence and \$4 million in the aggregate for any project with a construction cost of over \$5 million. Nothing in this section limits the ability of a fee owner to require additional insurance or higher policy limits. For these purposes, the term "construction cost" means the total cost of building construction as stated in the building permit application. If the private provider chooses to secure claims-made coverage to fulfill this requirement, the private provider must also maintain coverage for a minimum of 5 years subsequent to the performance of building code inspection services. The insurance required under this subsection shall be written only by insurers authorized to do business in this state with a minimum A.M. Best's rating of A. Before providing building code inspection services within a local building official's jurisdiction, a private provider must provide to the local building official a certificate of insurance evidencing that the coverages required under this subsection are in force.

(18) When performing building code inspection services, a private provider is subject to the disciplinary guidelines of the applicable professional board with jurisdiction over his or her license or certification under chapter 468, chapter 471, or chapter 481. All private providers shall be subject to the disciplinary guidelines of s. 468.621(1)(c)-(h). Any complaint processing, investigation, and discipline that arise out of a private provider's performance of building code inspection services shall be conducted by the applicable professional board.

(19) Each local building code enforcement agency may audit the performance of building code inspection services by private providers operating within the local jurisdiction. However, the same private provider may not be audited more than four times in a month unless the local building official determines a condition of a building constitutes an immediate threat to public safety and welfare. Work on a building or structure may proceed after inspection and approval by a private provider if the provider has given notice of the inspection pursuant to subsection (9) and,

subsequent to such inspection and approval, the work shall not be delayed for completion of an inspection audit by the local building code enforcement agency.

(20) The local government, the local building official, and their building code enforcement personnel shall be immune from liability to any person or party for any action or inaction by a fee owner of a building, or by a private provider or its duly authorized representative, in connection with building code inspection services as authorized in this act.

(21) Notwithstanding any other law, a county, a municipality, a school district, or an independent special district may use a private provider to provide building code inspection services for a public works project, an improvement, a building, or any other structure that is owned by the county, municipality, school district, or independent special district.

History.—s. 17, ch. 2002-293; s. 106, ch. 2005-2; s. 11, ch. 2005-147; s. 1, ch. 2005-216; s. 6, ch. 2006-65; s. 6, ch. 2007-187; s. 141, ch. 2008-4; s. 77, ch. 2012-30; s. 7, ch. 2017-149; s. 12, ch. 2019-86; s. 14, ch. 2019-165; s. 132, ch. 2020-2; s. 20, ch. 2020-27; s. 4, ch. 2021-201; s. 50, ch. 2022-4; s. 4, ch. 2022-136.

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2023 Florida Statutes (including 2023C)

<u>Title XXXII</u> REGULATION OF PROFESSIONS AND OCCUPATIONS	<u>Chapter 468</u> MISCELLANEOUS PROFESSIONS AND OCCUPATIONS <u>Entire Chapter</u>	SECTION 603 Definitions.
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468.603 Definitions.— As used in this part:

- (1) “Board” means the Florida Building Code Administrators and Inspectors Board.
- (2) “Building code administrator” or “building official” means any of those employees of municipal or county governments, or any person contracted, with building construction regulation responsibilities who are charged with the responsibility for direct regulatory administration or supervision of plan review, enforcement, or inspection of building construction, erection, repair, addition, remodeling, demolition, or alteration projects that require permitting indicating compliance with building, plumbing, mechanical, electrical, gas, fire prevention, energy, accessibility, and other construction codes as required by state law or municipal or county ordinance. This term is synonymous with “building official” as used in the Florida Building Code. One person employed or contracted by each municipal or county government as a building code administrator or building official and who is so certified under this part may be authorized to perform any plan review or inspection for which certification is required by this part, including performing any plan review or inspection as a currently designated standard certified building official under an interagency service agreement with a jurisdiction having a population of 50,000 or less.
- (3) “Building code enforcement official” or “enforcement official” means a licensed building code administrator, building code inspector, or plans examiner.
- (4) “Building code inspector” means any of those employees of local governments or state agencies, or any person contracted, with building construction regulation responsibilities who themselves conduct inspections of building construction, erection, repair, addition, or alteration projects that require permitting indicating compliance with building, plumbing, mechanical, electrical, gas, fire prevention, energy, accessibility, and other construction codes as required by state law or municipal or county ordinance.
- (5) “Categories of building code inspectors” include the following:
 - (a) “Building inspector” means a person who is qualified to inspect and determine that buildings and structures are constructed in accordance with the provisions of the governing building codes and state accessibility laws.
 - (b) “Coastal construction inspector” means a person who is qualified to inspect and determine that buildings and structures are constructed to resist near-hurricane and hurricane velocity winds in accordance with the provisions of the governing building code.
 - (c) “Commercial electrical inspector” means a person who is qualified to inspect and determine the electrical safety of commercial buildings and structures by inspecting for compliance with the provisions of the National Electrical Code.
 - (d) “Electrical inspector” means a person who is qualified to inspect and determine the electrical safety of commercial and residential buildings and accessory structures by inspecting for compliance with the provisions of the National Electrical Code.
 - (e) “Mechanical inspector” means a person who is qualified to inspect and determine that the mechanical installations and systems for buildings and structures are in compliance with the provisions of the governing mechanical code.
 - (f) “Plumbing inspector” means a person who is qualified to inspect and determine that the plumbing installations and systems for buildings and structures are in compliance with the provisions of the governing plumbing code.
 - (g) “Residential electrical inspector” means a person who is qualified to inspect and determine the electrical safety of one and two family dwellings and accessory structures by inspecting for compliance with the applicable provisions of the governing electrical code.

(h) "Residential inspector" means a person who is qualified to inspect and determine that one-family, two-family, or three-family residences not exceeding two habitable stories above no more than one uninhabitable story and accessory use structures in connection therewith are constructed in accordance with the provisions of the governing building, plumbing, mechanical, accessibility, and electrical codes.

(6) "Certificate" means a certificate of qualification issued by the department as provided in this part.

(7) "Department" means the Department of Business and Professional Regulation.

(8) "Plans examiner" means a person who is qualified to determine that plans submitted for purposes of obtaining building and other permits comply with the applicable building, plumbing, mechanical, electrical, gas, fire prevention, energy, accessibility, and other applicable construction codes. The term includes a residential plans examiner who is qualified to determine that plans submitted for purposes of obtaining building and other permits comply with the applicable residential building, plumbing, mechanical, electrical, gas, energy, accessibility, and other applicable construction codes. Categories of plans examiners include:

(a) Building plans examiner.

(b) Plumbing plans examiner.

(c) Mechanical plans examiner.

(d) Electrical plans examiner.

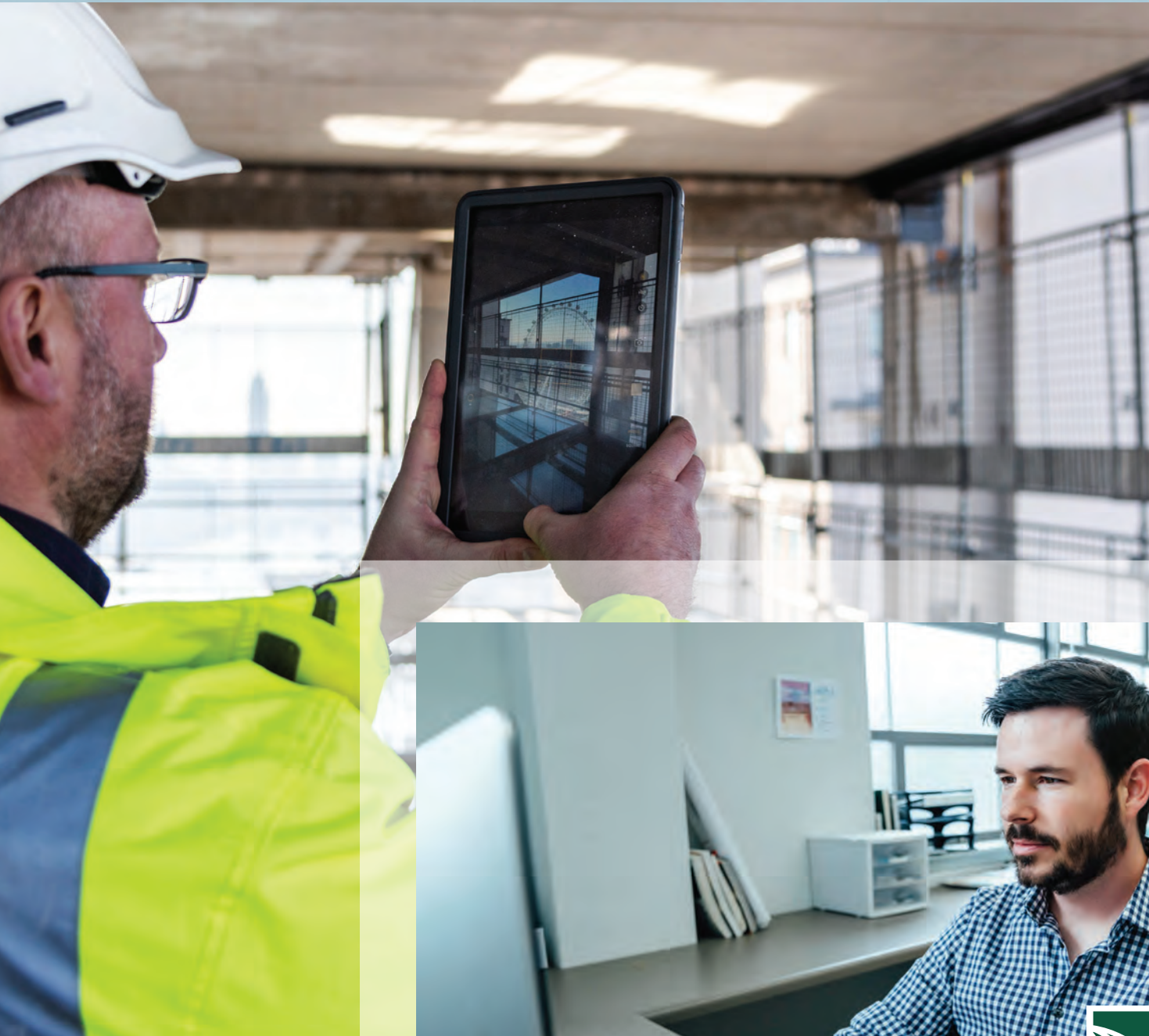
(9) "Private provider" has the same meaning as in s. 553.791(1).

History.—s. 24, ch. 93-166; s. 50, ch. 94-119; s. 149, ch. 94-218; s. 1, ch. 98-419; s. 12, ch. 2000-372; s. 4, ch. 2017-149; s. 19, ch. 2020-160; s. 1, ch. 2022-136; s. 103, ch. 2023-8.

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Recommended Practices for Remote Virtual Inspections (RVI)



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Preface

Technological advances have created enormous possibilities in all aspects of life, including the building construction and safety industry. Digital and online tools for building design, construction and administrative functions, such as permit application, plan review, inspection and commissioning, have drastically increased the efficiency and accuracy of achieving safe and resilient communities. Local, state and national governments have taken advantage of advancing technologies and have incorporated various levels of digitization into their processes in order to save time and reduce costs. Examples of such efforts include online offering of permit applications, payment of permit fees, submittal of plans and digital plan review.

The speed of adoption and implementation of technology, however, varies by geographic region and depends on a number of factors, including the availability of financial resources and the infrastructure needed to support the technology. Many Authorities Having Jurisdiction (AHJs) have implemented technology at various levels with good success and have embraced greater reliance on digitization as time goes by.

The 2020 global coronavirus pandemic created an impetus in speeding the implementation of modern technologies and taking advantage of new ideas in a much shorter time frame. The spread of COVID-19 and the closing of most businesses and social activities in many parts of the world to create social distancing resulted in many sectors of the economy searching to find new solutions for conducting business.

Many AHJs needed to come up with solutions to perform all aspects of codes and standards administration from remote locations and/or home offices. One such solution using available technology is Remote Virtual Inspections (RVI).

RVI is a method of inspection that allows the needed inspections to proceed in a timely manner by the owner or contractor located on the jobsite and the inspector or inspection teams performing the inspection remotely. While this practice gained good acceptance and implementation during the weeks and months of COVID-19 social distancing, its advantages are so great that it will likely become a popular and routine tool for the foreseeable future.



The advantages and opportunities created by RVI locally, nationally and globally are enormous, allowing those with technical expertise in their specific subjects to offer their services across the globe. Building code specialists, inspectors and consultants will be able to provide services and consulting from far distances and to help building safety and resiliency anywhere needed at the local, national or global level.

Recommended Practices for Remote Virtual Inspections (RVI) was developed based on study, research, and discussions related to items that should be considered and addressed for an effective and consistent RVI program and to assist AHJs in implementing the readily available technologies in the adoption and implementation of their own RVI program.

ICC welcomes your comments and feedback to improve future editions of this Recommended Practices publication. Submit feedback at www.iccsafe.org/RVI.

About the International Code Council®

The International Code Council is a nonprofit association that provides a wide range of building safety solutions including product evaluation, accreditation, certification, codification and training. It develops model codes and standards used worldwide to construct safe, sustainable, affordable and resilient structures. The mission of the Code Council is to provide the highest quality codes, standards, products and services for all concerned with the safety and performance of the built environment. ICC Evaluation Service (ICC-ES) is the industry leader in performing technical evaluations for code compliance fostering safe and sustainable design and construction.

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1.0 Introduction

Hand-held devices such as smartphones and tablets have capabilities for real time, online communication of videos and photos. Use of advanced tools and technologies, combined with the power of such hand-held devices, has made it possible for anyone to observe the construction activities of a jobsite from any location, near or thousands of miles away. Using Remote Virtual Inspection (RVI) allows construction projects to continue without impediment and allows the Authority Having Jurisdiction (AHJ) to continue to provide the vital services needed for construction of safe buildings.

Purpose and Scope

The purpose and scope of these Recommended Practices is to provide guidance to the Authority Having Jurisdiction (AHJ) when implementing a Remote Virtual Inspection (RVI) program as well as to the construction industry user. This document specifically addresses implementation and administration of RVI. These procedures are organized in a fashion that can be readily implemented by the AHJ as part of their inspection procedures. This document also provides recommended practices to construction industry professionals submitting to an RVI.

Until recently, Remote Virtual Inspections have been conducted only by a few AHJs at varying levels. As a result, there has not been a standardized program that addresses how to prepare for, conduct and participate in these types of inspections.

2.0 Definitions and Acronyms

1. **RVI: Remote Virtual Inspection:** Remote Virtual Inspection, also known as RVI, is a form of visual inspection which uses visual or electronic aids to allow an inspector or team of inspectors to observe products and/or materials from a distance because the objects are inaccessible or are in dangerous environments, or whereby circumstances or conditions prevent an in-person inspection.
2. **AHJ: Authority Having Jurisdiction.**

3.0 Remote Virtual Inspection Process

Remote Virtual Inspections (RVI) may provide benefits to AHJs and customers alike. In certain circumstances, an RVI may provide a better quality inspection with an increase in efficiency and cost savings. It will increase the efficiency of the inspection process utilizing modern technology. Depending on the loca-



tion and complexity of a project, some limitations may impact its use. In cases where an RVI is not suitable or technology fails to provide sufficient visual clarity (i.e., poor/no service or Wi-Fi, poor lighting, etc.), an onsite inspection may be required. Subject to local approval, the AHJ may choose to use an approved third-party inspection agency or utilize staff inspectors. Where Wi-Fi and/or cellular reception are poor or not available, some AHJs may consider allowing the contractor to provide an acceptable electronic documentation of the area that needs an inspection for review by the assigned inspector or team of inspectors.

A clear understanding of the RVI requirements and communication throughout the process by both parties is paramount to the completion of a successful inspection. The inspector will check all aspects of the permitted construction project to the adopted codes and other applicable laws and regulations no differently than if it were an onsite inspection. Identification of the project jobsite location, posted address and its location within the building will be a critical part of the process.

The applicable Codes and Standards to be used for RVI are the same as the adopted codes and referenced standards of the AHJ. The implementation of the RVI is intended to achieve the same results as the typical in-person site inspection by applying the provisions of adopted codes such as the IBC[®], IRC[®], IPC[®], IFC[®] and other applicable and adopted International Codes.

AHJ: Scheduling Remote Virtual Inspection

1. Schedule Inspection Time.
 - 1.1. All remote inspections should be scheduled a minimum of one business day prior to the requested date.
 - 1.2. Schedule inspection either online or by telephone.
 - 1.3. Schedule sufficient time for the type of inspection requested.
 - 1.4. AHJ to send an inspection confirmation email or text to the customer with the date, approximate time of RVI and name of inspector.
2. Time slots for inspections.
 - 2.1. Anticipated length of inspections per type (i.e., water heater installation, HVAC replacement, etc.) needs to be established.
 - 2.2. Each customer will be given an approximate time window for inspection.
3. Post the earliest available time for remote inspections and the latest time of the day a remote inspection may be scheduled Monday through Friday or other days selected by the AHJ.
4. Schedule after-hours or emergency inspections on a case-by-case basis.
5. Determine the types of inspections allowed for remote inspections. See Appendix A for examples of qualified inspection activities.
 - 5.1. All inspections may qualify for an RVI, depending on the AHJ's resources and policies.
6. Determine which type of videotelephony is available for use and is compatible with the AHJ's permitting software and videotelephony equipment.
 - 6.1. Videotelephony platform examples: FaceTime, Google Duo, Zoom, WhatsApp, Skype, Tango, WebEx, Microsoft Teams, GoToMeeting, etc.

Customer: Scheduling Remote Virtual Inspection

1. Ensure there is an active permit issued or certificate application filed or obtain the appropriate one prior to attempting to schedule an inspection for the project in question.
2. Electronically sign a notice indicating that the permit holder of record or representative:
 - 2.1. Consents to the use of the remote inspections.
 - 2.2. Is responsible for their own safety during the remote inspection.
 - 2.3. Allows the complete use of the videos and photos of the remote inspection by the AHJ.
 - 2.4. Certifies they are making available the site and inspection items truthfully and to the best of their ability.
 - 2.5. Is responsible for compliance with all codes and standards applicable to the project.
 - 2.6. Acknowledges that participation in the remote inspection program is voluntary (if not a mandatory program within the AHJ's jurisdiction).
 - 2.7. Acknowledges that the decision to perform an RVI is at the sole discretion of the AHJ.
3. Prior to scheduling the inspection, confirm that the minimum criteria for a remote inspection are met. See Appendix A for examples of qualified inspection activities.
 - 3.1. Note that some types of inspections may be too complex or otherwise not compatible for remote inspections.
4. Call to schedule an appointment with the AHJ.
5. Must be at least 18 years old or with an adult to perform the video inspection.
6. When scheduling the inspection, provide the address, permit number, and type and number of requested inspections.

Customer: Prepare for Remote Virtual Inspection

1. Prior to the inspection, ensure that:
 - 1.1. The jobsite is safe at all times for the individual(s) using the device during the remote inspection including health safety.
 - 1.2. The device (smartphone, tablet, drone, etc.) is fully charged and has a suitably charged additional power supply (battery pack).
 - 1.3. The use of a noise-canceling headset is recommended.
 - 1.4. The jobsite has high-speed Wi-Fi connectivity or minimum 4G cellular service with a strong signal.



- 1.5. The necessary tools based on type of inspection are readily available.
 - 1.5.1. For example, carry a flashlight, tape measure, level, step ladder (for close ups of ceiling), GFCI tester, etc. An extending pole for the video device, such as selfie pole, may be very helpful in taking the smartphone or other video device closer to the point of inspection in various places such as very high ceilings.
2. Have approved plans, permit card, and other necessary construction documents available onsite.
3. Make sure good lighting is available and clear the area of any unnecessary objects.
4. All features applicable to the required inspection must be visible at the time of the remote inspection. These features must be captured sufficiently and clearly for the inspector to evaluate.
5. If at any point the inspector believes that the remote inspection process is not allowing them to properly assess compliance, they may require that a site inspection be conducted at a future date or instruct the customer to make different arrangements.
 - 5.1. In areas within the jobsite where there is no Wi-Fi or cell service, at the sole discretion of the inspector, the contractor may be allowed to provide video and/or photographic documentation of the item(s) to be inspected for review by the authorized inspector at a later time.
6. The onsite inspection may be conducted by an approved third-party inspection agency or by the AHJ's inspection staff.

Prepare to Receive Remote Virtual Inspection Call

1. Ensure that the lens and screen of any device being used to capture images or video has been cleaned. Dust, grit, smudges, etc., might interfere with the image quality and distorting the inspector's view.
2. To minimize interruptions during the RVI and to ensure that the video feed will be uninterrupted, make sure that all notifications are turned off in the Settings of the mobile device used for the RVI. Should the video be interrupted, the inspection could be delayed or have to be rescheduled.
3. Be prepared to answer the inspector's call at any time during the scheduled timeframe. Be cooperative and closely follow the inspector's instructions.
4. As each site and inspection is different, allot the proper amount of time for the type of inspection and accessibility of the site.
5. Carefully follow the inspector's instructions for where to direct the device and for covering the site. Do not rush the inspector but allow him or her adequate time to conduct the RVI to his or her satisfaction.
6. As much as possible, minimize background noise as that can interfere with communication with the inspector.

What to Expect During the Inspection

1. Begin inspection at the street view looking at the structure with the address or other required jobsite identification in the video display.
 - 1.1. Inspector may also verify location through GPS/Geotagging where the service is available.
2. Follow the directions of the inspector with respect to the order and direction of inspection.
3. As the inspection progresses, write down any items that the inspector finds that need to be corrected. Be sure the notes are detailed and ask questions of or seek clarification from the inspector at the time of the RVI.
4. If provided a permit card, do not write on it. During the next in-person visit, the inspector should update it then.
5. In most cases, the inspector will relay the results of the inspection before the end of the RVI of passing, failing or not ready for inspection.
6. Do not cover any work needing corrections until corrections are verified by reinspection. Reinspection fees may apply in accordance with the AHJ's policies.
7. Note: At a minimum, there must be an adult of the required legal age on site who will represent the owner/representative during the entire duration of the RVI.
8. The owner/representative must be able to verbally communicate with the remote inspector at all times during the inspection.

Inspection Results

1. Results of the inspection will be entered into the AHJ's permit database as soon as practicable after the RVI is completed. It is important to note that the inspection was completed using the RVI process.
2. Where an approval tag for utility connections is required, the AHJ should work directly with the utility company.
3. Following the inspection:
 - 3.1. Inspection comments will be available on the AHJ's website, within the AHJ's normal timelines, indicating passing or failing with the list of corrections when applicable.
 - 3.2. In addition, the inspector may email the inspection information upon request to the customer as soon as inspection information is available.
 - 3.3. The inspector will determine whether additional fee(s) for reinspection is required.
4. Scheduling a reinspection or the next inspection needed is based on availability of time slots.
5. The authorized inspector may provide an option for the owner/representative to submit electronic documentation that a deficiency or deficiencies have been corrected.
6. It is incumbent on the owner/representative to provide the address and permit number on all submitted correspondence or communications.

Maintaining Records of Inspections

Required inspection records, including, but not limited to, correction notices, electronic media, recordings or photo documentation, shall be maintained in accordance with the AHJ's policy, laws, regulations, and applicable codes, and may be subject to disclosure.

4.0 Training and Communication

Training and effective communication of processes, procedures and requirements are essential and a critical part to the success of any program. This program is no different as it lends itself to new technology, new programs, and methods that are in many cases, new to the building construction and safety industry. Therefore, training of the AHJ's staff as well as the building industry on the various programs and procedures will save time and money and make the administrative and enforcement process a positive experience with minimal confusion. Training also leads to better communications between an AHJ and its customers.



Staff Training

1. Ensure all staff are trained in the appropriate areas of responsibility.
2. Permit Technicians:
 - 2.1. Review of approved permit applications relative to RVI requirements.
 - 2.2. Required departmental approvals are complete.
 - 2.3. Fee collection process.
 - 2.4. Required documents for the project (plans, calculations, etc.).
3. Remote Inspection Staff:
 - 3.1. Inspection software and hardware.
 - 3.2. Remote inspection procedures.
 - 3.3. Types of platforms used (Facetime, Skype, etc.).
 - 3.4. Reinspection fee procedures.
 - 3.5. Recording inspection results in permit tracking system.

Customer/Applicant

1. Ensure the owner and representative are trained in their areas of responsibility.
2. Permit applicant:
 - 2.1. Knowledge of the AHJ's departmental approvals required for the project.
 - 2.2. Knowledge of the AHJ's RVI protocol.
 - 2.3. Ensuring project meets RVI protocol.
 - 2.4. Ensure that the project is ready for the RVI at the scheduled time.
 - 2.5. Comply with the inspector's direction.
3. Owner/Contractor/Subcontractor:
 - 3.1. Requesting remote inspection process.
 - 3.2. Knowledge of remote inspections procedures.
 - 3.3. Platform required (Facetime, Skype, Google Duo, etc.).
 - 3.4. Jobsite communication requirements (Wi-Fi, 4G, etc.).
 - 3.5. Communication skills.

Additional Considerations

1. Adopt basic online security practices. Consult with your IT department for guidance.
2. Consult with your legal counsel to ensure compliance with all federal, state and local requirements related to your RVI program. For example, you may want to consult counsel to find out whether a homeowner's release is needed to conduct an RVI.
3. Ensure that all staff have access to the codes and standards that are applicable to what they are inspecting. The Code Council's Digital Codes Library (<https://codes.iccsafe.org/>) offers online access to all ICC model codes and standards and most state codes.
4. Document lessons learned to improve your RVI program and to support potential long-term establishment of virtual inspection processes.

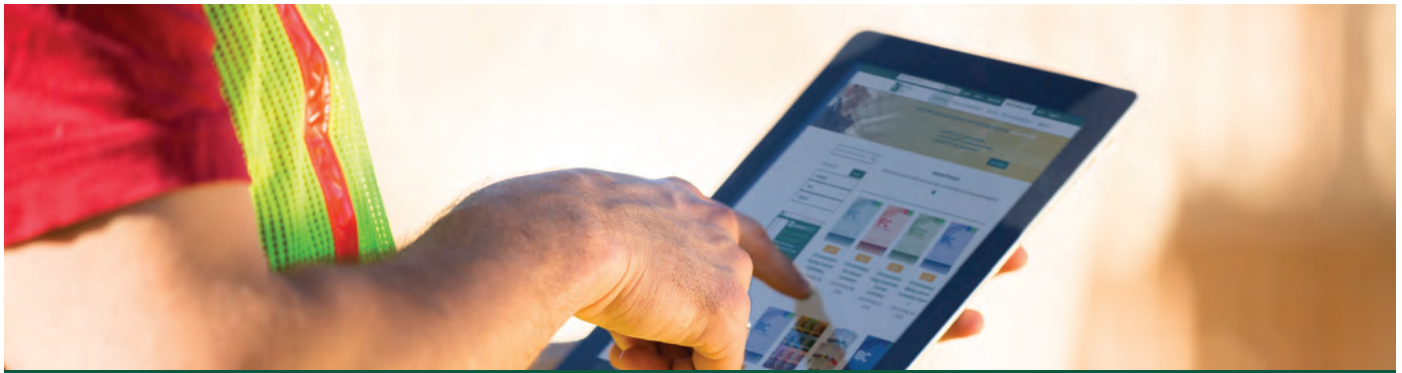


5.0 Appendix A (Examples of Potential Activities)

The following are a few examples of construction activities that may be considered to be included in a RVI Program. This list is not all-inclusive. The determination of whether an inspection can be conducted remotely is at the sole discretion of the AHJ.

- Plumbing system repairs or fixture replacements.
- Construction trailer installations.
- Swimming pool excavations.
- Gas line repairs or gas utility clearance.
- Electric utility clearances.
- HVAC direct replacement or repair.
- Minor residential electrical.
- Miscellaneous repair/exterior repair or upgrades (stucco, windows, etc.).
- Re-roofing/roof covering replacement.
- Water heater or water softener direct replacement.
- New residential plumbing rough-in.
- New residential rough framing inspections.
- Residential rooftop-mounted photovoltaic panel systems.
- HUD manufactured home installation verification.
- Any other inspection approved by the AHJ.





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Recommended Practices for Remote Virtual Inspections (RVI)

Recommended Practices for Remote Virtual Inspections (RVI) is the most complete source of information on remote inspections. RVI is an alternative to on-site inspections using a video call on a 4G or WiFi telephony (smartphone, tablet, etc.) in order to interact with the inspector. It is a comprehensive tool for local jurisdictions and the building industry alike that desire to implement a remote inspection program.

This publication covers the RVI process, inspection scheduling, preparation, what the owner/contractor should expect, training and communications, and recording and maintaining records. While all types of inspections may not be suitable for RVI, a list of potential construction activities suitable for remote inspections is provided.

RVI also lends itself to connect seamlessly as part of an overall online program that will allow jurisdictions to provide complete services to the public utilizing the latest technology. Online permitting and electronic plan review, together with remote virtual inspections, can provide a complete program that keeps the construction industry moving while providing a healthy environment for all participants.

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II. Response from the City of Hollywood, by the Building Official Russell Long

From: [Russell Long](#)
To: [Soto, Rolando](#)
Cc: [Barbosa, Ana](#)
Subject: RE: [EXT]Response to Appeal 24-01.
Date: Sunday, September 22, 2024 9:47:27 PM
Attachments: [FW EXTFwd F.S. 553.791.msg](#)
[FW EXTRe Inspected.com Virtual Inspections.msg](#)
[FW EXTFW Virtual Inspections.msg](#)
[Mec-2022-00018.pdf](#)

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[Report Suspicious](#)

Hello Rolando,

Hope you are doing well, sorry for the delayed response.

I will be attending the BORA meeting on 10/10/2024 BORA at 7.00 PM.

As per my attached emails,

The private provider My Amelia /Inspected.com,
Registered and applied for an A/C change out permit for the property 333 Elm St. In Hollywood Florida.

After the Private Provider registration package was accepted in Hollywood, the A/C Change out permit was approved on 2/18/22 and issued.

But after being contacted by Broward County (BORA),
I was informed that Virtual inspections can only be approved for four types of inspections.

I contacted My Ameila by email and by phone to inform them that the inspections for the AC change out must be an in-person inspection.

The City of Hollywood visited the property shortly thereafter and the work was verified and the permit was closed.

Please contact me if you have any questions or concerns .

Let me know if you need something more formal, or in letter form.

From: Soto, Rolando <ROSOTO@broward.org>

From: [Russell Long](#)
To: [Russell Long](#)
Subject: FW: [EXT]Fwd: F.S. 553.791
Date: Saturday, September 21, 2024 8:24:32 PM

From: Russell Long <RLong@hollywoodfl.org>
Sent: Wednesday, February 23, 2022 5:40 AM
To: Russell Long <RLong@hollywoodfl.org>
Subject: FW: [EXT]Fwd: F.S. 553.791

From: Marvin Dryden [<mailto:marvin@inspected.com>]
Sent: Tuesday, September 14, 2021 4:44 PM
To: Russell Long <RLong@hollywoodfl.org>
Subject: [EXT]Fwd: F.S. 553.791

Typo on your email address.

----- Forwarded message -----

From: **Marvin Dryden** <marvin@inspected.com>
Date: Tue, Sep 14, 2021 at 4:42 PM
Subject: F.S. 553.791
To: <rlong@hollywoodfl.org>
Cc: Jason Smeal <jason.smeal@inspected.com>, Jared Utterback <jared@inspected.com>, Kurt Denninghoff <kurt@inspected.com>, <jmorell@broward.org>, Tiffany Stanaland <tiffany@inspected.com>

Mr Long,

Thank you so much for your time today. I have included Mr Morell as we discussed.

Of course our goal is always to be partners with any municipality, as we are registered and provide service throughout the state of Florida. [F.S. 553.791](#) <-clickable link to the current statute. [HB401](#) <- clickable link to the house bill signed into Law by Gov DeSantis.

Our office is in Hollywood Fla, I would much rather build a relationship with you and your team and demonstrate our skills and desire to do things right, than debate the code or the law. We have contractors who want to use our service in your municipality. This is the 1st municipality that we have had this problem, and if I need to go to the board of appeals to resolve this issue then we will. I have experience on both sides of the table, and have the law behind me.

I would be more than happy to discuss further with you, we could even do some test cases so I could show you the power of our tools, and our desire to be partners with municipalities. Over the last 2 years of utilizing and developing relationships, I would be foolish to say there won't be an issue now and again. The difference is that my team is dedicated to properly

completing and closing out permits. We use predefined scripts to complete our inspections. if you wanted us to add additional items in our scripts for your community of course we could do that. My email and cell # is below.

1. The use of virtual inspections:

under section (1)

(d) "Building code inspection services" means those services described in s. [468.603](#)(5) and (8) involving the review of building plans as well as those services involving the review of site plans and site work engineering plans or their functional equivalent, to determine compliance with applicable codes and those inspections required by law, **conducted either in person or virtually**, of each phase of construction for which permitting by a local enforcement agency is required to determine compliance with applicable codes.

2. On site Logs and inspection reports:

under section (1) ...

(g) "Electronically posted" means **providing notices of decisions, results, or records, including inspection records, through the use of a website or other form of electronic communication used to transmit or display information.**

3. signatures of inspectors

under section (1) ...

(h) "Electronic signature" means any letters, characters, or symbols manifested by electronic or similar means **which are executed or adopted by a party with an intent to authenticate a writing or record.**

4. transmittal of documents

under section (1) ...

(i) "Electronic transmission" or "submitted electronically" means any form or process of communication not directly involving the physical transfer of paper or another tangible medium which is suitable for the retention, retrieval, and reproduction of information by the recipient and is **retrievable in paper form by the receipt through an automated process. All notices provided for in this section may be transmitted electronically and shall have the same legal effect as if physically posted or mailed.**

5. Single trade inspections:

under section (1) ...

(p) "Single-trade inspection" means **any inspection focused on a single construction trade, such as plumbing, mechanical, or electrical.** The term includes, **but is not limited to,** inspections of door or window replacements; fences and block walls more than 6 feet high from the top of the wall to the bottom of the footing; stucco or plastering; reroofing with no structural alteration; **HVAC replacements; ductwork or fan replacements;** alteration or installation of wiring, lighting, and service panels; water heater changeouts; sink replacements; and repiping.

6. Right to use a private provider: regardless of local ordinance and owner or contractor has the right to use a private provider.

section (2)(a)

(2)(a) **Notwithstanding any other law or local government ordinance or local policy, the fee owner of a building or structure, or the fee owner's contractor upon written authorization from the fee owner, may choose to use a private provider to provide building code inspection services with regard to such building or structure and may make payment directly to the private provider for the provision of such services.** All such services shall be the subject of a written contract between the private provider, or the private provider's firm, and the fee owner or the fee owner's contractor, upon written authorization of the fee owner. The fee owner may elect to use a private provider to provide plans review or required building inspections, or both. However, if the fee owner or the fee owner's contractor uses a private provider to provide plans review, the local building official, in his or her discretion and pursuant to duly adopted policies of the local enforcement agency, may require the fee owner or the fee owner's contractor to use a private provider to also provide required building

inspections.

7. jobsite posting:

...

(9) A private provider performing required inspections under this section shall provide notice to the local building official of the date and approximate time of any such inspection no later than the prior business day by 2 p.m. local time or by any later time permitted by the local building official in that jurisdiction. The local building official may not prohibit the private provider from performing any inspection outside the local building official's normal operating hours, including after hours, weekends, or holidays. The local building official may visit the building site as often as necessary to verify that the private provider is performing all required inspections. A deficiency notice must be posted by the private provider, the duly authorized representative of the private provider, or the building department whenever a noncomplying item related to the building code or the permitted documents is found. Such notice may be physically posted at the job site or electronically posted. After corrections are made, the item must be reinspected by the private provider or representative before being concealed. Reinspection or reaudit fees shall not be charged by the local jurisdiction as a result of the local jurisdiction's audit inspection occurring before the performance of the private provider's inspection or for any other administrative matter not involving the detection of a violation of the building code or a permit requirement.

....

(11) Upon completing the required inspections at each applicable phase of construction, the private provider shall record such inspections on a form acceptable to the local building official. The form must bear the written or electronic signature of the provider or the provider's duly authorized representative. These inspection records shall reflect those inspections required by the applicable codes of each phase of construction for which permitting by a local enforcement agency is required. The private provider, upon completion of the required inspection, shall post each completed inspection record, indicating pass or fail, and provide the record to the local building official within 2 business days. Such inspection record may be electronically posted by the private provider, or the private provider may post such inspection record physically at the project site. The private provider may electronically transmit the record to the local building official. The local building official may waive the requirement to provide a record of each inspection within 2 business days if the record is electronically posted or posted at the project site and all such inspection records are submitted with the certificate of compliance. Unless the records have been electronically posted, records of all required and completed inspections shall be maintained at the building site at all times and made available for review by the local building official. The private provider shall report to the local enforcement agency any condition that poses an immediate threat to public safety and welfare.

8. Auditing:

...

section (1)

(b) "Audit" means the process to confirm that the building code inspection services have been performed by the private provider, including ensuring that the required affidavit for the plan review has been properly completed and submitted with the permit documents and that the minimum mandatory inspections required under the building code have been performed and properly recorded. The local building official may not replicate the plan review or inspection being performed by the private provider, unless expressly authorized by this section.

section (19) Each local building code enforcement agency may audit the performance of building code inspection services by private providers operating within the local jurisdiction. However, the same private provider may not be audited more than four times in a month unless the local building official determines a condition of a building constitutes an immediate threat to public safety and welfare. Work on a building or structure may proceed after inspection and approval by a private provider if the provider has given notice of the inspection pursuant to subsection (9) and, subsequent to such inspection and approval, the work shall not be delayed for completion of an inspection audit by the local building code enforcement agency.

9. Permit Fee Discounts:

... section (2)

(b) If an owner or contractor retains a private provider for purposes of plans review or building inspection services, the local jurisdiction must reduce the permit fee by the amount of cost savings realized by the local enforcement agency for not having to perform such services. Such reduction may be calculated on a flat fee or percentage basis, or any other reasonable means by which a local enforcement agency assesses the cost for its plans review or inspection services. The local jurisdiction may not charge fees for building inspections if the fee owner or contractor hires a private provider to perform such services; however, the local jurisdiction may charge a reasonable administrative fee.

--

Marvin Dryden BU1956,BN4849,PX2458,CFM
Service Director
Inspected.com

Marvin@inspected.com
407-967-9403



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From: [Russell Long](#)
To: [Russell Long](#)
Subject: FW: [EXT]Re: Inspected.com / Virtual Inspections
Date: Saturday, September 21, 2024 5:23:52 PM

From: Debra Reese <dreese@hollywoodfl.org>
Sent: Friday, February 25, 2022 5:59 PM
To: Russell Long <RLong@hollywoodfl.org>
Subject: Re: [EXT]Re: Inspected.com / Virtual Inspections

Have him provide court order. I will get with you on Monday. From what I was told Thursday Fort Lauderdale was not served

Get [Outlook for iOS](#)

From: Russell Long <RLong@hollywoodfl.org>
Sent: Friday, February 25, 2022 5:05:24 PM
To: Debra Reese <dreese@hollywoodfl.org>
Subject: FW: [EXT]Re: Inspected.com / Virtual Inspections

FYI

From: Anthony Perera [<mailto:anthony@inspected.com>]
Sent: Friday, February 25, 2022 4:13 PM
To: Russell Long <RLong@hollywoodfl.org>
Cc: Tiffany Stanaland <tiffany@inspected.com>; Jason Smeal <jason.smeal@inspected.com>; Christina Gordon <CGordon@hollywoodfl.org>; John Besu <JBESU@hollywoodfl.org>; Lissette Dominguez <LDOMINGUEZ@hollywoodfl.org>; Morell, John <JMORELL@broward.org>
Subject: [EXT]Re: Inspected.com / Virtual Inspections

Russell

That is not correct. I would strongly suggest that you have a look at Statue 553. We already took the city of Fort Lauderdale to court on this issue and got a ruling in our favor. If you remember from our call we want to advocate not adversaries our power to operate as a licensed engineering firm comes from the state and statute 553.

BORA can only dictate what the city is allowed to accept as a virtual inspection now what we as a 3rd Party Registered Private Provider can do.

Please give me a call on my cell 352-427-7864

Thanks

Anthony

On Fri, Feb 25, 2022 at 4:03 PM Russell Long <RLong@hollywoodfl.org> wrote:

Hello Anthony,
Inspected.com

Hope you are doing well..

As you are aware,
The City of Hollywood Building Department has approved Inspection.com for the AC change out,
on 2/18/22.

Originally your approval included Virtual Inspections,

But after being notified by Broward County (BORA),
Virtual inspections can only be approved for four types of inspections.

This email is being sent to you to inform you that the inspections for the AC change out
listed below, must be an in-person inspection.

Please contact me If you have any questions or concerns,
I have also included John Morell from BORA in this email to help assist.

Permit information:
Private Provider Inspection notice for 2/12/2022
333 Elm St, Hollywood, FL, 33019
MEC-2022-00018
Mechanical Final

Private Providers Contact Information
Tiffany – [813-624-2245](tel:813-624-2245)



Anthony Perera
(352) 427-7864
inspected.com

<https://calendly.com/anthonyperera/15min>
Re-Inventing The Way Inspections Are Done

--



Anthony Perera
(352) 427-7864
inspected.com

<https://calendly.com/anthonyperera/15min>
Re-Inventing The Way Inspections Are Done

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From: [Russell Long](#)
To: [Russell Long](#)
Subject: FW: [EXT]FW: Virtual Inspections
Date: Saturday, September 21, 2024 8:26:17 PM
Attachments: [image004.png](#)
[image005.png](#)

From: Russell Long
Sent: Wednesday, February 23, 2022 5:42 AM
To: Russell Long <RLong@hollywoodfl.org>
Subject: FW: [EXT]FW: Virtual Inspections

From: Soto, Rolando [<mailto:ROSOTO@broward.org>]
Sent: Wednesday, November 17, 2021 1:18 PM
To: Attah, Adam <AATTAH@broward.org>; Alex Hernandez - B.O. Coral Springs <AHernandez@coralsprings.org>; Brian Dillon - SW Ranches and W Park B.O. <bdillon@capfla.com>; Christopher Augustin - Sunrise B.O. <caugustin@sunrisefl.gov>; Edward Adach - LBTS B.O. <eadach@capfla.com>; George Folles - Tamarac B.O. <George.Folles@tamarac.org>; Jack Boone - BO Coconut Creek <jboone@coconutcreek.net>; Jack Fisher <jfisher@capfla.com>; John Travers <jtravers@fortlauderdale.gov>; Julio Briceno - Miramar B.O. <jbriceno@miramarfl.gov>; Michael Rada - Pompano Beach B.O. <michael.rada@copbfl.com>; Miguel Nunez - Pembroke Park B.O. <mnunez@townofpembrokepark.com>; Nicholas Todaro - Davie B.O. <nicholas_todaro@davie-fl.gov>; Peter Beaudoin - Lighthouse Point B.O. <pbeaudoin@cgasolutions.com>; Randy Youse - Lauderhill B.O. <ryouse@lauderhill-fl.gov>; Reggie Cox - Weston B.O. <rcox@capfla.com>; Richard R. Nixon - Margate B.O. <rnixon@margatefl.com>; Roman Sanchez - Lauderdale Lakes B.O. <RSanchez@cgasolutions.com>; Puentes, Ronald <RPUENTES@broward.org>; Russell Long <RLong@hollywoodfl.org>; Shane Kittendorf - Wilton Manors B.O. <skittendorf@capfla.com>; Sheila Oliver B.O. Deerfield Beach <soliver@cgasolutions.com>; Shellie Ransom-Jackson - Hallandale Beach B. O. <srjackson@cohb.org>; Stephen Hans - Sea Ranch Lakes B.O. <cityclerk@searanchlakesflorida.gov>; Stephen J. Pizzillo - Pembroke Pines B.O. <spizzillo@cgasolutions.com>; Steve Mitchell - Hillsboro Beach B.O. <SMitchell@cgasolutions.com>; Thomas Shubert B.O. Oakland Park <thomass@oaklandparkfl.gov>; Victor Blanco - Cooper City B.O. <VBlanco@coopercityfl.org>; William Gale - Plantation B.O. <wgale@plantation.org>; William Tracy - Parkland B.O. <wtracy@cityofparkland.org>
Cc: Guerasio, Michael <MGUERASIO@broward.org>
Subject: [EXT]FW: Virtual Inspections

FYI.

Rolando Soto
Mechanical Chief Code Compliance Officer
Broward Co. Board of Rules and Appeals
1 N University Dr. Suite 3500B

Plantation Fl 33324

954-765-4500

<http://www.broward.org/CodeAppeals/Pages/Default.aspx>



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~ESTABLISHED 1971~

From: Guerasio, Michael <MGUERASIO@broward.org>

Sent: Wednesday, November 17, 2021 12:04 PM

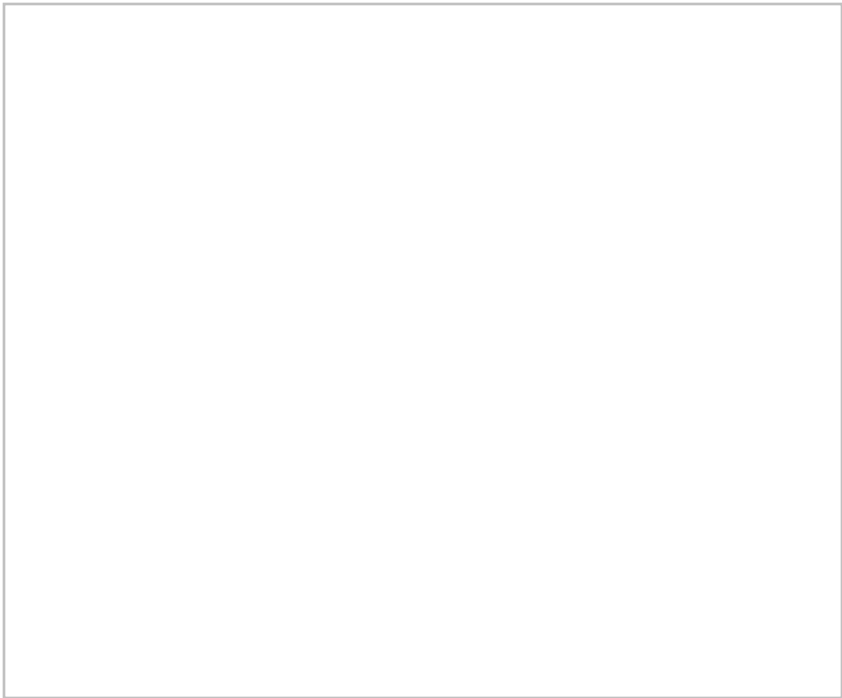
To: John Travers <jtravers@fortlauderdale.gov>

Cc: Rhonda M Hasan <RHasan@fortlauderdale.gov>; Luis Hernandez <LHernandez@fortlauderdale.gov>; Victor Blanco <VBlanco@fortlauderdale.gov>; Joe Pasquariello <JPasquariello@fortlauderdale.gov>; Dipietro, James <JDIPIETRO@broward.org>; Chuck Kramer <ckramer@bmwlawyers.net>; Soto, Rolando <ROSOTO@broward.org>; De Carion, Timothy <TDECARION@broward.org>; Castronovo, Kenneth <KCASTRONOVO@broward.org>; Morell, John <JMORELL@broward.org>; Guerasio, Michael <MGUERASIO@broward.org>

Subject: RE: Virtual Inspections

Good afternoon John, hope all is well.

I discussed this briefly with our attorney, Mr. Kramer to make sure that what I'm responding with is correct. Virtual inspections within Broward County are limited to the 4 types of inspections listed in section 110.3.13 below of our Broward county amendments, chapter one. It makes no difference who is conducting the inspections, these are the only ones that can be performed virtually. Hope this helps.



Thank you

Respectfully
Michael Guerasio
Chief Code Compliance Officer, Structural
Board of Rules and Appeals
1 N University Dr., Suite 3500B
Plantation, Florida 33324
954-765-4500 X 9886
broward.org/codeappeals



STRONGER CODES MEAN SAFER BUILDINGS
~ESTABLISHED 1971~



Please consider the Environment before printing

From: John Travers <JTravers@fortlauderdale.gov>
Sent: Wednesday, November 17, 2021 10:58 AM
To: Morell, John <JMORELL@broward.org>; Guerasio, Michael <MGUERASIO@broward.org>
Cc: Rhonda M Hasan <RHasan@fortlauderdale.gov>; Luis Hernandez <LHernandez@fortlauderdale.gov>; Victor Blanco <VBlanco@fortlauderdale.gov>; Joe Pasquariello <JPasquariello@fortlauderdale.gov>
Subject: Virtual Inspections

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Jack and Mike,

At a recent meeting, a BORA staff member remarked that the newly adopted legislation expands the authority of Private Providers, to allow virtual inspections pretty much across the board, rather than the 4 areas that we have built into our Chapter 1 of the FBC. Can BORA provide clarification or confirmation of this Private Provider ability?

John T. Travers, CBO, CFM, Building Official

City of Fort Lauderdale | Building Services Division

700 NW 19th Avenue | Fort Lauderdale FL 33311

P: (954) 828-5913 E: jtravers@fortlauderdale.gov



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Broward County Uniform Data Form
For Residential and Light Commercial Air Conditioning Replacements
 (All others, including cooling towers, chillers, refrigeration units, etc. must provide plans.)

EACH SYSTEM REQUIRES A FORM


Job Name	CHERYL GERBER				
Address	333 ELM ST				
Unit #		City	HOLLYWOOD	FL	Zip Code 33019

FILL IN APPLICABLE INFORMATION

Data	Existing Unit (1)				New Unit			
Manufacturer	RHEEM				TRANE			
SEER (2)/EER (3)	N/A				16 SEER			
Package/Heat Pump Model #	N/A				N/A			
Condensing Unit Model #	14AJM42A01				4TTR6042J1			
AHU Model #	RHLLHM4821				TEM6A0C42H41S			
Model #	N/A				BAYHTR1508BRK			
KW Strip Heat	7.5				7.5			
Minimum Circuit Amp	c/u	30	ahu/pkg	40	c/u	21	ahu/pkg	40
Maximum Overcurrent Protection	c/u	35	ahu/pkg	45	c/u	35	ahu/pkg	45
Size of Disconnect	c/u	35	ahu/pkg	45	c/u	35	ahu/pkg	45

- 1) Provide equipment sizing calculations if existing unit data is not available (ACCA Manual N, J, etc.)
- 2) Provide AHRI Certificate

Will a new stand, curb or curb adapter be installed?	YES		NO	X
Will a duct smoke detector be installed or reconnected?	YES		NO	X
Is the duct s/d connected to an Fire Alarm Panel?	YES		NO	X
Will the A/C location will be the same?	YES	X	NO	

Company Name	HI-VAC A/C SERVICE
FL State or Co. License #	CAC057346
Qualifier's Signature	

Disclaimer:

- 1) This form does not relieve the applicant from compliance with all applicable sections of the Florida Building Codes.
- 2) Additional local regulations might be applicable, i.e. zoning, flood and fire prevention, etc.

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Model #	N/A				BAYHTR1508BRK			
KW Strip Heat	7.5				7.5			
Minimum Circuit Amp	c/u	30	ahu/pkg	40	c/u	21	ahu/pkg	40
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Size of Disconnect	c/u	35	ahu/pkg	45	c/u	35	ahu/pkg	45

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Is the duct s/d connected to an Fire Alarm Panel?	YES		NO	X
Will the A/C location will be the same?	YES	X	NO	

Company Name	HI-VAC A/C SERVICE			
FL State or Co. License #	CAC057346	APPROVED MECHANICAL		
Qualifier's Signature		JBESU		
		02/10/2022		

City of Hollywood, FL

Disclaimer:

- 1) This form does not relieve the applicant from compliance with all applicable sections of the Florida Building Codes.
- 2) Additional local regulations might be applicable, i.e. zoning, flood and fire prevention, etc.



Certificate of Product Ratings

AHRI Certified Reference Number : 8628154

Date : 02-08-2022

Model Status : Active

AHRI Type : RCU-A-CB (Split System: Air-Cooled Condensing Unit, Coil with Blower)

Series : XR16

Outdoor Unit Brand Name : TRANE

Outdoor Unit Model Number (Condenser or Single Package) : 4TTR6042J1

Indoor Unit Model Number (Evaporator and/or Air Handler) : TEM6A0C42H41+TDR

Region : All (AK, AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, HI, ID, IL, IA, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NJ, NM, NV, NY, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WV, WI, WY, U.S. Territories)

Region Note : Central air conditioners manufactured prior to January 1, 2015 are eligible to be installed in all regions until June 30, 2016. Beginning July 1, 2016 central air conditioners can only be installed in region(s) for which they meet the regional efficiency requirement.

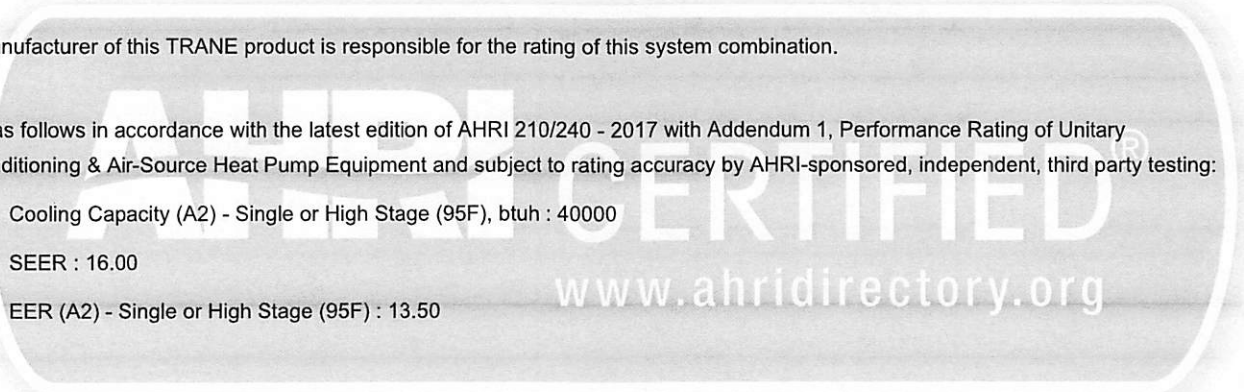
The manufacturer of this TRANE product is responsible for the rating of this system combination.

Rated as follows in accordance with the latest edition of AHRI 210/240 - 2017 with Addendum 1, Performance Rating of Unitary Air-Conditioning & Air-Source Heat Pump Equipment and subject to rating accuracy by AHRI-sponsored, independent, third party testing:

Cooling Capacity (A2) - Single or High Stage (95F), btuh : 40000

SEER : 16.00

EER (A2) - Single or High Stage (95F) : 13.50



†"Active" Model Status are those that an AHRI Certification Program Participant is currently producing AND selling or offering for sale; OR new models that are being marketed but are not yet being produced. "Production Stopped" Model Status are those that an AHRI Certification Program Participant is no longer producing BUT is still selling or offering for sale. Ratings that are accompanied by WAS indicate an involuntary re-rate. The new published rating is shown along with the previous (i.e. WAS) rating.

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we make life better™

CERTIFICATE NO.:

132888029657981045



Certificate of Product Ratings

AHRI Certified Reference Number : 8628154

Date : 02-08-2022

Model Status : Active

AHRI Type : RCU-A-CB (Split System: Air-Cooled Condensing Unit, Coil with Blower)

Series : XR16

APPROVED MECHANICAL
JBESU
02/10/2022
City of Hollywood, FL

Outdoor Unit Brand Name : TRANE

Outdoor Unit Model Number (Condenser or Single Package) : 4TTR6042J1

Indoor Unit Model Number (Evaporator and/or Air Handler) : TEM6A0C42H41+TDR

Region : All (AK, AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, HI, ID, IL, IA, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NJ, NM, NV, NY, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WV, WI, WY, U.S. Territories)

Region Note : Central air conditioners manufactured prior to January 1, 2015 are eligible to be installed in all regions until June 30, 2016. Beginning July 1, 2016 central air conditioners can only be installed in region(s) for which they meet the regional efficiency requirement.

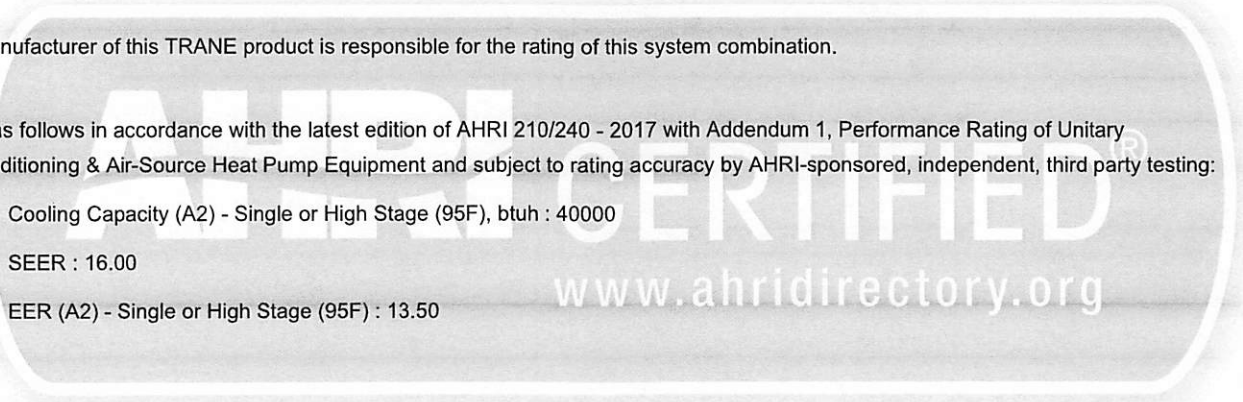
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CERTIFICATE NO.:

132888029657981045



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	333 ELM STREET #1-5, HOLLYWOOD FL 33019-4503	ID #	5142 01 02 6830
Property Owner	GERBER, CHERYL	Millage	0513
Mailing Address	333 ELM ST HOLLYWOOD FL 33019-4503	Use	08
Abbr Legal Description	HOLLYWOOD CENTRAL BEACH 4-20 B LOT 9,10 BLK 195		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$283,540	\$872,080	\$1,155,620	\$1,067,630	
2021	\$283,540	\$687,040	\$970,580	\$970,580	\$21,886.29
2020	\$283,540	\$687,450	\$970,990	\$970,990	\$21,899.81

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,155,620	\$1,155,620	\$1,155,620	\$1,155,620
Portability	0	0	0	0
Assessed/SOH	\$1,067,630	\$1,155,620	\$1,067,630	\$1,067,630
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,067,630	\$1,155,620	\$1,067,630	\$1,067,630

Sales History			
Date	Type	Price	Book/Page or CIN
7/1/2016	QCD-T	\$100	113789280
6/22/2016	QCD-T	\$100	113770149
3/21/2008	QCD	\$100	47593 / 67
2/1/1988	QCD	\$91	15214 / 123
11/1/1980	QCD	\$100	

Land Calculations		
Price	Factor	Type
\$45.07	6,291	SF
Adj. Bldg. S.F. (Card, Sketch)		3855
Units		5
Eff./Act. Year Built: 1979/1954		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
5								



Your HI-VAC Air Conditioning Service Proposal

Steve Gerber

Address: 333 Elm St Hollywood, FL 33019

Phone: (954) 802-5031

Email: stephenwholesale@aol.com

Consultation Code: ENGFLOWEI

Date Presented: Feb 7, 2022

Date Accepted: Feb 8, 2022

Presented by: Joe DiCresce

Phone: (954) 275-1267

Email: joe@hivacair.com

About Us

At HI-VAC Air Conditioning Service, we realize that it can be difficult to find an air conditioning company that you can trust. While many companies can handle AC repair, we strive to go above and beyond the basics. We are honest, reliable and guarantee professional 24/7 service from South Florida's #1 Choice for air conditioning installation, service, maintenance and repair since 1970. When you choose HI-VAC Air Conditioning Service for your air conditioning and ventilation needs you'll have our 100-percent satisfaction guarantee and first-rate service:

- Competitive pricing – quality performance at affordable rates
- Extensive experience – we can handle any job
- Skilled technicians – trained professionals, friendly and available
- Emergency response – 24/7 for emergency situations



License: #CACO57346



System
Trane XR16 AC 3.5 Ton

Notes

No notes were entered.

Sale Price	\$8,288.00
DISCOUNT	
Credit for 10 Year Extended Labor Warranty	- \$600.00
REBATE	
FPL Instant Rebate	- \$150.00

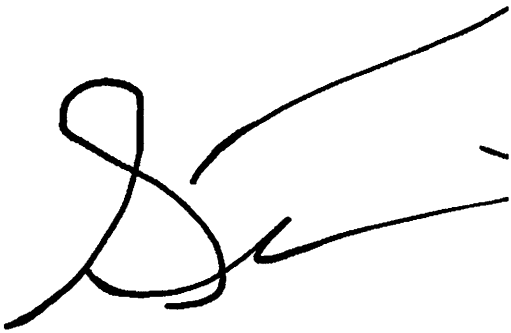
Total Investment	\$7,538.00
The Total Investment is the total cost of the goods and services described in this proposal	

Payment Terms

HI-VAC Air Conditioning accepts Cash, Check, and Credit Card payments. Financing is also available and terms will vary based on available promotions.

For non-financed projects, a 30% deposit will be required upon acceptance of the proposal, and is to be collected prior to the scheduling of any installations. Any remaining balance will be due the same day upon completion of the installation.

SIGNATURE

A large, stylized handwritten signature in black ink is centered within a rectangular box. The signature consists of several loops and long, sweeping strokes, characteristic of a cursive or calligraphic style.



Your HI-VAC Air Conditioning Service Proposal

Steve Gerber

Address: 333 Elm St Hollywood, FL 33019

Phone: (954) 802-5031

Email: stephenwholesale@aol.com

APPROVED MECHANICAL
JBESU
02/10/2022
City of Hollywood, FL

Consultation Code: ENGFLOWEI

Date Presented: Feb 7, 2022

Date Accepted: Feb 8, 2022

Presented by: Joe DiCresce

Phone: (954) 275-1267

Email: joe@hivacair.com

About Us

At HI-VAC Air Conditioning Service, we realize that it can be difficult to find an air conditioning company that you can trust. While many companies can handle AC repair, we strive to go above and beyond the basics. We are honest, reliable and guarantee professional 24/7 service from South Florida's #1 Choice for air conditioning installation, service, maintenance and repair since 1970. When you choose HI-VAC Air Conditioning Service for your air conditioning and ventilation needs you'll have our 100-percent satisfaction guarantee and first-rate service:

- Competitive pricing – quality performance at affordable rates
- Extensive experience – we can handle any job
- Skilled technicians – trained professionals, friendly and available
- Emergency response – 24/7 for emergency situations



License: #CACO57346

System
Trane XR16 AC 3.5 Ton

Notes

No notes were entered.

Sale Price	\$8,288.00
DISCOUNT	
Credit for 10 Year Extended Labor Warranty	- \$600.00
REBATE	
FPL Instant Rebate	- \$150.00

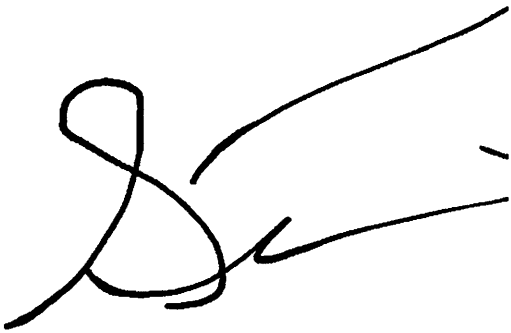
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SIGNATURE

A large, stylized handwritten signature in black ink is centered within a rectangular box. The signature consists of several loops and long, sweeping strokes, characteristic of a cursive or calligraphic style.

PERMIT NUMBER:

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 5142 01 02 6830
SUBDIVISION HOLLYWOOD CENTRAL BEACH BLOCK 4-20B TRACT _____ LOT 9,10 BLDG 195 UNIT _____

2. GENERAL DESCRIPTION OF IMPROVEMENT:
A/C Change Out

3. OWNER INFORMATION: a. Name GERBER, CHERYL

b. Address 333 ELM ST HOLLYWOOD FL 33019-4503 c. Interest in property _____

d. Name and address of fee simple titleholder (if other than Owner) _____

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:
Hi-Vac A/c Service 1669 NW 144th Terr Sunrise Fl 33323 954-747-1887

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT: _____

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER: _____

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER: _____

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): _____, 20____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Cheryl Gerber
Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

Cheryl Gerber
Print Name and Provide Signatory's Title/Office

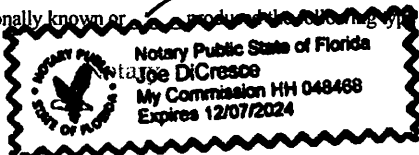
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 8 day of February, 2022

By Cheryl Gerber, as owner
(name of person) (type of authority, ...e.g. officer, trustee, attorney in fact)

For _____
(name of party on behalf of whom instrument was executed)

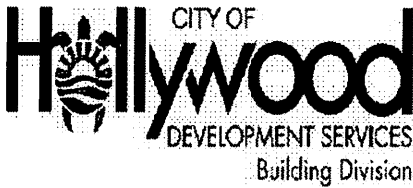
Personally known or _____ produced the following type of identification: D/L



[Signature]
(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:
By Cheryl Gerber By _____



Form A { Part 1 of 2 }

NOTICE TO BUILDING OFFICIAL

For the use of Private Provider Florida Statutes §553.791(4)

Rev. 01-05-21

Property Name : Cheryl Gerber

Permit/Process number: _____

Property address: 333 Elm St Hollywood Fl 3304 Parcel tax ID: 5142-0102-6x30

Services to be provided (select one): Inspections only Plans Review and Inspections*
Permit by Affidavit inspections only (PXA1) or Permit by Affidavit plan review and inspections (PXA2)

*Pursuant to FS Section 553.791(2): If this notice applies to private plan review only, the Building Official has the authority to require, at his/her discretion,

For Tenant Improvements/Buildouts of an existing space, an additional Form A-TI must be provided.

I, (print name) Cheryl Gerber (sign name) Cheryl Gerber

the project owner/owner authorized agent of the project stated above, hereby affirm that I have entered into a contract with the Private Provider firm identified below to conduct the services indicated.

Private Provider Firm: My Amelia LLC dba Inspected

Private Provider (owner/authorized agent for the Firm): Luis F Sanchez

Florida License or Registration number: PE 74524 Date: _____

Address: 2801 Evans St Hollywood, FL 33020

Telephone: 754-243-5301 Fax: _____ Email: Permits @inspected.com

I have elected to use a Private Provider to provide building code plans review and/or inspection services for the building or structure that is the subject of the enclosed permit application, as authorized by Section 553.791, Florida Statutes. I understand that the local building official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests.

By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local Building Official, Assistant Building Official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building or structure that is the subject of the enclosed permit application.

I understand that the Building Official retains authority to review plans, make required inspections, and enforce the applicable codes within his or her charge pursuant to the standards established by Section 553.791, Florida Statutes. If I make any changes to the listed Private Providers, I shall, within one business day after any change, update this Notice to reflect such changes. The building plans review and/or inspection services provided by the Private Provider are limited to compliance with the Florida Building Code and do not include review for compliance with Fire, Zoning, Flood, Landscaping, Engineering or Broward County Environmental.

Form A { Part 2 of 2 } Continued:

Rev. 01-05-21

The following attachments are provided as required by Section 553.791, Florida Statutes:

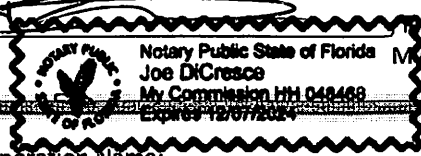
1. Qualification statements and/or resumes of the Private Provider and all duly authorized representatives.
2. Proof of insurance for professional and comprehensive liability in the amount of \$ 1 million per occurrence and \$ 2 million in the aggregate for any project with a construction cost of \$ 5 million or less, and \$ 2 million per occurrence and \$ 4 million in the aggregate for any project with a construction cost of over \$ 5 million, relating to all services performed as a private provider. Said insurance includes tail coverage (Extended Reporting Period) for a minimum of 5 years subsequent to the performance of building code inspection services. For detailed, current requirements refer to FS Section 553.791(16).

(Please notarize using the **appropriate section** below)

Individual: By: Cheryl Gerber (signature) Print name: Cheryl Gerber
 Address: 333 Elm St. Hollywood, FL 33019 Telephone: _____
 STATE OF FL COUNTY OF Broward Before _____ me, this 8 day
 of February, 2022, personally appeared _____, who executed the
 foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Personally known or Produced Identification Type of ID produced: _____

Signature of Notary: _____ Print Name Joe DiCresce
 Notary public stamp: _____ My commission expires: 12/7/24



Corporation: Print Corporation Name: _____

By: _____ (signature) Print name: _____ Its: _____
 Address: _____ Telephone: _____
 STATE OF _____ COUNTY OF _____ Before me, this _____ day of _____, 20____,
 personally appeared, _____ on behalf of the stated corporation, who executed the
 foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Personally known or Produced Identification Type of ID produced: _____

Signature of Notary: _____ Notary Stamp: _____
 Print Name _____

Partnership: Print Partnership Name: _____

By: _____ (signature) Print name: _____ Its: _____
 Address: _____ Telephone: _____
 STATE OF _____ COUNTY OF _____ Before me, this _____ day of _____, 20____,
 personally appeared, _____ partner/agent on behalf of the partnership, who
 executed the foregoing instrument, and acknowledged before me that same was executed for the purposes
 therein expressed.

Personally known or Produced Identification Type of ID produced: _____

Signature of Notary: _____ Notary Stamp: _____
 Print Name: _____

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Select One Trade: Building Electrical Plumbing Mechanical Other _____

Application Number: _____

Application Date: _____

Job Address: 333 ELM ST	Unit:	City: Hollywood
Tax Folio No.: 5142 01 02 6830	Flood Zn:	BFE:
Building Use: Residential	Construction Type:	Job Value: \$ 8,288
1 Present Use: Residential	Proposed Used:	Occupancy Group:
Description of Work: A/C Change Out		
<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Revision <input type="checkbox"/> Other:		
Legal Description: HOLLYWOOD CENTRAL BEACH 4-20 B LOT 9,10 BLK 195		<input type="checkbox"/> Attachment

2 Property Owner: GERBER, CHERYL	Phone: (954) 802-5031	Email: sales@hivacair.com
Owner's Address: 333 ELM ST	City: Hollywood	State: FL Zip: 33019

3 Contracting Co.: HI-VAC A/C Service	Phone: 954-747-1887	Email: custserv@hivacair.com
Company Address: 1669 NW 144 Terrace	City: Sunrise	State: FL Zip: 33323
Qualifier's Name: Peter Blanco	Owner-Builder: <input type="checkbox"/>	License Number: CAC057346

4 Architect/Engineer's Name:	Phone:	Email:
Architect/Engineer's Address:	City:	State: Zip:
Bonding Company:		
Bonding Company Address:	City:	State: Zip:
Fee Simple Titleholder's name (if other than owner):		
Fee Simple Titleholder's Address (if other than owner):	City:	State: Zip:
Mortgage Lender's Name:		
Mortgage Lender's Address:	City:	State: Zip:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

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

X *Cheryl Gerber*
 Signature of Property Owner or Agent

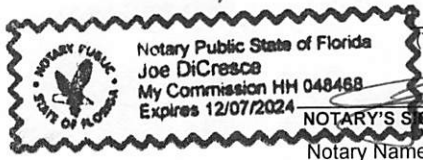
X *Peter Blanco*
 Signature of Qualifier

STATE OF FLORIDA
 COUNTY OF BROWARD

STATE OF FLORIDA
 COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this 8 day of February, 2022 by _____

Sworn to (or affirmed) and subscribed before me this 8 day of February, 2022 by _____



Cheryl Gerber
 (Type / Print Property Owner or Agent Name)

 NOTARY'S SIGNATURE as to Owner or Agent's Signature
 Notary Name *Joe DiCresce*
 (Print, Type or Stamp Notary's Name)

Peter Blanco
 (Type / Print Qualifier's Name)

 NOTARY'S SIGNATURE as to Qualifier's Signature
 Notary Name *Joe DiCresce*
 (Print, Type or Stamp Notary's Name)



Personally Known _____ or Produced Identification

Personally Known or Produced Identification _____

Type of Identification Produced _____

Type of Identification Produced _____

APPROVED BY: _____ Permit Officer Issue Date: _____ Code in Effect: _____

A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire.
 Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Select One Trade: Building Electrical Plumbing Mechanical Other _____

Application Number: _____

Application Date: _____

Job Address: 333 ELM ST	Unit:	City: Hollywood
Tax Folio No.: 5142 01 02 6830	Flood Zn:	BFE:
Building Use: Residential	Construction Type:	Job Value: \$ 8,288
1 Present Use: Residential	Proposed Used:	Occupancy Group:
Description of Work: A/C Change Out		
<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Revision <input type="checkbox"/> Other:		
Legal Description: HOLLYWOOD CENTRAL BEACH 4-20 B LOT 9,10 BLK 195		<input type="checkbox"/> Attachment

2 Property Owner: GERBER, CHERYL	Phone: (954) 802-5031	Email: sales@hivacair.com
Owner's Address: 333 ELM ST	City: Hollywood	State: FL Zip: 33019

3 Contracting Co.: HI-VAC A/C Service	Phone: 954-747-1887	Email: custserv@hivacair.com
Company Address: 1669 NW 144 Terrace	City: Sunrise	State: FL Zip: 33323
Qualifier's Name: Peter Blanco	Owner-Builder: <input type="checkbox"/>	License Number: CAC057346

4 Architect/Engineer's Name:	APPROVED MECHANICAL JBESU 02/10/2022 City of Hollywood, FL	Phone:	Email:
Architect/Engineer's Address:	City:	State:	Zip:
Bonding Company:			
Bonding Company Address:	City:	State:	Zip:
Fee Simple Titleholder's name (if other than owner):			
Fee Simple Titleholder's Address (if other than owner):	City:	State:	Zip:
Mortgage Lender's Name:			
Mortgage Lender's Address:	City:	State:	Zip:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

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X *Cheryl Gerber*
Signature of Property Owner or Agent

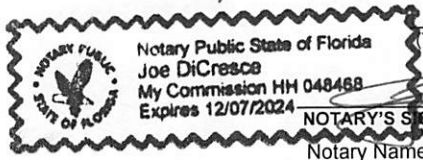
X *Peter Blanco*
Signature of Qualifier

STATE OF FLORIDA
COUNTY OF BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this 8 day of February, 2022 by _____

Sworn to (or affirmed) and subscribed before me this 8 day of February, 2022 by _____



Cheryl Gerber
(Type / Print Property Owner or Agent Name)

NOTARY'S SIGNATURE as to Owner or Agent's Signature
Notary Name *Joe DiCresce*
(Print, Type or Stamp Notary's Name)

Peter Blanco
(Type / Print Qualifier's Name)

NOTARY'S SIGNATURE as to Qualifier's Signature
Notary Name *Joe DiCresce*
(Print, Type or Stamp Notary's Name)



Personally Known _____ or Produced Identification
Type of Identification Produced _____

Personally Known or Produced Identification _____
Type of Identification Produced _____

APPROVED BY: _____ Permit Officer Issue Date: _____ Code in Effect: _____

A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire.
Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/16/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 9155 South Dadeland Blvd Suite 1112 Miami FL 33156	CONTACT NAME: PHONE (A/C, No, Ext): 305-592-6080		FAX (A/C, No): 305-592-4049
	E-MAIL ADDRESS:		
INSURED My Amelia, LLC DBA Inspected.com P.O. Box 291676 Davie FL 33329	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Westchester Surplus Lines Insurance Co		10172
	INSURER B: Evanston Insurance Company		35378
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES

CERTIFICATE NUMBER: 1476721656


REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			F1590706A001	11/13/2021	11/13/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			F1590706A001	11/13/2021	11/13/2022	COMBINED SINGLE LIMIT (Ea accident) \$ Included BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N <input checked="" type="checkbox"/> N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Professional Liability			MKLV3PEO002383	4/12/2021	4/12/2022	Each Claim/Aggregate Retention \$2M/\$2M \$2500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

City of Hollywood Development Services - Building Division 2600 Hollywood Blvd. Hollywood, FL 33020	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--

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Form R.2

EMPLOYMENT AFFIDAVIT

Rev. 01-05-21


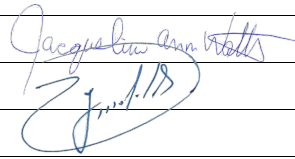
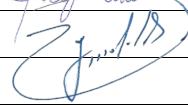
For Private Provider Duly Authorized Representatives (DAR) F S §553.791(4)

Florida Statute 553.791(8) requires that all Duly Authorized Representatives are employees of the Private Provider who are entitled to receive unemployment benefits under Chapter 443 of the Florida Statutes.

I, Luis F Sanchez, PE 74524, the Qualifier of the Private Provider, do hereby affirm that the Duly Authorized Representatives listed below are employees, as required by Florida Statute 553.791 and are entitled to receive unemployment compensation benefits under Chapter 443.

DULY AUTHORIZED REPRESENTATIVES:

If more space is needed to list all DAR, have another separate FORM R.2 signed and sealed, to list them.

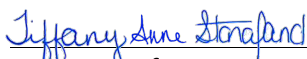
Print name	Florida License no(s):	Discipline:	Signature:
Marvin Dryden	BU 1956		
	BN4849	BLD. MEC. RES	
	PX2458	BLD, MEC	
Jacqueline Watts	BN2939	PLM. MEC. RES	
	PX1359	PLM, MEC	
Luis F Sanchez	PE 74524	BLD. ELE. PLM. MEC. RES	

Submit resumes of each Duly Authorized Representative and copies of their licenses.

Private Provider Qualifier Name: Luis F Sanchez
 Florida License No.: PE 74524

SWORN AND SUBSCRIBED before me by Luis F Sanchez, Seal/Signature/Date

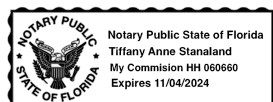
being personally known to me or having produced as identification _____, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.


 Signature of Notary

Tiffany Anne Stanaland
 Print Name

07/02/2021
 Date

Notary Public Stamp:



My Commission Expires:
11/04/2024



Form B

PRIVATE PROVIDER PERSONNEL IDENTIFICATION & QUALIFICATION STATEMENT

Florida Statutes § 553 791(4)

Rev. 01-05-21

Please use a separate page for each Private Provider Duly Authorized Representative (DAR).

Project Name & Address: _____

Permit Number: _____

Duly Authorized Representative Name: Luis F Sanchez

Type of Service/(s) to be performed by this DAR (**plan review, inspections or both and what TRADE**):

Professional Engineer

DAR Email address: Luis@inspected.com

Telephone: (954)547-6694

Fax: _____

Florida professional licenses: PE74524

Company: My Amelia, LLC DBA Inspected.com

Address: 2801 Evans Street Hollywood, Florida 33020

Qualifications Statement (or attach Resume):

Please see attached resume.



Form B

PRIVATE PROVIDER PERSONNEL IDENTIFICATION & QUALIFICATION STATEMENT

Florida Statutes § 553 791(4)

Rev. 01-05-21

Please use a separate page for each Private Provider Duly Authorized Representative (DAR).

Project Name & Address: _____

Permit Number: _____

Duly Authorized Representative Name: Marvin Dryden

Type of Service/(s) to be performed by this DAR (**plan review, inspections or both and what TRADE**):

Plan Review & Inspections BLD, MEC, RES

DAR Email address: Marvin@inspected.com

Telephone: 407-967-9403

Fax: _____

Florida professional licenses: BU1956, BN4849, PX2458

Company: My Amelia LLC, dba Inspected

Address: 2801 Evans St Hollywood, FL 33020

Qualifications Statement (or attach Resume):

(see attached Resume)



Form B

PRIVATE PROVIDER PERSONNEL IDENTIFICATION & QUALIFICATION STATEMENT

Florida Statutes § 553 791(4)

Rev. 01-05-21

Please use a separate page for each Private Provider Duly Authorized Representative (DAR).

Project Name & Address: _____

Permit Number: _____

Duly Authorized Representative Name: ~~Jeffrey Winston~~ Jeffrey Winston

Type of Service/(s) to be performed by this DAR (**plan review, inspections or both and what TRADE**):

~~Plan Review and Inspections~~ Plan Review and Inspections ELE, MECH, RESI, PLUM

DAR Email address: ~~Jeff@inspected.com~~ Jeff@inspected.com

Telephone: ~~(813) 324-3246~~ (813) 324-3246

Fax: _____

Florida professional licenses: ~~BN0549~~ BN0549, PX3515, RPX363

Company: My Amelia, LLC DBA Inspected.com

Address: 2801 Evans Street Hollywood, Florida 33020

Qualifications Statement (or attach Resume):

Please see attached resume.



Form B

PRIVATE PROVIDER PERSONNEL IDENTIFICATION & QUALIFICATION STATEMENT

Florida Statutes § 553 791(4)

Rev. 01-05-21

Please use a separate page for each Private Provider Duly Authorized Representative (DAR).

Project Name & Address: _____

Permit Number: _____

Duly Authorized Representative Name: ~~Jeffrey Winston~~ Jeffrey Winston

Type of Service/(s) to be performed by this DAR (**plan review, inspections or both and what TRADE**):

~~Plan Review and Inspections~~ Plan Review and Inspections ELE, MECH, RESI, PLUM

DAR Email address: ~~Jeff@inspected.com~~ Jeff@inspected.com

Telephone: ~~(813) 324-3246~~ (813) 324-3246

Fax: _____

Florida professional licenses: ~~BN0549~~ BN0549, PX3515, RPX363

Company: My Amelia, LLC DBA Inspected.com

Address: 2801 Evans Street Hollywood, Florida 33020

Qualifications Statement (or attach Resume):

Please see attached resume.



Form B

PRIVATE PROVIDER PERSONNEL IDENTIFICATION & QUALIFICATION STATEMENT

Florida Statutes § 553 791(4)

Rev. 01-05-21

Please use a separate page for each Private Provider Duly Authorized Representative (DAR).

Project Name & Address: _____

Permit Number: _____

Duly Authorized Representative Name: Randy Spears

Type of Service/(s) to be performed by this DAR (**plan review, inspections or both and what TRADE**):

Inspections Bldg, Resi

DAR Email address: randy@inspected.com

Telephone: (727)271-4711

Fax: _____

Florida professional licenses: BN7385

Company: My Amelia, LLC DBA Inspected.com

Address: 2801 Evans Street Hollywood, Florida 33020

Qualifications Statement (or attach Resume):

Please see attached resume.



Ron DeSantis, Governor

Julie I. Brown, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BUILDING CODE ADMINISTRATORS & INSPECTOR

THE STANDARD INSPECTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES
ELEC, MECH, RESI, PLUM

MORRISON, JEFFREY B

205 SWITCHBACK LOOP
APT 304
VALRICO FL 33594

LICENSE NUMBER: BN6542

EXPIRATION DATE: NOVEMBER 30, 2023

Always verify licenses online at MyFloridaLicense.com



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Ron DeSantis, Governor

Julie I. Brown, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BUILDING CODE ADMINISTRATORS & INSPECTOR

THE STANDARD PLANS EXAMINER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES
ELEC, MECH

MORRISON, JEFFREY B

205 SWITCHBACK LOOP
APT 304
VALRICO FL 33594

LICENSE NUMBER: PX3515

EXPIRATION DATE: NOVEMBER 30, 2023

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BUILDING CODE ADMINISTRATORS & INSPECTOR

THE STANDARD RESIDENTIAL PLANS EXAMINER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

MORRISON, JEFFREY B

4861 MANCHESTER DR.
ROCKLEDGE FL 32955

LICENSE NUMBER: RPX363

EXPIRATION DATE: NOVEMBER 30, 2023

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Julie I. Brown, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BUILDING CODE ADMINISTRATORS & INSPECTOR

THE STANDARD INSPECTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES
BLDG, RESI

GAINNEY, JOSHUA SHANE

36132 MARKREE CASTLE AVE
DADE CITY FL 33525

LICENSE NUMBER: BN7349

EXPIRATION DATE: NOVEMBER 30, 2023

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Ron DeSantis, Governor



STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

SANCHEZ, LUIS FERNANDO

5590 NW 107 AVE # 1108
DORAL FL 33178

LICENSE NUMBER: PE74524

EXPIRATION DATE: FEBRUARY 28, 2023

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Ron DeSantis, Governor

Julie I. Brown, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BUILDING CODE ADMINISTRATORS & INSPECTOR

THE BUILDING CODE ADMINISTRATOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

DRYDEN, MARVIN FRANCIS JR

21031 SUNPOINT WAY UNIT 201
LUTZ FL 33558

LICENSE NUMBER: BU1956

EXPIRATION DATE: NOVEMBER 30, 2023

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Ron DeSantis, Governor

Julie I. Brown, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BUILDING CODE ADMINISTRATORS & INSPECTOR

THE STANDARD INSPECTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES
BLDG, MECH, RESI

DRYDEN, MARVIN FRANCIS JR

21031 SUNPOINT WAY UNIT 201
LUTZ FL 33558

LICENSE NUMBER: BN4849

EXPIRATION DATE: NOVEMBER 30, 2023

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Ron DeSantis, Governor

Julie I. Brown, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

BUILDING CODE ADMINISTRATORS & INSPECTOR

THE STANDARD PLANS EXAMINER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES
BLDG, MECH

DRYDEN, MARVIN FRANCIS JR

21031 SUNPOINT WAY UNIT 201
LUTZ FL 33558

LICENSE NUMBER: PX2458

EXPIRATION DATE: NOVEMBER 30, 2023

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Ron DeSantis, Governor

Julie I. Brown, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BUILDING CODE ADMINISTRATORS & INSPECTOR

THE STANDARD INSPECTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES
BLDG, RESI

SPEARS, RANDY SCOTT

7741 WAXWOOD DRIVE
PORT RICHEY FL 34668

LICENSE NUMBER: BN7385

EXPIRATION DATE: NOVEMBER 30, 2023

Always verify licenses online at MyFloridaLicense.com



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Jeffrey B Morrison

812 Rocky Mountain Ct, Valrico FL 33594

Jbm_electric@msn.com

813-624-2346

Objective: Seeking a position as a Building Code Administrator with Universal Engineering Science LLC (Rockledge branch); to continue my career with an organization that will utilize my management, supervision and administration skills and utilize my work experience and licenses and certifications to benefit mutual growth and success.

Qualifications

- Licensed Electrical & Mechanical Plans Examiner – PX3515
- Licensed Electrical, Mechanical, Plumbing and 1 & 2 family inspector – BN6542
- Licensed Building Code Administrator BU2018
- Knowledge of Code Enforcement Procedures
- Knowledge of OSHA Requirements
- Experience working for Municipality (5 years)
- FEMA Certifications ICS-100, IS-700ICS-200
- Experienced in Microsoft, PowerPoint, Excel

Work Experience

Title: **Regional Building Official**, 07/2018-present

Company: Universal Engineering Sciences LLC.

Supervisor: George Dixon

Address: 9802 Palm River Rd, Tampa Fl 33566

Responsibilities:

Along with the responsibility of my own inspections I also coordinate and sell contracts with clients. I also handle day to day operations with 16 – 20 inspectors with up to 300 inspections a day. I coordinate plan review and meet with local municipalities.

Title: **Electrical/Mechanical Inspector**, 03/2014-07/2018

Company: City of Plant City Supervisor: Jesse Carr

Address: 302 W Reynolds St, Plant City FL 33563

Responsibilities: Plan review, attend pre-construction meetings, build monthly reports, complete daily inspection reports, conduct field inspections that include; the installation of the electrical wiring for heating and air-conditioning systems, appliances, and other components, inspect electrical, plumbing, mechanical, and other systems for commercial and residential sites, like appliances, boilers, elevators, gas and oil lines, and HVAC systems.

Title: **Owner**, 06/2008-05/2014

Company: JBM Electric LLC Supervisor: Self

Address: 722 Westwood Circle, Brandon FL 33511

Responsibilities: Supervisor, marketing, electrical estimating, payroll, preparing permit applications, plan review, excellent customer service and administrative work, maintenance, and installation; installation and maintenance of electrical systems, including wiring, breaker boxes, switches and other machinery in a variety of settings. Troubleshoot electrical issues using appropriate of testing devices

Title: **Electrician**, 09/2001-06/2008

Company: Advance Electric Supervisor: Earl Smith

Address: 13457 Walden Sheffield Rd, Dover FL 33527

Responsibilities: Install and maintain wiring, control, and lighting systems. Inspect electrical components, such as transformers and circuit breakers. Completed commercial and residential electrical installations for new additions and remodels. Troubleshoot electrical issues using appropriate of testing devices.

License/ Certification

Standard Inspector License BN6542 Electrical, plumbing Mechanical and residential Qualifications

Standard Plans Examiner License PX3515 Electrical Qualifications

EC Contractor License #13006841

Building Code Administrator License BU2018

Director for Suncoast BOAF chapter

Education

East Bay High School

7710 Old Big Bend Rd, Gibsonton, FL 33534

09/94-06/97 High School Diploma

References

- Jesse Carr 813-707-2350
City of Plant City Building Official
Jcarr@plantcitygov.com
- Ray Proctor 813-707-2355
City of Plant City Chief Building Inspector
Rproctor@plantcitygov.com
- Michael Mullis 813-763-0598
City of Plant City Plumbing Inspector
Mmullis@plantcitygov.com
- Anthony Pino 813-638-5112
Universal Engineering
Plumbing Inspector / Plans Examiner
Apino@universalengineering.com

Josh Gainey

Building Inspector

Seeking a Structural and or Residential Inspector position in the Tampa Bay Area.

Experience

2021-present

Residential Building Inspector: SAFEbuilt

Perform residential building, electrical, plumbing and mechanical inspections for compliance with state and local codes & ordinances. Prepare and submit reports of buildings in violation of building codes.

2020-2021

Assistant Chief Building Inspector: Hillsborough County

Perform inspections, investigations, functions and duties in a supervisory capacity for commercial and residential building construction for compliance with state and county codes, laws and ordinances. Makes routine and periodic audits of area. Advise, influence and train Inspector I, II, and III team members to perform assigned duties, adhere to required safety rules, procedures, and policies; establish knowledge levels for subordinates to advance in their careers.

2017-2020

Structural Building Inspector: Hillsborough County

Performed structural building inspections on commercial and residential projects for general compliance with zoning, flood, and other site requirements. Ensured compliance with state and local codes & ordinances. Prepared/submitted reports of buildings in violation of building codes. Reviewed plans and specifications for building permits, checking for compliance with current state of Florida Building Codes and Hillsborough County Construction Ordinance. Reviewed plans and specifications for proposed construction of buildings and building improvements.

2003-2017

Structural Craftsman & Foreman: U.S. Air Force

Built and maintained commercial and residential structures on military installations through performance of metal fab/welding, framing, roofing, masonry & concrete, window & door installs, siding, flooring, demo, etc. Promoted and served as foreman from 2013-2017 Supervised 15 tradesmen in completion of hundreds of construction projects. Responsible for project planning & oversight, facility inspection reports, employee evaluations, training programs, industrial safety program.

Education

2019-2020

BOAF 1&2 Family Cross Training Program

2011

A.S. Human Resources

Community College of the Air Force

2009

A.S. Construction Technology

Community College of the Air Force

2003-2005

Skills

- Commercial Building Inspector
- Commercial Plan Review
- Residential Building Inspector
- Leadership
- Attention to Detail
- Organization

Contact

36132 Markree Castle Ave.

Dade City, FL 33525

(813) 210-3062

JoshGainey85@gmail.com

Linkedin.com/in/joshua-gainey-b343519a

Luis F. Sanchez (Civil Engineer) PE, CGC.

8330 Commerce Way Apt # 308

Miami Lakes, FL 33016

Telephone: 954-547-6694

Luiifer11@hotmail.com

www.linkedin.com/in/luissanchez4

Areas of Expertise

-Engineering During Construction, Superintendent, and Project Manager

Years of Experience

-With **Inspected.com** from 03-22-21 to Present

-With **Coastal Construction**: 2 years

-With **Magna CM**: 1 year

-With **Prodesa International**: 3.5 years

-With **URS**: 14 Years

-With **Other Firms**: 16 Years

Registration/Certification/Programs

-Sage/Procore/PlanGrid.

-2012/Professional Engineer/Florida # 74524

-2007/General Contractor/Florida # CGC1515263

-2021/Professional Engineer/Texas # 141767

-2021/Professional Engineer/Georgia # 047479

-AutoCAD - Microsoft Office-Microsoft Project

-2018/OSHA 30 Hour Construction; serial number 25643488, 11/11/2018

-2004/Airfield Safety, Sign Systems and Maintenance - The American Association of Airport Executives

Education

-Civil Engineer/EAFIT University, Medellin-Colombia

Career Objectives

Seeking an Engineering position that is challenging, rewarding and will provide me the opportunity for both personal and professional growth. The ideal position will fully utilize the education and experience that I have gained over the years.

Overview

Skilled in civil engineering and engineering during construction as part of the management team for residential building construction and transportation-related facilities; with a field construction phase services background. I have experience in the use of AutoCAD, Microsoft Word, Microsoft Project, Sage, Procore, PlanGrid and Excel to develop construction plans and technical specifications for projects; including buildings, service roads, runways, aircraft aprons, taxiways, airfield light systems, pavement marking, and underground utilities.

Project Specific Experience

Inspected

-Remote Virtual Inspection (03-22-2021 to Present). Part of the Business Development Team; focused on completion of a wide variety of company's projects, included mechanical, structural, electrical and solar. We review all pertinent construction documentation per client's request and provide honest, unbiased analysis and consultation on alleged damages and deficiencies, Schedule and coordinate remote inspections with the owner and develop written reports of observation and findings. Also, lead team inspectors and perform quality control.

Coastal Construction

-The Plaza Coral Gables (07/2020-11/2020). Part of the Construction Superintendent team; leading and managing the on-site construction, attending production meetings, reviewing the schedule and ensuring quality

standards are met. Collaborate with engineers and subcontractors, set performance goals and deadlines for the construction of a High-End hotel, office space, retail and luxury rentals at Coral Gables.

-The Estates at Aqualina (06/2019-07/2020). Part of the Construction Superintendent team; leading and managing the on-site construction, attending production meetings, reviewing the schedule and ensuring quality standards are met. Collaborate with engineers and subcontractors, set performance goals and deadlines for the construction of two 50-story luxury condo towers located at Sunny Isles Beach.

Magna CM, Inc

-Oak Park Project (2018-2019). Project Manager for the construction of the 22 Luxury Homes with contemporary design; embracing elegance in a natural style of 22 acres, located at Davie Florida. Major responsibility is the planning to ensure the project is completed within set timeframe, following each of the phases using the staff management, resources and budget.

Prodesa International

-Ocean Eighteen Project (2015-2018). Project Management for the construction of three residential buildings at Palm Beach Shores, managing the construction workflow process starting in the project planning stages, implementing the appropriated level of budget, schedule, and quality control. Negotiate contractors, subcontractors and providers to assure the project goals. Identify problems, evaluate options for resolution, and implement appropriate solutions

Jones Benitez Corporation

-Involved as Project Manager for the Property Condition Assessment and Construction Inspection of industrial, retail, and hotel building portfolios (2014). Review facility construction issues, mechanical plant conditions, site and code issue, and provide an in-depth report with term cost analysis. Representative sampling of the major independent building components was evaluated.

URS Corporation

Florida Department of Transportation District Six:

-Design-Build Palmetto/Dolphin Interchange (2013). Processing shop drawings and submittals via Excel for the Design-Build contract.

-Miami-Dade Park & Ride Facilities (2012 Inspection). Involved in the inspection and evaluation of the existing Metrorail, Metrobus, and Tri-rail facilities condition. Inspections focused on evaluating asphalt pavement, pavement marking, lighting, signage, and drainage systems in accordance with FDOT and County standards. It also included the evaluation of their capacities and percentage of occupancy.

Marco Island Executive Airport, Marco Island, Florida:

-Parallel Taxiway "A" and Apron Expansion (2010-2011). Design and construction services of a new taxiway parallel to the existing runway, and apron expansion. This work included FAA standards to develop design documents for soil mix treatment, excavation material, borrow material installation, drainage structures, utilities relocation, pavement marking, and new taxiway edge lighting system, among other activities. Total cost of the project exceeded \$5 Million. I was involved in this project from the preliminary design phase thru the construction phase services, including preparation of construction plans and technical specifications, RFI, RFP, payment applications, reviewing DBE requirements, testing reviewing, site visit, and close out of the project.

-Terminal Apron Expansion & Auto Parking Lot (2009). Coordinating with the project manager the design of a new aircraft parking position area and a new auto parking lot. Specification and design development followed FAA standards and specific Airport-issued requirements. This work included underground utility relocation, material

excavation; borrow material installation, drainage structures, asphalt pavement installation, pavement marking, and new apron lighting, among other activities.

Key West International Airport – Key West, Florida:

-Runway Safety Area (2008-2011). Designing of a non-standard Runway Safety Area and installation of the Engineered Materials Arresting System (EMAS) at one end of the airport runway. This work included excavation material, borrow material installation, and pavement marking. Additional responsibility included preparation of the contract documents; implementing FAA standards, advertisement, bid process, construction management, and coordination with agencies to obtain the necessary permits.

-New Terminal Parking Lot (2005-2010). Involved in the design of the new parking lot for the terminal. The work consisted of a new roadway access, elevated access road, a bridge, and a double-parking deck. Total cost of the New Terminal and Parking Lot exceeded \$25 Million.

-Resurfacing Runway 9-27 and Drainage (2003-2004). Designing and preparing complete set of construction plans including specifications for the entire Runway 9-27 resurfacing project (milling and overlay). Development of specification and drawings notes required understanding of the FAA standards for implementation into project. The project also included the demolition of existing concrete shoulder, installation of new sod and drainage system along south side of runway 9-27, pavement grooving, and runway pavement marking.

-Seal Coat Ramps, Marking, T/W A-9 Rehabilitation and Environmental Mitigation (2004).

-Terminal Rehabilitation (Customs Building – Replace A/C and Handrails) (2004).

-Resurfacing Taxiways and Aprons (2002-2004).

-Hangar Development, Taxilanes and Apron (2003).

-Airfield Guidance Signs and West

-Apron Lighting Plan (2002).

Conducted design and preparation of the complete set of contract documents, technical specifications, and providing construction management services.

Florida Keys Marathon Airport – Marathon, Florida:

-Public Parking Aprons (2006). Involved in the preparation of a complete set of contract documents (plans and FAA technical specifications) and served as a resident project representative for the construction of a new general aviation concrete and asphalt pavement aprons. The work also included drainage, grading, and paving marking activities.

-Resurfacing Taxiways and Hangar Access at Marathon Airport – Marathon, Florida (2004). Involved in the design for the resurfacing of Taxiway “A” project along with connectors “B”, “C”, “D” and “E”. The project also included the construction of Taxiway “A” extension; terminating at the hangar access.

-Sheriff Hangar and Related Work (2002), Service Road (2002), Taxilanes/Connectors, FBO, Sheriff Aprons and T-Hangar Development (2001). Conducted design and preparation of a complete set of contract documents, technical specifications, and providing construction management services.

-New Runway 8/26 (2000). Involved in the construction plans quality control process.

-Concourse “A” Apron and Utility Corridor, Phase III (1999). Design of the main underground utilities. The airside along with the landside utility corridors work consisted of installation of the sanitary force mains, communication ducts, dual jet fuel lines, water mains, and electrical power ducts.

La Gabi Construction

-Various Urbanization Projects, Medellin, Colombia (1986-1999). Civil Engineer in charge in the construction of the residential building projects up to five stories. Most of the responsibilities included surveying, design plans, pricing, budget control, and sales. These projects included installation of water, electrical, sewer, drainage, and elevator systems, among others.

Marvin Dryden

Code Professional

Tampa, FL

marvin@inspected.com

407-967-9403

Authorized to work in the US for any employer

Work Experience

Services Director

Inspected - Hollywood, FL

June 2021 to Present

Direction of private provider inspections, Plan Review and Services. Residential and Commercial applications Process development, problem solving, quality assurance, quality control and reporting.

Tampa BID Manager

Universal Engineering Sciences - Tampa, FL

March 2020 to May 2021

Manage regional administration, inspection & plan review team. Residential & Commercial projects on the west coast of Florida. Providing private provider services, quality assurance & quality control inspections & reporting.

Building Official

City of New Port Richey - New Port Richey, FL

October 2019 to March 2020

Building Official, Commercial & Residential Plan Review. Residential & Commercial Inspections. Floodplain Manager. EC's, Substantial Improvement BU,BN,PX,CFM. Energov/Tyler ERP configuration.

Senior Code Consultant

Universal Engineering Sciences - Tampa, FL

March 2019 to October 2019

Acting Building Official for various contracts. Commercial & Residential Plan Review. Commercial Building and Mechanical Inspections, Residential 1 & 2 Family inspections. Floodplain management reviews. Detailed code analysis for various projects as a technical code expert.

Manager Construction Services Divisions / Building Official

City of Tampa - Tampa, FL

October 2017 to April 2019

Managing over 70 employees, including permit application intake, plan review and inspections. Interacting with other departments including Zoning, Planning, Urban Design, Housing, Floodplain Manager. Code Interpretations, Alternate Methods and Materials, Multiple code board, and Building Officials associations. Over 2000 applications for permit per month, over 9500 inspections per month, 10 days for residential review and 15 days for commercial review. Maintaining industry relationships with

Private Providers, Contractors, Design Professionals, industry organizations. Updating outdated SOPs, Updating website details. Accela Automation system, with EPermitHub system digital plan room.

Building Official

CITY OF PORT ORANGE - Port Orange, FL
February 2017 to October 2017

Enforcing the minimum standards of the 5th edition of the Florida Building Code. Protecting the citizens and property of the City of Port Orange., through the application of the Florida Building Code, Ordinances of the City of Port Orange, and the Florida Statutes as they relate to building code enforcement, including plan review and building inspections.

Review of new products and methods, and bringing those issues to the inspectors through training and discussions. Providing training classes as guidance to the inspection team, to create uniformity in inspections. Providing outside product presentations to expand knowledge of new products and methods.

Interacting with home owners, contractors, architects, engineers, and government entities to provide resolution to problems and a clear and concise path to completion of their goals, whenever possible, in compliance with the FBC and City Ordinances. Hosting pre construction meetings to provide guidance to project manager and owners on how to achieve their goals. TCO, CofC, CofO, Change of contractor, administrative processes.

Utilization of digital tools in plans, inspections management, and permitting services, to streamline client access to inspectors, reviews, inspection results and information.

Residential (SFR / multifamily)
Mixed-use Residential / Commercial.
Industrial / Commercial.

Chief Building Inspector

City of Orlando - Orlando, FL
June 2015 to February 2017

Enforcing the minimum standards of the 5th edition of the Florida Building Code. Protecting the citizens and property of the City of Orlando, through the application of the Florida Building Code, Ordinances of the City of Orlando, and the Florida Statutes as they relate to building code enforcement, including plan review and building inspections.

Review of new products and methods, and bringing those issues to the inspectors through training and discussions. Providing training classes as guidance to the inspection team, to create uniformity in inspections. Providing outside product presentations to expand knowledge of new products and methods.

Interacting with home owners, contractors, architects, engineers, and government entities to provide resolution to problems and a clear and concise path to completion of their goals, whenever possible, in compliance with the FBC and City Ordinances. Hosting pre construction meetings to provide guidance to project manager and owners on how to achieve their goals. TCO, CofC, CofO, Change of contractor, administrative processes.

Utilization of digital tools in plans, inspections management, and permitting services, to streamline client access to inspectors, reviews, inspection results and information.

Residential (SFR / multifamily)
Mixed-use Residential / Commercial.
Industrial / Commercial.
Sporting Venues
High Rise / Large Scale Commercial projects.
Theme Park / Annual permits

Building Inspector / Plan Reviewer

NOVA Engineering & Environmental - Tampa, FL
June 2014 to July 2015

City of Lakeland, Inspections and Plan Review : Enforcing the minimum standards of the Florida Building Code. Protecting the citizens and property of the City of Lakeland, through the application of the Florida Building Code, Ordinances of the City of Lakeland, and the Florida Statutes as they relate to building code enforcement, including plan review and building inspections. Evaluation and research, of standards and how they apply to specific jobs.

Pasco County, Plan Review: Enforcing the minimum standards of the Florida Building Code. Protecting the citizens and property of Pasco Co, through the application of the Florida Building Code, Ordinances of Pascal Co, and the Florida Statutes as they relate to building code enforcement, including plan review and compliance with flood plain zones, including A, AE, V zones

City of Orlando : Contract Building Inspector and Plan Reviewer. Enforcing the minimum standards of the 5th edition of the Florida Building Code. Protecting the citizens and property of the City of Orlando, through the application of the Florida Building Code, Ordin

Managing Member/Owner

Wood, Tile and Stone, LLC - Orlando, FL
August 2013 to June 2014

Residential and Commercial flooring and tile installation company. Working for the installation company representing Home Depot. Installing Floor tile, wall tile, back splash, and wood flooring, including leveling. Managing 2 employees, and responsible for continuous on time delivery.

Building Inspector and Plan Reviewer

Orange County Building Department - Orlando, FL
March 2004 to July 2011

Inspecting residential and commercial projects in accordance to the Florida building code and local county ordinances to protect the citizens of Orange County's property and life. Managing 15-25 inspections per day, including structural concrete, steel and wood framing, and fire rated assemblies. including all facets of residential and commercial construction, from pre-con to completion. Trainer, for new provisional inspectors, to get them up to speed and through the licensing phase of employment.

President/Owner

Surge Concrete, Inc - Orlando, FL
January 1996 to March 2004

Contract management, insurance management, coordination of all sub contractors, job bids, NTO's, NOC's, materials coordination and pricing, extensive contracts in excess of 1.75 million per year. and up to 250 total workers directly and as sub contractors. All facets of shell contracting, including multi-family

projects. materials management up to 75,000.00 per week. Licensed contracting and sub contracting residential and commercial, including threshold and high rise construction

Systems Analyst III

City of Orlando, Conserv II - Orlando, FL

May 1993 to December 1995

Management of 75 node SCADA system. Creation of a local network for data management between the lab (570 fields of data per day) the office management team, SCADA system, and the PDP 11/73 redundant Unix system. IT budget management, implementation and design of local area and wide area networks between other management and class A plants.

Education

BS in Computer Science

University of Central Florida - Orlando, FL

August 1991 to May 1993

Skills

- Accela Automation Permitting Software (3 years)
- Microsoft Office Products (10+ years)
- Selectron inspections interface (2 years)
- Energov/Tyler (1 year)

Awards

Employee of the Month

October 2016

Economic Development Group

City of Orlando

Certifications and Licenses

Florida Standard Building Inspector

September 2004 to Present

BN4849

Building

Mechanical

1&2 Family

Florida Standard Plans Examiner

January 2005 to Present

PX2458

Building

Mechanical

Florida Residential Contractor (inactive)

February 2002 to Present

CRC1326363

Florida Certified Building Official

December 2016 to Present

Certified Floodplain Manager

June 2018 to November 2022

ASFPM/FFPM Current

Additional Information

Professional References

Tony Loftin CBO, BN, PX, CFI, CFPR 407-468-0855

Aaron Anderson BN 321-276-4444

Ricci Todd BN, PX 407-687-8760

Danny Anderson CFI, CFPR 407-230-6407

Randy Spears

New Port Richey, FL 34654 727-271-4711 rsspears12@yahoo.com

WORK EXPERIENCE

Direct and Organize residential and light commercial construction projects from 1k - \$2 million. Analyze blueprints, hire subcontractors, and schedule projects. Provide drafting & design services, cost evaluations and bid packages. Negotiate contracts, purchase materials and design project budgets. Inspect construction to guarantee that workmanship conforms to plans, specifications and contract requirements. Secure material samples, affidavits, bonds and waivers. Oversee the testing of plumbing, electrical and mechanical installations. Direct the checkout of utilities, operational systems, and equipment for readiness.

Building Inspector

Hillsborough County, FL 2017 - Present

Partner

RS Construction Group LLC - 2013 to 2016

Owner

R. S. Spears Construction Consulting Inc. - 1999 to 2010

Reitz-Fernandez custom Builder

Tampa Fl

Superintendent

Arthur Rutenberg / Westshore Homes

Springhill Fl

Superintendent

Mercedes Homes

Tampa Fl

Superintendent

Rottlund Homes

Tampa Fl

Superintendent

US Homes

Springhill Fl

Superintendent

EDUCATION

Drafting & Design

New England Institute of Technology

Hall Institute

CERTIFICATIONS / LICENSES

Massachusetts Supervisor Lic # CS – 055030

Florida State Building Contractor Lic # CBC058302

Standard Inspector Lic # BN7385

R5 Residential Combination Inspector

B2 Commercial Building Inspector

B5 Building Inspector

1 & 2 Family License (attached to Lic # BN7385)

Includes R1, E1, M1 & B1 Certifications

Approved to Test for B3 & F3 Plans Examiner & Building Code Administrator Tests



August 4, 2020

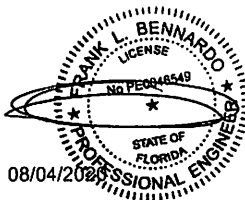
Product Approval Administrator
DBPR Codes and Standards
2601 Blair Stone Road
Tallahassee, FL 32399

Regarding: Trane US Inc.
TRANE Condenser (Roof & Ground Mounted)
American Standard Condenser (Roof & Ground Mounted)
Trane Units (Roof & Ground Mounted)
American Standard Units (Roof & Ground Mounted)
Project # 20-28365, 20-28369, 20-28643, 20-28647, 20-28651, 20-28655
FL# 19588.1, .2, .3, .4, .5, & .6

To Whom It May Concern:

Please be advised that the below-signed engineer does not have nor will acquire a financial interest in the company manufacturing or distributing the product(s) for which an evaluation report or validation certification has been prepared, as referenced above. This engineer is not owned, operated, nor controlled by the manufacturer or distributor noted above and does not have any financial interest in any other entity involved in the approval process of the above-noted product(s).

Respectfully,



Frank Bennardo, PE
ENGINEERING EXPRESS®
#PE0046549 | Cert. Auth. 9885

160 SW 12TH AVENUE SUITE 106, DEERFIELD BEACH, FLORIDA 33442
(954) 354-0660 | (866) 396-9999
TEAM@ENGINEERINGEXPRESS.COM
ENGINEERINGEXPRESS.COM



ENGINEERING EXPRESS® PRODUCT EVALUATION REPORT

July 7, 2020

Application Number: FL 19588.3-R3
EX Project Number: 20-28643

Product Manufacturer: Trane US Inc
Manufacturer Address: 6200 Troup Hwy
Tyler, TX 75707

Product Name & Description: TRANE Condenser (Ground Mounted)

Scope of Evaluation:

This Product Evaluation Report is being issued in accordance with the requirements of the Florida Department of Business and Professional Regulation (Florida Building Commission) Rule Chapter 61G20-3.005, F.A.C., for statewide acceptance per Method 1(d). The product noted above has been tested and/or evaluated as summarized herein to show compliance with the Florida Building Code Seventh Edition (2020) and is, for the purpose intended, at least equivalent to that required by the Code. Re-evaluation of this product shall be required following pertinent Florida Building Code modifications or revisions.

Substantiating Data:

- **PRODUCT EVALUATION DOCUMENTS**

EX drawing #20-28643 titled "A/C Unit Housing and Mounting Certification", sheet 1-1, prepared by Engineering Express, signed & sealed by Frank L. Bennardo, P.E. is an integral part of this Evaluation Report.

- **TEST REPORTS**

Ultimate test loading structural performance has been tested in accordance with ASTM E330-02 and TAS 202-94 test standards per test report(s) #0708.01-15 by American Test Lab of South Florida, Inc. Signed and Sealed by Stephen W. Warter, P.E.

- **STRUCTURAL ENGINEERING CALCULATIONS**

Structural engineering calculations have been prepared which evaluate the product based on comparative and/or rational analysis to qualify the following design criteria:

1. Minimum Allowable Unit Width
2. Maximum Allowable Unit Height
3. Minimum Unit Weight
4. Maximum Allowable Unit Surface Area
5. Clip Configuration and Anchor Spacing
6. Anchor Capacity for Various Substrates

Maximum allowable roof-top heights for various installation wind speeds
No 33% increase in allowable stress has been used in the design of this product.

Trane US Inc – TRANE Condenser (Ground Mounted)

Impact Resistance:

Not applicable to this product.

Wind Load Resistance

This product has been designed to resist wind loads as indicated on the Product Evaluation Document (i.e. engineering drawing).

Installation

The product listed above shall be installed in strict compliance with the Product Evaluation Document (i.e. engineering drawing), along with all components noted therein.

The product components shall be of the material specified in the Product Evaluation Document (i.e. engineering drawing).

Limitations & Conditions of Use:

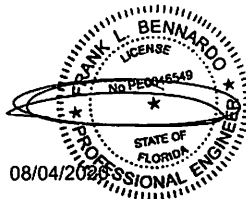
Use of this product shall be in strict accordance with the Product Evaluation Document (i.e. engineering drawing) as noted herein.

All supporting host structures shall be designed to resist all superimposed loads and shall be of a material listed in this product's respective anchor schedule. Host structure conditions which are not accounted for in this product's respective anchor schedule shall be designed for on a site-specific basis by a registered professional engineer.

All components which are permanently installed shall be protected against corrosion, contamination, and other such damage at all times.

This product has been designed for use within and outside the High Velocity Hurricane Zone (HVHZ).

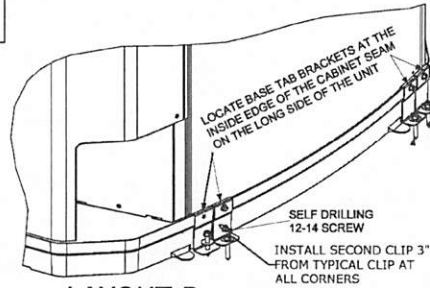
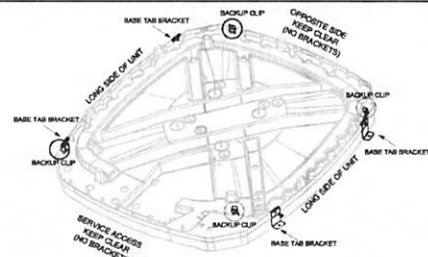
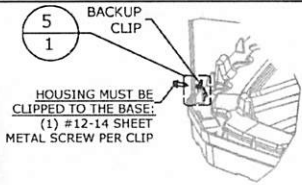
Respectfully,



Frank Bennardo, PE
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#PE0046549 | Cert. Auth. 9885

A/C UNIT HOUSING AND MOUNTING CERTIFICATION

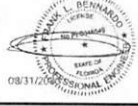
*CERTIFIES BOTH UNIT INTEGRITY AND ANCHORAGE TO HOST STRUCTURE FOR WIND RESISTANCE (FOR AT-GRADE USE ONLY)



THIS DOCUMENT IS DIGITALLY SIGNED BY FRANK BENNARDO PE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED BY THE SIGNATURE MAINTENANCE WORKED ON ANY ELECTRONIC COPIES. LEARN MORE AT: EALCAL.IO/28643

Digitally signed by Frank Bennardo
Date: 2020.08.31 10:23:02 -04'00'

FRANK BENNARDO, PE
PE# 0046549 CA# 9885



ENGINEERING EXPRESS
CORPORATE OFFICE:
160 SW 12th AVE., SUITE 106
DEERFIELD BEACH, FL 33442
(954) 354-0660 | (866) 396-9999
ENGINEERINGEXPRESS.COM

"BACKUP CLIP" ATTACHMENT

SCALE: N.T.S. ISOM.

LAYOUT A (1) BASE CLIP PER CORNER

SCALE: N.T.S. ISOM.

LAYOUT B (2) BASE CLIPS PER CORNER

SCALE: N.T.S. ISOM.

GENERAL NOTES

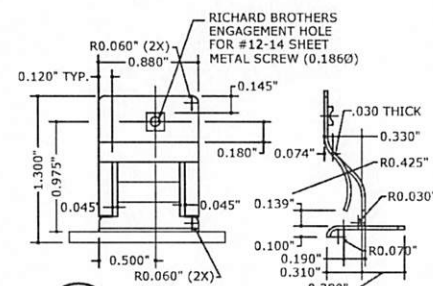
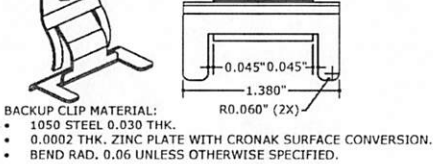
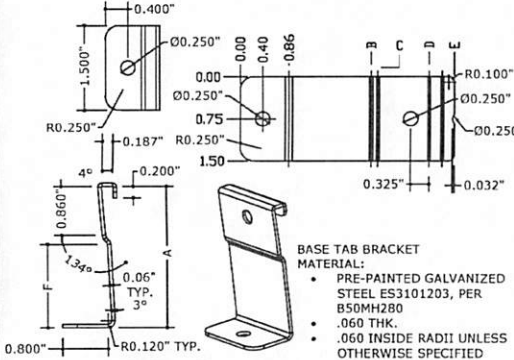
- THIS SYSTEM HAS BEEN DESIGNED AND SHALL BE FABRICATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE SEVENTH EDITION, (2020) & ASCE 7-16. THIS SYSTEM MAY BE USED WITHIN AND OUTSIDE THE HIGH VELOCITY HURRICANE ZONE. THIS DESIGN IS NOT INTENDED TO CERTIFY IMPACT RESISTANCE OF THE MECHANICAL UNIT CABINERY.
- NO 33-1/3% INCREASE IN ALLOWABLE STRESS HAS BEEN USED IN THE DESIGN OF THIS SYSTEM.
- DESIGN & CERTIFICATION OF THE UNIT CABINERY IS APPROVED THROUGH TEST REPORT 2020.01.15 BY AMERICAN TEST LAB OF SOUTH FLORIDA.
- ALL DIMENSIONS AND THE MINIMUM WEIGHT OF MECHANICAL UNIT SHALL CONFORM TO LIMITATIONS STATED HEREIN. ALL MECHANICAL SPECIFICATIONS (CLEAR SPACE, TONNAGE, ETC.) SHALL BE AS PER MANUFACTURER RECOMMENDATIONS AND ARE THE EXPRESS RESPONSIBILITY OF THE CONTRACTOR.
- ALL CONCRETE SPECIFIED HEREIN IS NOT PART OF THIS CERTIFICATION. AS A MINIMUM, ALL CONCRETE SHALL BE STRUCTURAL CONCRETE 4" MIN. THICK AND SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALL MEMBERS FROM DISSIMILAR MATERIALS TO PREVENT ELECTROLYSIS.
- ELECTRICAL GROUND, WHEN REQUIRED, TO BE DESIGNED & INSTALLED BY OTHERS.
- THE ADEQUACY OF ANY EXISTING STRUCTURE TO WITHSTAND SUPERIMPOSED LOADS SHALL BE VERIFIED BY THE ONSITE DESIGN PROFESSIONAL AND IS NOT INCLUDED IN THIS CERTIFICATION EXCEPT AS EXPRESSLY PROVIDED HEREIN. NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED.
- BASEPANEL MATERIAL CHOPPED FIBER LAMINATE W/ F_v = 15 KSI. PLASTIC COMPONENTS USED WITHIN THE HVHZ MUST MEET ALL APPLICABLE FIRE/SMOKE/UV PERFORMANCE REQUIREMENTS AS SET FORTH IN THE ABOVE-NOTED BUILDING CODE.
- THE SYSTEM DETAILED HEREIN IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SPECIFIC SITE. FOR SITE CONDITIONS DIFFERENT FROM THE CONDITIONS DETAILED HEREIN, A LICENSED ENGINEER OR REGISTERED ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE IN CONJUNCTION WITH THIS DOCUMENT.
- WATER-TIGHTNESS OF EXISTING HOST SUBSTRATE SHALL BE THE FULL RESPONSIBILITY OF THE INSTALLING CONTRACTOR. CONTRACTOR SHALL ENSURE THAT ANY REMOVED OR ALTERED WATERPROOFING MEMBRANE IS RESTORED AFTER FABRICATION AND INSTALLATION OF STRUCTURE PROPOSED HEREIN. THIS ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY WATERPROOFING OR LEAKAGE ISSUES WHICH MAY OCCUR AS WATER-TIGHTNESS SHALL BE THE FULL RESPONSIBILITY OF THE INSTALLING CONTRACTOR.

ANCHOR NOTES:

- SEE ISOMETRIC BASE LAYOUT FOR ANCHOR LOCATIONS AND/OR SPACING.
- ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. UTILIZE 0.625" O.D. x 0.280" I.D. x 0.039" THICK WASHER @ BASE CLIP.
- ANCHOR TYPE #1: CONSIDERS HILTI KWIK-CON II-C CARBON STEEL TAPCONS OR EQUIVALENT W/ 1-3/4" MIN EMBED, 2-1/2" MIN EDGE DISTANCE AND 3" MIN SPACING (UNLESS NOTED OTHERWISE), FASTENED TO MINIMUM 3,000 PSI EXISTING CONCRETE AS VERIFIED BY OTHERS.
- ANCHOR TYPE #2: CONSIDERS SHEET METAL SCREWS (SMS) AS SPECIFIED HEREIN SHALL BE MINIMUM - SAE GRADE 5 ASTM A449 - SPACED TREAD W/ MIN (5) PITCHES PAST TREAD PLANE, INTO MINIMUM 1/4" THICK A36 STEEL. USE #14-14 SMS SCREWS WITH 5/8" EDGE DISTANCE FOR STEEL HOST STRUCTURE.
- MINIMUM EMBEDMENT SHALL BE AS NOTED. MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDES STUCCO, FOAM, INSULATION, AND OTHER FINISHES.

VISIT EALCAL.IO/28643

FOR SITE SPECIFIC DEVIATIONS & MORE INFORMATION ABOUT THIS DOCUMENT OR SCAN THIS QR CODE
VISIT ENGINEERINGEXPRESS.COM/TRANE FOR ADDITIONAL PLANS, REPORTS & RESOURCES



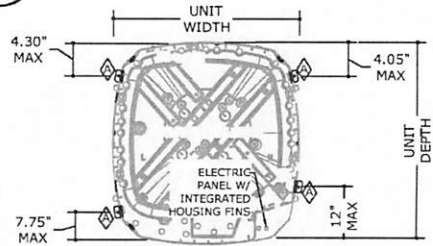
PART NO.	A	B	C	D	E	F	USE WITH LAYOUT
DJ53086P01	2.50	2.32	2.43	3.33	3.78	1.48	B
DJ53086P02	2.10	1.91	2.03	2.93	3.38	1.08	A

4 BASE TAB BRACKETS

SCALE: N.T.S.

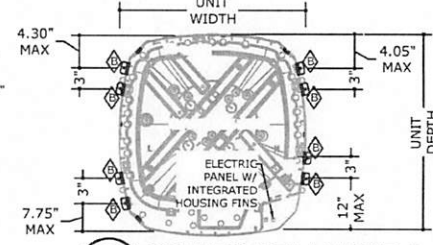
5 BACKUP CLIP

SCALE: N.T.S.



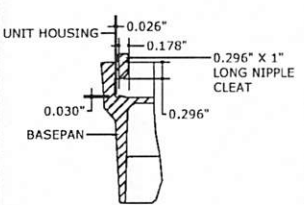
6 CONNECTION LAYOUT A

SCALE: N.T.S. PLAN VIEW



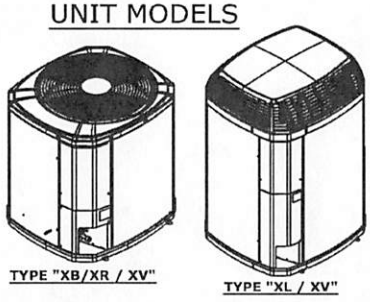
7 CONNECTION LAYOUT B

SCALE: N.T.S. PLAN VIEW



8 A/C HOUSING CLEAT

SCALE: N.T.S. SECTION



APPLICABLE MODELS:
2/4TTA, 2/4TTB, 4TTR, 4TTX, 4TTZ, 4TTV, 4TWA, 2/4TWB, 4TWR, 4TWX, 4TWZ, 4TWW

ALLOWABLE WIND PRESSURES FOR MULTIPLE BASE BRACKET AND UNIT HOUSING CONFIGURATIONS

DESIGNATION	UNIT WIDTH	UNIT DEPTH	UNIT HEIGHT	ALLOWABLE WIND PRESSURE RATING	APPLICABLE ANCHOR TYPES: SEE ANCHOR NOTES FOR A DESCRIPTION OF ANCHOR TYPE #1 OR #2	LAYOUT OF BASE TAB BRACKETS:
TYPE XB / XR / XV	25.69 IN	28.42 IN	32.77 IN	60 PSF	TYPE 1 & TYPE 2	LAYOUT A
TYPE XB / XR / XV	25.69 IN	28.42 IN	25.60 IN	60 PSF	TYPE 1 & TYPE 2	LAYOUT A
TYPE XB / XR / XV	29.69 IN	32.65 IN	40.70 IN	60 PSF	TYPE 1 & TYPE 2	LAYOUT A
TYPE XB / XR / XV	29.69 IN	32.65 IN	28.77 IN	60 PSF	TYPE 1 & TYPE 2	LAYOUT A
TYPE XB / XR / XV*	34.29 IN	37.29 IN	45.17 IN	60 PSF	TYPE 1 & TYPE 2	LAYOUT A
TYPE XB / XR / XV*	34.29 IN	37.29 IN	29.18 IN	60 PSF	TYPE 1 & TYPE 2	LAYOUT A
TYPE XL / XV**	34.29 IN	37.29 IN	53.86 IN	60 PSF	TYPE 1 & TYPE 2	LAYOUT B
TYPE XL / XV	29.69 IN	32.65 IN	48.00 IN	60 PSF	TYPE 1 & TYPE 2	LAYOUT B
TYPE XL / XV	34.29 IN	37.29 IN	41.88 IN	60 PSF	TYPE 1 & TYPE 2	LAYOUT A
TYPE XL / XV	29.69 IN	32.65 IN	39.94 IN	60 PSF	TYPE 1 & TYPE 2	LAYOUT A

TABLE DIRECTIONS:

- SELECT DESIRED UNIT SIZE.
 - SELECT APPLICABLE ANCHOR TYPE UNDER CONSIDERATION AS VERIFIED BY OTHERS.
 - MATCH UNIT SIZE WITH THE INTENDED HOST STRUCTURE AND OBSERVE MAXIMUM ALLOWABLE WIND PRESSURE FOR THE SYSTEM. SITE-SPECIFIC REQUIRED WIND PRESSURES PER SEPARATE CERTIFICATION OR BY OTHERS.
 - UTILIZE LAYOUT AS LISTED IN TABLE.
- *UNIT WEIGHT = 245 LB
**UNIT WEIGHT = 302 LB
(DETAILED UNIT WEIGHT = 120 LB)
- TI-E-DOWN CONFIGURATIONS REQUIRE (1) OR (2) BRACKETS PER CORNER. SEE 6/1 OR 7/1 FOR ILLUSTRATION.

TRANE US, INC
6200 TROUP HWY
TYLER, TX 75707
PHONE: (903) 730-4602

A/C UNIT HOUSING AND MOUNTING CERTIFICATION
FLORIDA BUILDING CODE SEVENTH EDITION (2020)
FL19-958.3

REMARKS	DATE
INT ISSUE	05-07-19
REV 1	03-20-12
REV 2	06-16-15
REV 3	06-16-15
REV 4	05-27-17
REV 5	07-09-20

20-28643-TG

SCALE: SEE DETAILS





August 4, 2020

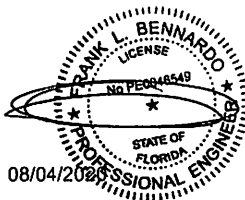
Product Approval Administrator
DBPR Codes and Standards
2601 Blair Stone Road
Tallahassee, FL 32399

Regarding: Trane US Inc.
TRANE Condenser (Roof & Ground Mounted)
American Standard Condenser (Roof & Ground Mounted)
Trane Units (Roof & Ground Mounted)
American Standard Units (Roof & Ground Mounted)
Project # 20-28365, 20-28369, 20-28643, 20-28647, 20-28651, 20-28655
FL# 19588.1, .2, .3, .4, .5, & .6

To Whom It May Concern:

Please be advised that the below-signed engineer does not have nor will acquire a financial interest in the company manufacturing or distributing the product(s) for which an evaluation report or validation certification has been prepared, as referenced above. This engineer is not owned, operated, nor controlled by the manufacturer or distributor noted above and does not have any financial interest in any other entity involved in the approval process of the above-noted product(s).

Respectfully,



Frank Bennardo, PE
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160 SW 12TH AVENUE SUITE 106, DEERFIELD BEACH, FLORIDA 33442
(954) 354-0660 | (866) 396-9999
TEAM@ENGINEERINGEXPRESS.COM
ENGINEERINGEXPRESS.COM



ENGINEERING EXPRESS® PRODUCT EVALUATION REPORT

July 7, 2020

Application Number: FL 19588.3-R3
EX Project Number: 20-28643

Product Manufacturer: Trane US Inc
Manufacturer Address: 6200 Troup Hwy
Tyler, TX 75707

Product Name & Description: TRANE Condenser (Ground Mounted)

Scope of Evaluation:

This Product Evaluation Report is being issued in accordance with the requirements of the Florida Department of Business and Professional Regulation (Florida Building Commission) Rule Chapter 61G20-3.005, F.A.C., for statewide acceptance per Method 1(d). The product noted above has been tested and/or evaluated as summarized herein to show compliance with the Florida Building Code Seventh Edition (2020) and is, for the purpose intended, at least equivalent to that required by the Code. Re-evaluation of this product shall be required following pertinent Florida Building Code modifications or revisions.

Substantiating Data:

- **PRODUCT EVALUATION DOCUMENTS**

EX drawing #20-28643 titled "A/C Unit Housing and Mounting Certification", sheet 1-1, prepared by Engineering Express, signed & sealed by Frank L. Bennardo, P.E. is an integral part of this Evaluation Report.

- **TEST REPORTS**

Ultimate test loading structural performance has been tested in accordance with ASTM E330-02 and TAS 202-94 test standards per test report(s) #0708.01-15 by American Test Lab of South Florida, Inc. Signed and Sealed by Stephen W. Warter, P.E.

- **STRUCTURAL ENGINEERING CALCULATIONS**

Structural engineering calculations have been prepared which evaluate the product based on comparative and/or rational analysis to qualify the following design criteria:

1. Minimum Allowable Unit Width
2. Maximum Allowable Unit Height
3. Minimum Unit Weight
4. Maximum Allowable Unit Surface Area
5. Clip Configuration and Anchor Spacing
6. Anchor Capacity for Various Substrates

Maximum allowable roof-top heights for various installation wind speeds
No 33% increase in allowable stress has been used in the design of this product.

Trane US Inc – TRANE Condenser (Ground Mounted)

Impact Resistance:

Not applicable to this product.

Wind Load Resistance

This product has been designed to resist wind loads as indicated on the Product Evaluation Document (i.e. engineering drawing).

Installation

The product listed above shall be installed in strict compliance with the Product Evaluation Document (i.e. engineering drawing), along with all components noted therein.

The product components shall be of the material specified in the Product Evaluation Document (i.e. engineering drawing).

Limitations & Conditions of Use:

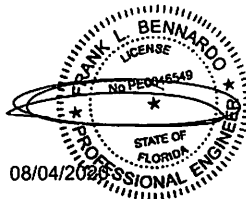
Use of this product shall be in strict accordance with the Product Evaluation Document (i.e. engineering drawing) as noted herein.

All supporting host structures shall be designed to resist all superimposed loads and shall be of a material listed in this product's respective anchor schedule. Host structure conditions which are not accounted for in this product's respective anchor schedule shall be designed for on a site-specific basis by a registered professional engineer.

All components which are permanently installed shall be protected against corrosion, contamination, and other such damage at all times.

This product has been designed for use within and outside the High Velocity Hurricane Zone (HVHZ).

Respectfully,



Frank Bennardo, PE
ENGINEERING EXPRESS®
#PE0046549 | Cert. Auth. 9885

III. Supporting Documents

- **Exhibit 1:** FBC Chapter 1 Administration, 7th (2020) Edition, State-wide Edition
- **Exhibit 2:** Florida Statute 553.73 4(a)
- **Exhibit 3:** FBC Chapter 1 Administration, Broward County, 7th Edition (2020), Section 110.13.3

CHAPTER 1

SCOPE AND ADMINISTRATION

PART 1—SCOPE AND APPLICATION

SECTION 101 GENERAL

[A] **101.1 Title.** These regulations shall be known as the *Florida Building Code*, hereinafter referred to as “this code.”

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

Exceptions:

1. Detached one- and two-family *dwelling*s and multiple single-family *dwelling*s (*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*.
2. 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.

[A] **101.2.1 Appendices.** Provisions in the appendices shall not apply unless specifically adopted.

[A] **101.3 Intent.** The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, public health and general welfare through structural strength, *means of egress* facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

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

[A] **101.4.1 Gas.** The provisions of the *Florida Building Code, Fuel Gas* shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

[A] **101.4.2 Mechanical.** The provisions of the *Florida Building Code, Mechanical* shall apply to the installation, *alterations, repairs* and replacement of mechanical sys-

tems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

[A] **101.4.3 Plumbing.** The provisions of the *Florida Building Code, Plumbing* shall apply to the installation, *alteration, repair* and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

[A] **101.4.4 Property maintenance.** Reserved.

[A] **101.4.5 Fire prevention.** For provisions related to fire prevention, refer to the *Florida Fire Prevention Code*. The *Florida Fire Prevention Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, *repair, alteration* or removal of fire suppression, and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

[A] **101.4.6 Energy.** The provisions of the *Florida Building Code, Energy Conservation* shall apply to all matters governing the design and construction of buildings for energy efficiency.

[A] **101.4.7 Existing buildings.** The provisions of the *Florida Building Code, Existing Building* shall apply to matters governing the *repair, alteration*, change of occupancy, *addition* to and relocation of existing buildings.

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

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

SECTION 102 APPLICABILITY

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

102.1.1 *The Florida Building Code* does not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection,

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alteration, modification, repair or demolition of public or private buildings, structures or facilities or to programmatic requirements that do not pertain to enforcement of the *Florida Building Code*. Additionally, a local code enforcement agency may not administer or enforce the *Florida Building Code, Building* to prevent the siting of any publicly owned facility, including, but not limited to, correctional facilities, juvenile justice facilities, or state universities, community colleges, or public education facilities, as provided by law.

102.2 Building. The provisions of the *Florida Building Code* shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the *Florida Building Code, Existing Building*. The following buildings, structures and facilities are exempt from the *Florida Building Code* as provided by law, and any further exemptions shall be as determined by the legislature and provided by law:

- (a) Building and structures specifically regulated and preempted by the federal government.
- (b) Railroads and ancillary facilities associated with the railroad.
- (c) Nonresidential farm buildings on farms.
- (d) Temporary buildings or sheds used exclusively for construction purposes.
- (e) Mobile or modular structures used as temporary offices, except that the provisions of Part II (Sections 553.501-553.513, *Florida Statutes*) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures.
- (f) Those structures or facilities of electric utilities, as defined in Section 366.02, *Florida Statutes*, which are directly involved in the generation, transmission, or distribution of electricity.
- (g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.
- (h) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term “chickee” means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other nonwood features.
- (i) Family mausoleums not exceeding 250 square feet (23 m²) in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
- (j) Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.
- (k) A building or structure having less than 1,000 square feet (93 m²) which is constructed and owned by a natural person for hunting and which is repaired or reconstructed to the same dimension and condition as existed on January 1, 2011, if the building or structure:
 1. Is not rented or leased or used as a principal residence;
 2. Is not located within the 100-year flood plain according to the Federal Emergency Management Agency’s current Flood Insurance Rate Map; and
 3. Is not connected to an off-site electric power or water supply.

102.2.1 In addition to the requirements of Sections 553.79 and 553.80, *Florida Statutes*, facilities subject to the provisions of Chapter 395, *Florida Statutes*, and Part II of Chapter 400, *Florida Statutes*, shall have facility plans reviewed and construction surveyed by the state agency authorized to do so under the requirements of Chapter 395, *Florida Statutes*, and Part II of Chapter 400, *Florida Statutes*, and the certification requirements of the federal government.

102.2.2 Residential buildings or structures moved into or within a county or municipality shall not be required to be brought into compliance with the state minimum building code in force at the time the building or structure is moved, provided:

1. The building or structure is structurally sound and in occupiable condition for its intended use;
2. The occupancy use classification for the building or structure is not changed as a result of the move;
3. The building is not substantially remodeled;
4. Current fire code requirements for ingress and egress are met;
5. Electrical, gas and plumbing systems meet the codes in force at the time of construction and are operational and safe for reconnection; and
6. Foundation plans are sealed by a professional engineer or architect licensed to practice in this state, if required by the *Florida Building Code, Building* for all residential buildings or structures of the same occupancy class.

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

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

102.2.5 Each enforcement district shall be governed by a board, the composition of which shall be determined by the affected localities.

1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the *Florida Building Code* relating to:
 - a. Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition or alteration 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 by rule, provided the total cost shall not exceed \$5,000 within any 12-month period.
 - c. Building and inspection fees.
2. However, the exemptions under subparagraph 1 do not apply to single-family residences that are located in mapped flood hazard areas, as defined in the code, unless the enforcement district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.
3. Each code exemption, as defined in sub-subparagraphs 1a, 1b, and 1c shall be certified to the local board 10 days prior to implementation and shall only be effective in the territorial jurisdiction of the enforcement district or local enforcement agency implementing it.

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

Exception: Electrical service to such playground equipment shall be in accordance with Chapter 27 of this code.

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

[A] 102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each

such reference and as further regulated in Sections 102.4.1 and 102.4.2.

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

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

[A] 102.5 Partial invalidity. Reserved.

[A] 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 Fire Prevention Code*.

[A] 102.6.1 Buildings not previously occupied. A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the *Florida Building Code*, *Building* or *Florida Building Code, Residential*, as applicable, for new construction or with any current permit for such occupancy.

[A] 102.6.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *Florida Fire Prevention Code* or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

102.7 Relocation of manufactured buildings.

- (1) Relocation of an existing manufactured building does not constitute an alteration.
- (2) A relocated building shall comply with wind speed requirements of the new location, using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the *Florida Building Code* (after March 1, 2002), the wind speed map of the *Florida Building Code* shall be applicable.
- (3) A relocated building shall comply with the flood hazard area requirements of the new location, if applicable.

102.8 Existing mechanical equipment. An agency or local government may not require that existing mechanical equipment located on or above the surface of a roof be installed in

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

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103 DEPARTMENT OF BUILDING SAFETY RESERVED

SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL

[A] 104.1 **General.** Reserved.

[A] 104.2 **Applications and permits.** Reserved.

[A] 104.2.1 **Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas.** Reserved.

[A] 104.3 **Notices and orders.** Reserved.

[A] 104.4 **Inspections.** Reserved.

[A] 104.5 **Identification.** Reserved.

[A] 104.6 **Right of entry.** Reserved.

[A] 104.7 **Department records.** Reserved.

[A] 104.8 **Liability.** Reserved.

[A] 104.8.1 **Legal defense.** Reserved.

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

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

[A] 104.10 **Modifications.** Reserved.

[A] 104.10.1 **Flood hazard areas.** Reserved.

[A] 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 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 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 the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, *fire resistance*, durability and safety. Where the alternative material, design or

method of construction is not *approved*, the *building official* shall respond in writing, stating the reasons why the alternative was not *approved*.

[A] 104.11.1 **Research reports.** Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved* sources.

[A] 104.11.2 **Tests.** Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *building official* shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *building official* shall approve the testing procedures. Tests shall be performed by an *approved agency*. Reports of such tests shall be retained by the *building official* for the period required for retention of public records.

SECTION 105 PERMITS

[A] 105.1 **Required.** Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

[A] 105.1.1 **Annual facility permit.** In lieu of an individual *permit* for each *alteration* to an existing electrical, gas, mechanical, plumbing or interior nonstructural office system(s), the *building official* is authorized to issue an annual *permit* for any occupancy to facilitate routine or emergency service, repair, refurbishing, minor renovations of service systems or manufacturing equipment installations/relocations. The *building official* shall be notified of major changes and shall retain the right to make inspections at the facility site as deemed necessary. An annual facility permit shall be assessed with an annual fee and shall be valid for one year from date of issuance. 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 be performed during the year.

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

105.1.3 Food permit. In accordance with Section 500.12, *Florida Statutes*, a food permit 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 to construct, develop, or modify a public swimming pool without proof of application, whether 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. 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 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.

[A] **105.2 Work exempt from permit.** Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code. *Permits* shall not be required for the following:

Gas:

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

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
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.
8. The installation, replacement, removal or metering of any load management control device.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that 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 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 removal and reinstallation of water closets, provided such repairs do

not involve or require the replacement or rearrangement of valves, pipes or fixtures.

[A] **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 working business day to the *building official*.

[A] **105.2.2 Minor repairs.** Ordinary minor repairs may be made with the approval of the 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, 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, 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 affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

[A] **105.2.3 Public service agencies.** Reserved.

[A] **105.3 Application for permit.** To obtain a *permit*, the applicant shall first file an application therefor in writing on a form furnished by the building department for that purpose.

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

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 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 permit and any extension granted to the permit.

Effective October 1, 2017, a local enforcement agency shall post each type of building permit application on its website. Completed applications must be able to be submitted electronically to the appropriate building department. Accepted methods of electronic submission include, but are not 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 department's website or 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 the discretion of the building official.

[A] **105.3.1 Action on application.** The *building official* shall examine or cause to be 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 laws, the *building official* shall reject such application in writing, stating the reasons therefor. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable

thereto, the *building official* shall issue a *permit* therefor as soon as practicable. When authorized through contractual agreement with a school 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.

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 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 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, 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 for which the permit is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, *Florida Statutes*:

1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than \$125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 *Florida Statutes*, may design a 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 or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system.
3. Heating, ventilation, and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity which is designed to accommodate 100 or more persons or for which the system costs more than \$125,000. This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one-, two-, three-, or four-family structure.

An air-conditioning system may be designed by an installing air-conditioning contractor certified under Chapter 489, *Florida Statutes*, to serve any building or addition which is designed to accommodate fewer than 100 persons and requires an air-conditioning system with a value of \$125,000 or less; and when a 15-ton-per system or less is designed for a singular space of a building and each 15-ton system or less has an independent duct system. Systems not complying

with the above require design documents that are to be sealed by a professional engineer.

Example 1: When a space has two 10-ton systems with each having an independent duct system, the contractor may design these two systems since each unit (system) is less than 15 tons.

Example 2: Consider a small single-story office building which consists of six individual offices where each office has a single three-ton package air conditioning heat pump. The six heat pumps are connected to a single water cooling tower. The cost of the entire heating, ventilation and air-conditioning work is \$47,000 and the office building accommodates fewer than 100 persons. Because the six mechanical units are connected to a common water tower, this is considered to be an 18-ton system.

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

4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than \$5,000.
 5. Electrical documents. See *Florida Statutes* 471.003(2)(h).
- 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 stamped such document as provided in Section 471.025, *Florida Statutes*.
6. All public swimming pools and public bathing places defined by and regulated under Chapter 514, *Florida Statutes*.

[A] 105.3.2 Time limitation of application. An application for a *permit* for any proposed work shall be deemed to have been abandoned 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.

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 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 from other governmental entities such as water management districts, state agencies, or federal agencies.”

105.3.4 A building permit for a single-family residential dwelling must be issued within 30 working days of application therefor unless unusual circumstances require a longer 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.

105.3.5 Identification of minimum premium policy. Except as otherwise provided in Chapter 440, *Florida Statutes*, Workers’ Compensation, every employer shall, as a condition to receiving a building permit, show proof that it has secured compensation for its employees as provided in Sections 440.10 and 440.38, *Florida Statutes*.

105.3.6 Asbestos removal. Moving, removal or disposal of asbestos-containing materials on a residential building where the owner occupies the building, the building is not for sale or lease, and the work is performed according to the owner-builder limitations provided in this paragraph. To qualify for exemption under this paragraph, an owner must personally appear and sign the building permit application. The permitting agency shall provide the person with a disclosure statement in substantially the following form:

Disclosure Statement: State law requires asbestos abatement to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own asbestos abatement contractor even though you do not have a license. You must supervise the construction yourself. You may move, remove or dispose of asbestos-containing materials on a residential building where you occupy the building and the building is not for sale or lease, or the building is a farm outbuilding on your property. If you sell or lease such building within 1 year after the asbestos abatement is complete, the law will presume that you intended to sell or lease the property at the time the work was done, which is a violation of this exemption. You may not hire an unlicensed person as your contractor. Your work must be done according to all local, state and federal laws and regulations which apply to asbestos abatement projects. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

105.3.7 Applicable Code for Manufactured Buildings. Manufacturers should be permitted to complete all buildings designed and approved prior to the effective date of a new code edition, provided a clear signed contract is in place. The contract shall provide specific data mirroring that required by an application for permit, specifically, without limitation, date of execution, building owner or dealer, and anticipated date of completion. However, the construction activity must commence within 6 months of the contract’s execution. The contract is subject to verification by the Department of Business and Professional Regulation.

105.4 Conditions of the permit.

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 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 shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period 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, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

105.4.1.2 If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

105.4.1.3 Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

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

105.5 Additional options for closing a permit. Pursuant to Section 553.79(15), *Florida Statutes*, a property owner, regardless of whether the property owner is the one listed on the application for the building permit, may close a building permit by complying with the following requirements:

1. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspection in order to close the permit. If a contractor other than the original contractor listed on the permit is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that he or she performs.
2. The property owner may assume the role of an owner-builder, in accordance with Sections 489.103(7) and 489.503(6), *Florida Statutes*.

3. If a building permit is expired and its requirements have been substantially completed, as determined by the local enforcement agency, the permit may be closed without having to obtain a new building permit, and the work required to close the permit may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the permit, unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design or method of construction.
4. A local enforcement agency may close a building permit 6 years after the issuance of the permit, even in the absence of a final inspection, if the local enforcement agency determines that no apparent safety hazard exists.

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

[A] 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 demolition of a building, is found by the local enforcing agency to be not in compliance with the *Florida Building Code*, the local enforcing agency shall identify the specific plan or project features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the permit applicant. If the local building code administrator or inspector finds that the plans are not in compliance with the *Florida Building Code*, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the permit applicant.

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

Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building permit to a contractor solely because the contractor is listed on other building permits that were not closed.

[A] 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.

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

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

105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner’s or operator’s responsibility to comply with the provisions of Section 469.003, *Florida Statutes*, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

105.10 Certificate of protective treatment for prevention of termites. A weather-resistant job-site posting board shall be provided to receive duplicate treatment certificates as each required protective treatment is completed, providing a copy for the person the permit is issued to and another copy for the building permit files. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval.

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

105.12 Work starting before permit issuance. Upon approval of the building official, the scope of work delineated in the building permit application and plan may be started prior to the final approval and issuance of the permit, provided any work completed is entirely at risk of the permit applicant and the work does not proceed past the first required inspection.

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

105.14 Permit issued on basis of an affidavit. Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the building official, are hazardous or complex, the building official shall require that

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

Exception: Permit issued on basis of an affidavit shall not extend to the flood load and flood resistance requirements of the *Florida Building Code*.

105.15 Opening protection. When any activity requiring a building permit, not including roof covering replacement or repair work associated with the prevention of degradation of the residence, that is applied for on or after July 1, 2008, and for which the estimated cost is \$50,000 or more for a site built single-family detached residential structure that is located in the wind-borne debris region as defined in this code and that has an insured value of \$750,000 or more, or, if the site built single-family detached residential structure is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$750,000 or more; opening protections as required within this code or *Florida Building Code, Residential* for new construction shall be provided.

Exception: Single family 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 official or entity, may not require as a condition of issuance of a one- or two-family residential building permit the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought.
- (b) This subsection does not apply to a building permit sought for:
 1. A substantial improvement as defined in s. 161.54, *Florida Statutes* or as defined in the *Florida Building Code*.
 2. A change of occupancy as defined in the *Florida Building Code*.
 3. A conversion from residential to nonresidential or mixed use pursuant to s. 553.507(2)(a), *Florida Statutes* or as defined in the *Florida Building Code*.

4. A historic building as defined in the *Florida Building Code*.
- (c) This subsection does not prohibit a local enforcing agency, or any local building code administrator, inspector, or other official or entity, from:
1. Citing any violation inadvertently observed in plain view during the ordinary course of an inspection conducted in accordance with the prohibition in paragraph (a).
 2. Inspecting a physically nonadjacent portion of a building, structure, or real property that is directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought in accordance with the prohibition in paragraph (a).
 3. Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented to the inspection of that portion of the building, structure, or real property in accordance with the prohibition in paragraph (a).
 4. Inspecting any portion of a building, structure, or real property pursuant to an inspection warrant issued in accordance with ss. 933.20-933.30, *Florida Statutes*.

105.17 Streamlined low-voltage alarm system installation permitting.

- (1) As used in this section, the term:
 - (a) “Contractor” means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under Part II of Chapter 489, *Florida Statutes*.
 - (b) “Low-voltage alarm system project” means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in s. 489.505, *Florida Statutes*, that is hardwired and operating at low voltage, as defined in the *National Electrical Code Standard 70*, Current Edition, or a new or existing low-voltage electric fence, and ancillary components or equipment attached to such a system, or fence, including, but not limited to, home-automation equipment, thermostats, closed-circuit television systems, access controls, battery recharging devices, and video cameras.
 - (c) “Low-voltage electric fence” means an alarm system, as defined in s. 489.505, that consists of a fence structure and an energizer powered by a commercial storage battery not exceeding 12 volts which produces an electric charge upon contact with the fence structure.
 - (d) “Wireless alarm system” means a burglar alarm system of smoke detector that is not hardwired.

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- (2) Notwithstanding any provision of this code, this section applies to all low-voltage alarm system projects for which a permit is required by a local enforcement agency. However, a permit is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment attached to the system.
 - (3) A low-voltage electric fence must meet all of the following requirements to be permitted as a low-voltage alarm system project and no further permit shall be required for the low-voltage alarm system project other than as provided in this section:
 - (a) The electric charge produced by the fence upon contact must not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International Electrotechnical Commission Standard No. 60335-2-76, Current Edition.
 - (b) A nonelectric fence or wall must completely enclose the low-voltage electric fence. The low-voltage electric fence may be up to 2 feet higher than the perimeter nonelectric fence or wall.
 - (c) The low-voltage electric fence must be identified using warning signs attached to the fence at intervals of not more than 60 feet.
 - (d) The low-voltage electric fence shall not be installed in an area zoned exclusively for single-family or multi-family residential use.
 - (e) The low-voltage electric fence shall not enclose the portions of a property which are used for residential purposes.
 - (4) This section does not apply to the installation or replacement of a fire alarm if a plan review is required.
 - (5) A local enforcement agency shall make uniform basic permit labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated in s. 553.793, *Florida Statutes*. The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.
 - (a) A local enforcement agency may not require a contractor, as a condition of purchasing 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 jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels 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 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 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 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-Voltage Alarm System Project.
 - (8) The Uniform Notice of a Low-Voltage Alarm System Project may be submitted 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 Project shall be in the format prescribed by the local enforcement agency and must comply with the requirements of s. 553.793(7), *Florida Statutes*.
 - (9) A local enforcement agency may coordinate directly with the owner or customer to inspect a low-voltage alarm system to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.
 - (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 inconsistent with this section.
 - (11) A uniform basic permit label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section.
- The provisions of this act are not intended to impose new or additional licensure requirements on persons licensed in accordance with the applicable provisions of Chapter 489, *Florida Statutes*.

SECTION 106 FLOOR AND ROOF DESIGN LOADS

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

[A] 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.

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

SECTION 107 SUBMITTAL DOCUMENTS

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

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

[A] 107.2 Construction documents. *Construction documents* shall be in accordance with Sections 107.2.1 through 107.2.6.

[A] 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*.

[A] 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* 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.

[A] 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 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 of occupants to be accommodated on every floor, and in all rooms and spaces.

[A] 107.2.4 Exterior wall envelope. *Construction documents* for all buildings shall describe 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 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 openings.

The *construction documents* shall include manufacturer's installation instructions that 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 supporting documentation shall fully describe the *exterior wall* system that was tested, where applicable, as well as the test procedure used.

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 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 documents* shall include manufacturer's installation instructions.

[A] 107.2.6 Site plan. The *construction documents* submitted with the application for *permit* 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 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 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 authorized to waive or modify the requirement for a site plan where the application for *permit* is for *alteration* or *repair* or where otherwise warranted.

[A] 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.

107.2.6.2 For the purpose of inspection and record retention, site plans for a building 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 Building Code*.

[A] 107.2.7 Structural information. The *construction documents* shall provide the information specified in Section 1603.

[A] 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:

1. Building plans approved pursuant to Section 553.77(5), *Florida Statutes*, and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly and construction at the site are subject to local permitting

and inspections. Photocopies of plans approved according to Rule 61-41.009, *Florida Administrative Code*, shall be sufficient for local permit application documents of record for the modular building portion of the permitted project.

2. Industrial construction on sites where design, construction and fire safety are supervised by appropriate design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt, subject to local government option, from review of plans and inspections, providing owners certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.

[A] 107.3.1 Approval of construction documents. When the *building official* issues a *permit*, the *construction documents* shall be *approved*, in writing or by stamp, as “Reviewed for Code Compliance.” One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the *building official* or a duly authorized representative.

[A] 107.3.2 Previous approvals. This code shall not require changes in the *construction 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 in good faith within 180 days after the effective date of this code and has not been abandoned.

[A] 107.3.3 Phased approval. The *building official* is authorized to issue a *permit* for the construction of foundations or any other part of a building or structure before the *construction documents* for the whole building or structure have been submitted, provided that adequate 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 proceed at the holder’s own risk with the building operation and without assurance that a *permit* for the entire structure will be granted.

[A] 107.3.4 Design professional in responsible charge. Reserved.

[A] 107.3.4.1 Deferred submittals. 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 *construction documents* for review by the *building official*.

Documents for deferred submittal items shall be submitted to the *registered design 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 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*.

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 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 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 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 enforcement agencies may accept or reject plans sealed by persons licensed under Chapters 471, 481 or 489, *Florida Statutes*.

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; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration penetrations; flashing; and rough opening dimensions; and all exterior elevations:

Commercial Buildings:

Building:

1. Site requirements:
 - Parking
 - Fire access
 - Vehicle loading
 - Driving/turning radius
 - Fire hydrant/water supply/post indicator valve (PIV)
 - Set back/separation (assumed property lines)
 - Location of specific tanks, water lines and sewer lines
 - Flood hazard areas, flood zones, and design flood elevations
2. Occupancy group and special occupancy requirements shall be determined.
3. Minimum type of construction shall be determined (see Table 503).
4. Fire-resistant construction requirements shall include the following components:
 - Fire-resistant separations
 - Fire-resistant protection for type of construction
 - Protection of openings and penetrations of rated walls
 - Fire blocking and draftstopping and calculated fire resistance
5. Fire suppression systems shall include:
 - Early warning smoke evacuation systems
 - Schematic fire sprinklers
 - Standpipes
 - Pre-engineered systems
 - Riser diagram.

6. Life safety systems shall be determined and shall include the following requirements:
 - Occupant load and egress capacities
 - Early warning
 - Smoke control
 - Stair pressurization
 - Systems schematic
 7. Occupancy load/egress requirements shall include:
 - Occupancy load
 - Gross
 - Net
 - Means of egress
 - Exit access
 - Exit
 - Exit discharge
 - Stairs construction/geometry and protection
 - Doors
 - Emergency lighting and exit signs
 - Specific occupancy requirements
 - Construction requirements
 - Horizontal exits/exit passageways
 8. Structural requirements shall include:
 - Soil conditions/analysis
 - Termite protection
 - Design loads
 - Wind requirements
 - Building envelope
 - Impact resistant coverings or systems
 - Structural calculations (if required)
 - Foundation
 - Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, flood damage-resistant materials
 - Wall systems
 - Floor systems
 - Roof systems
 - Threshold inspection plan
 - Stair systems
 9. Materials shall be reviewed and shall at a minimum include the following:
 - Wood
 - Steel
 - Aluminum
 - Concrete
 - Plastic
 - Glass
 - Masonry
 - Gypsum board and plaster
 - Insulating (mechanical)
 - Roofing
 - Insulation
 10. Accessibility requirements shall include the following:
 - Site requirements
 - Accessible route
 - Vertical accessibility
 - Toilet and bathing facilities
 - Drinking fountains
 - Equipment
 - Special occupancy requirements
 - Fair housing requirements
 11. Interior requirements shall include the following:
 - Interior finishes (flame spread/smoke development)
 - Light and ventilation
 - Sanitation
 12. Special systems:
 - Elevators
 - Escalators
 - Lifts
 13. Swimming pools:
 - Barrier requirements
 - Spas
 - Wading pools
 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 and properly identified on the building plans by the designer.
- Electrical:**
1. Electrical:
 - Wiring
 - Services
 - Feeders and branch circuits
 - Overcurrent protection
 - Grounding
 - Wiring methods and materials
 - GFCIs
 2. Equipment
 3. Special occupancies
 4. Emergency systems
 5. Communication systems
 6. Low voltage
 7. Load calculations
 8. Design flood elevation
- Plumbing:**
1. Minimum plumbing facilities
 2. Fixture requirements
 3. Water supply piping
 4. Sanitary drainage
 5. Water heaters
 6. Vents
 7. Roof drainage
 8. Back flow prevention
 9. Irrigation

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10. Location of water supply line
11. Grease traps
12. Environmental requirements
13. Plumbing riser
14. Design flood elevation

Mechanical:

1. Energy calculations
2. Exhaust systems:
 - Clothes dryer exhaust
 - Kitchen equipment exhaust
 - Specialty exhaust systems
3. Equipment
4. Equipment location
5. Make-up air
6. Roof-mounted equipment
7. Duct systems
8. Ventilation
9. Combustion air
10. Chimneys, fireplaces and vents
11. Appliances
12. Boilers
13. Refrigeration
14. Bathroom ventilation
15. Laboratory
16. Design flood elevation

Gas:

1. Gas piping
2. Venting
3. Combustion air
4. Chimneys and vents
5. Appliances
6. Type of gas
7. Fireplaces
8. LP tank location
9. Riser diagram/shutoffs
10. Design flood elevation

Demolition:

1. Asbestos removal

Residential (one- and two-family):

1. Site requirements:
 - Set back/separation (assumed property lines)
 - Location of septic tanks
2. Fire-resistant construction (if required)

3. Fire
4. Smoke detector locations
5. Egress:
 - Egress window size and location stairs construction requirements
6. Structural requirements shall include:
 - Wall section from foundation through roof, including assembly and materials
 - connector tables wind requirements
 - structural calculations (if required)
 - Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, equipment, and flood damage-resistant materials
7. Accessibility requirements:
 - Show/identify
 - Accessible bath
8. Impact resistant coverings or systems

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.

[A] 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*.

[A] 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 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 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 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 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 with the requirements of the technical codes. Where the building official relies upon such affidavit, the architect or engineer shall assume full responsibility for compliance with all provisions of the technical codes and other pertinent laws or ordinances. The building official shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, *Florida Statutes*, and that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes*.

107.6.1 Building permits issued on the basis of an affidavit. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Parts 59 and 60), the authority granted to the *building official* to issue permits, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to Sections 105.14 and 107.6, shall not extend to the flood load and flood-resistance construction requirements of the *Florida Building Code*.

SECTION 108 TEMPORARY STRUCTURES AND USES

[A] 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 for more than 180 days. The *building official* is authorized to grant extensions for demonstrated cause.

[A] 108.2 Conformance. Temporary structures and uses shall comply with the requirements in Section 3103.

[A] 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 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 or power in NFPA 70.

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

SECTION 109 FEES

[A] 109.1 Payment of fees. A *permit* shall not be valid until the fees prescribed by law have been paid, nor shall an

amendment to a *permit* be released until the additional fee, if any, has been paid.

[A] 109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or *alterations* requiring a *permit*, a fee for each *permit* shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

[A] 109.3 Building permit valuations. The applicant for a *permit* shall provide an estimated *permit* value at time of application. *Permit* valuations shall include total value of work, including 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*.

[A] 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 necessary *permits* shall be subject to a fee established by the *building official* that shall be in addition to the required *permit* fees.

[A] 109.5 Related fees. Reserved.

[A] 109.6 Refunds. Reserved.

SECTION 110 INSPECTIONS

[A] 110.1 General. Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain exposed and provided with access for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *owner* or the *owner's* authorized agent to cause the work to remain exposed and provided with access for inspection purposes. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

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

[A] 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 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

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inspections occur and what elements are inspected at each inspection.

Building

1. Foundation inspection. To be made after trenches are excavated and forms erected and shall at a minimum include the following building components:
 - Stem-wall
 - Monolithic slab-on-grade
 - Piling/pile caps
 - Footers/grade beams
 - 1.1. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted to the authority having jurisdiction.
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 complete and shall at a minimum include the following building components:
 - Window/door framing
 - Vertical cells/columns
 - Lintel/tie beams
 - Framing/trusses/bracing/connectors
 - Draft stopping/fire blocking
 - Curtain wall framing
 - Energy insulation
 - Accessibility
 - Verify rough opening dimensions are within tolerances.
3. Sheathing inspection. To be made either as part of a dry-in inspection or done 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 components:
 - Roof sheathing
 - Wall sheathing
 - Sheathing fasteners
 - Roof/wall dry-in
4. Exterior wall coverings. Shall at a minimum include the following building components in progress inspections:
 - Exterior wall coverings and veneers
 - Soffit coverings
5. Roofing inspection. Shall at a minimum include the following building components:
 - Dry-in
 - Insulation

- Roof coverings
- Flashing

6. Final inspection. To be made after the building is completed and ready for occupancy.
 - 6.1. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation shall be submitted to the authority having jurisdiction.
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.

Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.

In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17 of this code.
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 conditions shall exist during or after demolition operations.

Final inspection to be made after all demolition work is completed.
9. Manufactured building inspections. The building department shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility cross-overs; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the *Florida Building Code*. Additional inspections may be required for public educational facilities (see Section 453.27.20 of this code).
10. Where impact-resistant coverings or impact-resistant systems are installed, the building official shall schedule adequate inspections of impact-resistant coverings or impact-resistant systems to determine the following:

The system indicated on the plans was installed.

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

Electrical

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

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

Plumbing

1. Underground inspection. To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
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 installation of wall or ceiling membranes.
3. Final inspection. To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

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

Mechanical

1. Underground inspection. To be made after trenches or ditches are excavated, 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 are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
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.

Gas

1. Rough piping inspection. To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.
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 otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
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, to ensure 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.

[A] 110.3.1 Footing and foundation inspection. Reserved.

[A] 110.3.2 Concrete slab and under-floor inspection. Reserved.

[A] 110.3.3 Lowest floor elevation. Reserved.

[A] 110.3.4 Frame inspection. Reserved.

[A] 110.3.5 Lath, gypsum board and gypsum panel product inspection. Lath, gypsum board and gypsum panel product inspections shall be made after lathing, gypsum board 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.

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

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 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*.

[A] 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 view until inspected and *approved*.

[A] 110.3.8 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation R- and U-values, fenestration U-value, duct system R-value, and HVAC and water-heating equipment efficiency.

[A] 110.3.9 Other inspections. In addition to the inspections specified in Sections 110.3 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 enforced by the department of building safety.

[A] 110.3.10 Special inspections. Reserved.

[A] 110.3.11 Final inspection. Reserved.

[A] 110.3.11.1 Flood hazard documentation. Reserved.

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 2304.12.4, specifically required to be inspected for termites in accordance with Section 2114, or required to have chemical soil treatment in accordance with Section 1816 shall not be covered or concealed until the release from the building official has been received.

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 adequate inspections of impact-resistant coverings or systems to determine the following:

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

[A] 110.4 Inspection agencies. Reserved.

[A] 110.5 Inspection requests. It shall be the duty of the holder of the building *permit* or their 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 required by this code.

[A] 110.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building 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*.

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.

110.8 Threshold building.

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 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 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 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. The contractor’s contractual or statutory obligations are not relieved by any action of the special inspector.

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 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-stories criteria which would result in classification as a threshold building under s. 553.71(7), *Florida Statutes* may designate such building as a threshold building, subject to more than the 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 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 an engineer or under Chapter 481, *Florida Statutes*, as an architect.

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

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 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 documents, and the shoring and reshoring conforms to the shoring and reshoring plans submitted to the enforcement agency.”

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 codes and made part of the enforcement agency’s recorded set of permit documents.

110.8.4.3 All shoring and reshoring procedures, plans and details be 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 contractor.

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 the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, *Florida Statutes*.

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 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 shall have the responsibility for supervision, direction, management and control of the construction activities on the project for which the building permit was issued.

110.8.6 The building department may allow a special inspector to conduct the minimum structural inspection of

threshold buildings required by this code, Section 553.73, *Florida Statutes*, without duplicative inspection by the building department. The building official is responsible for ensuring that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes*, or certified as a special inspector under Chapter 471 or 481, *Florida Statutes*. Inspections of threshold buildings required by Section 553.79(5), *Florida Statutes*, are in addition to the minimum inspections required by this code.

SECTION 111 CERTIFICATE OF OCCUPANCY

[A] 111.1 Use and occupancy. A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: Certificates of occupancy are not required for work exempt from *permits* in accordance with Section 105.2.

[A] 111.2 Certificate issued. After the *building official* inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department of building safety, the *building official* shall issue a certificate of occupancy that contains the following:

1. The building *permit* number.
2. The address of the structure.
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.
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 which the proposed occupancy is classified.
6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction
7. The name of the *building official*.
8. The edition of the code under which the *permit* was issued.
9. The use and occupancy, in accordance with the provisions of Chapter 3.
10. The type of construction as defined in Chapter 6.
11. The design *occupant load*.
12. If an *automatic sprinkler system* is provided, whether the sprinkler system is required.

13. Any special stipulations and conditions of the building *permit*.

[A] 111.3 Temporary occupancy. The *building official* is authorized to issue a temporary 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 during which the temporary certificate of occupancy is valid.

[A] 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 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.

111.5 Certificate of completion. A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.

SECTION 112 SERVICE UTILITIES

[A] 112.1 Connection of service utilities. A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a *permit* is required, until released by the *building official*.

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

[A] 112.3 Authority to disconnect service utilities. The *building official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The *building official* shall notify the serving utility, and wherever possible the *owner* and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the *owner* or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 113 BOARD OF APPEALS RESERVED

SECTION 114 VIOLATIONS RESERVED

**SECTION 115
STOP WORK ORDER**

[A] **115.1 Authority.** Where the *building official* finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the *building official* is authorized to issue a stop work order.

[A] **115.2 Issuance.** The stop work order shall be in writing and shall be given to the *owner* of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.

[A] **115.3 Unlawful continuance.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

**SECTION 116
UNSAFE STRUCTURES AND EQUIPMENT
RESERVED**

**SECTION 117
VARIANCES IN FLOOD HAZARD AREAS**

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

Exhibit # 2

Florida Statute 553.73 Florida Building Code.—

(1)(e) Subject to the provisions of this act, responsibility for enforcement, interpretation, and regulation of the Florida Building Code shall be vested in a specified local board or agency, and the words “local government” and “local governing body” as used in this part shall be construed to refer exclusively to such local board or agency.

(4)(a) All entities authorized to enforce the Florida Building Code under s. 553.80 shall comply with applicable standards for issuance of mandatory certificates of occupancy, minimum types inspections, and procedures for plans review and inspections as established by the commission by rule. Local governments may adopt amendments to the administrative provisions of the Florida Building Code, subject to the limitations in this subsection. Local amendments must be more stringent than the minimum standards described in this section and must be transmitted to the commission within 30 days after enactment. The local government shall make such amendments available to the general public in a usable format. The State Fire Marshal is responsible for establishing the standards and procedures required in this subsection for governmental entities with respect to applying the Florida Fire Prevention Code and the Life Safety Code.

CHAPTER 1 - ADMINISTRATION—BROWARD COUNTY

Section 101 - General

101.1 Title. These regulations shall be known as the "Florida Building Code," hereinafter referred to as FBC or "this Code."

101.2 Scope. The provisions of this chapter shall govern the administration and enforcement of the FBC, Fire Protection Provisions of this Code, and Florida Fire Prevention Code. They shall apply countywide in both incorporated and unincorporated areas of Broward County, Florida. The provisions of this Code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the FBC, Residential, and Broward County Amendments, [Chapter 1](#).
2. Code requirements that address snow loads and earthquakes.

Section 110 – Inspections

110.3.13 Virtual Inspections. When approved by the Building Official, virtual inspections, as set forth in Section 101.2.2, are limited to,

1. Attachment of mullion bars in the window and door installations for like-in-kind replacement.
2. Reroofing under one thousand five hundred (1,500) square feet in compliance with Section 1512.4.3.2 of this code.
3. Tunnel replacement of building drains and water lines.
4. Water heater replacement that does not require an electric upgrade or new gas service.

Item 2



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324

broward.org/CodeAppeals | 954-765-4500 | rulesboard@broward.org

TO: Members of the Broward County Board of Rules and Appeals

FROM: Administrative Director

DATE: November 14, 2024

RE: Update to Board Policy 14-02, Policy/Affidavit to ensure compliance with Chapter 71-575, Section 4(b), Laws of Florida

Recommendation

It is recommended that the Board of Rules and Appeals adopt, by vote, to change the jurisdiction to only Broward County within Board Policy 14-02, Policy/Affidavit to ensure compliance with Chapter 71-575.

Reasons

Chapter 71-575, Laws of Florida (1971), subsequently adopted through Broward County Ordinance 74-21 established that the building code would apply to all municipalities and unincorporated areas of Broward County.

Section 4(b) states: Any inspector (such as and including but not limited to structural, engineering, plumbing, mechanical, or electrical) or other building official charged with enforcing or otherwise supervising or inspecting any work covered under any section of the South Florida Building Code as applicable to Broward County pursuant to Chapter 71-575, Laws of Florida, and who is required to hold or who otherwise holds a Certificate of Competency in any area of construction shall not use that Certificate of Competency to engage in free enterprise, thereby competing against persons or firms whose work he may also inspect, nor may he allow his Certificate of Competency to be used by another person or firm.

Additional Information

Many building officials have expressed that this is the number one issue they face when recruiting candidates for positions such as inspectors and plans examiners. They believe that we impose an extraterritorial requirement by mandating what can be done outside Broward County.

If there is a conflict of interest outside of Broward, it should be addressed as an ethical issue. Inspectors operate in this manner throughout the remaining counties in Florida. Nothing in this policy prevents municipalities from having a stricter policy as a condition of employment.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "A. Barbosa".

Dr. Ana C. Barbosa



Policy/Affidavit to ensure compliance with Chapter 71-575, Section 4(b), Laws of Florida

NOTICE

All applicants for certification or re-certification ~~are required to~~ must execute the following statement and to have the same notarized by a duly authorized Notary. Failure to execute and have this statement notarized will prevent the certification or re-certification process from proceeding to completion.

THE UNDERSIGNED HEREBY VOLUNTARILY AND KNOWINGLY STATES AS FOLLOWS:

The undersigned has read Chapter 71-575, Section 4(b), Laws of Florida, and has had the opportunity to have the same reviewed and explained by legal counsel. Undersigned understands the terms of same and that they shall not use their Certificate of Competency to engage in free enterprise within Broward County, thereby competing against persons or firms that may do business within Broward County whose work they may also inspect, nor may they allow their Certificate of Competency to be used by another person or firm within Broward County. This includes any activity, such as, but not limited to, bidding, contracting, code consulting, design, employment, plan review, special building inspections, etc. The undersigned applying ~~makes an application~~ for certification or re-certification, affirms compliance with the aforementioned Code Section, and vouches for the truth and accuracy of all statements and answers herein ~~contained~~ by affixing their signature below. The undersigned agrees that failure to comply with the requirements of Chapter 71-575 shall be considered a material breach of the terms of certification and may result in decertification/ denial of certification.

Printed Name and Signature of Applicant.

State of Florida

SS |

County of Broward

On the _____ day of _____, 20____, personally appeared before me the above-named individual who signed the foregoing instrument declaring same to be true to his knowledge and belief.

Notary-Public:

(Printed name and Signature of Notary Public, State of Florida)

(NOTARY SEAL)

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

Editor's Note: Affidavit Authorized by BORA vote on May 8, 2014, and issued by Chair on May 9, 2014.

Item 3



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324

broward.org/CodeAppeals | 954-765-4500 | rulesboard@broward.org

TO: Members of the Broward County Board of Rules and Appeals

FROM: Administrative Director

DATE: November 14, 2024

RE: Update to Board Policy 18-02, Design Professional and Contractor Requirements to become a Certified Inspector, as it relates to the closing out of open permits and ongoing projects in Broward County

Recommendation

It is recommended that the Board of Rules and Appeals adopt, by vote, to change the jurisdiction to Broward County in Board Policy 18-02, Design Professional and Contractor Requirements to become a Certified Inspector, as it relates to the closing out of open permits and ongoing projects.

Reasons

Chapter 71-575, Laws of Florida (1971), subsequently adopted through Broward County Ordinance 74-21 established that the South Florida Building Code would apply to all municipalities and unincorporated areas of Broward County.

Section 4(b) states: Any inspector (such as and including but not limited to structural, engineering, plumbing, mechanical, or electrical) or other building official charged with enforcing or otherwise supervising or inspecting any work covered under any section of the South Florida Building Code as applicable to Broward County pursuant to Chapter 71-575, Laws of Florida, and who is required to hold or who otherwise holds a Certificate of Competency in any area of construction shall not use that Certificate of Competency to engage in free enterprise thereby competing against persons or firms whose work he may also inspect, nor may he allow his Certificate of Competency to be used by another person or firm.

Additional Information

Many building officials have expressed that this is the number one issue they face when recruiting candidates for positions such as inspectors and plans examiners. They believe that we impose an extraterritorial requirement by mandating what can be done outside Broward County.

If there is a conflict of interest outside of Broward, it should be addressed as an ethical issue. Inspectors operate in this manner throughout the remaining counties in Florida. Nothing in this policy prevents municipalities from having a stricter policy as a condition of employment.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "A. Barbosa".

Dr. Ana C. Barbosa



Design Professional and Contractor Requirements to Become a Certified Inspector

This policy applies to all individuals who seek certification through the Broward County Board of Rules and Appeals (BORA) to be certified as a building code professional. Any code professional (such as but not limited to engineers, architects, or structural, plumbing, mechanical, or electrical contractors) who is required to hold or who otherwise holds a Certificate of Competency (Certificate) or Professional License (License) in any area of construction shall not use that Certificate or License to engage in free enterprise anywhere in Broward County, thereby competing against persons or firms whose work they may also inspect. Nor may this individual allow their Certificate or License to be used by another person or firm within Broward County.

Per Florida Statute 71-575 (4)b, commencing with the time of application submission, an applicant is prohibited from engaging in free enterprise in Broward County, including but not limited to bids, proposals, contracts, permits, etc. The applicant shall provide a detailed list of all open and ongoing projects currently under construction, including information such as the municipality they are located within, the existing permit number, and the time frame in which the project will be completed. This time frame shall not exceed 180 days from the time the application for certification was submitted to BORA.

If this 180-day time frame is required to be extended, a written request shall be submitted to the Director of the BORA no later than 30 days before the expiration of the 180 days. This request for extension will be reviewed by the Board of Rules and Appeals (Board) for approval at the next meeting. An extension, if granted, will be set by the Board depending on circumstances, unless the Board does not meet that month, in which case the Administrative Director may extend the time frame until the next scheduled meeting. All extensions beyond this point shall follow the same notification rule as mentioned previously and shall be reviewed and voted on by the Board on a case-by-case basis.

Florida Statute 71-575 (4)b

Any Inspector (such as and including but not limited to structural, engineering, plumbing, mechanical, or electrical) or other building official charged with enforcing or otherwise supervising or inspecting any work covered under any section of the South Florida Building Code as applicable to Broward County pursuant to Chapter 71-575, Laws of Florida, and who is required to hold or who otherwise holds a Certificate of Competency in any area of construction shall not use that Certificate of Competency to engage in free enterprise thereby competing against persons or firms whose work he may also inspect, nor may he allow his Certificate of Competency to be used by another person or firm.

Item 4



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324

broward.org/CodeAppeals | 954-765-4500 | rulesboard@broward.org

TO: Members of the Broward County Board of Rules and Appeals

FROM: Chief Structural Code Compliance Officer

DATE: November 14, 2024

RE: First Reading of Amendments to Chapter 1, Section 104.16.3 Certification of the Structural Inspector and Section 104.15.3 Certification of the Roofing Inspector, Florida Building Code, 8th Edition (2023)

Recommendation

It is recommended that the Board of Rules and Appeals adopt, by vote, revisions to Chapter 1, Sections 104.16.3 and 104.15.3, Florida Building Code, 8th Edition (2023).

Reasons

At the August 8, 2024, Board of Rules and Appeals meeting, a request was made by Mr. Bill Tracy, Building Official for the City of Parkland, for the Board to consider extending the time frame for obtaining a contractor's license for applicants from one year to two years.

The Department of Business and Professional Regulations (DBPR) has changed its process when scheduling for testing to obtain a license. The recommendation is to allow a roofing and structural inspector up to two years, from one year, to obtain their contractor license to mirror the time frame that the DBPR allows applicant to obtain their standard inspector license.

Additional Information

Revised FBC Chapter 1, Section 1104.16.3 and 104.15.3 are attached. ~~Stricken through~~ text is language deleted. Underscored text is new or revised language.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael Guerasio".

Michael Guerasio

BROWARD COUNTY AMENDMENTS

Section 104 Powers and Duties of the Building Official, Assistant Building Official, Fire Code Official, Chief Inspector, Plan Examiner, and Inspector**104.16.3 Certification of the Structural Inspector**

104.16.3.1.2 Be a BCAIB certified Standard Inspector in the structural discipline with five (5) years of experience within the State of Florida, of which two (2) years shall have been within HVHZ or passing the BORA's HVHZ exam. An individual qualifying through this path shall be required to acquire a GC license by exam within one (42) years2 of initial certification as an inspector.

104.16.3.1.4 Five (5) years of construction experience in the structural discipline in a supervisory capacity, of which at least two (2) years shall have been within the jurisdiction of HVHZ or passing the BORA's HVHZ exam. An individual qualifying through this path shall be required to acquire an unlimited GC license by exam from either the Construction Industry Licensing Board (CILB), Broward County Examining Board, or the Miami-Dade Construction Trades Qualifying Board within one (42) years2 of initial certification as an inspector.

104.16.3.1.5 Ten (10) years of construction experience in the structural discipline, of which at least two (2) years shall have been within the jurisdiction of the HVHZ or passing the BORA's HVHZ exam. An individual qualifying through this path shall be required to acquire an Unlimited GC license by exam from either the Construction Industry Licensing Board (CILB), Broward County Examining Board, or the Miami-Dade Construction Trades Qualifying Board within one (42) years2 of initial certification as an inspector.

104.15.3 Certification of the Roofing Inspector

104.15.3.1.2 Be a BCAIB-certified Standard Structural Inspector or Standard roofing inspector with five (5) years of experience within the state of Florida, two (2) years of which shall have been within the HVHZ or passing BORA's HVHZ exam. An individual qualifying through this path shall be required to acquire a roofing contractor license, by exam, from either the Construction Industry Licensing Board (CILB), Broward County Examining Board, or the Miami-Dade Construction Trades Qualifying Board within one (42) years2 of initial certification.

104.15.3.1.4 Five (5) years of construction experience within the State of Florida in the roofing discipline in a supervisory capacity, of which at least two (2) years shall have been within the HVHZ or passing BORA's HVHZ exam. An individual qualifying through this path shall be required to acquire a Roofing Contractors License, by exam, from either the Construction Industry Licensing Board (CILB), Broward County Examining Board, or the Miami-Dade Construction Trades Qualifying Board within one (42) years2 of initial certification as an inspector.

104.15.3.1.5 Ten (10) years of construction experience within the State of Florida in the roofing discipline, of which at least two (2) years shall have been within the HVHZ or passing BORA's HVHZ exam. An individual qualifying through this path shall be required to acquire a roofing contractor's license, by exam, from either the Construction Industry Licensing Board (CILB), Broward County Examining Board, or the Miami-Dade Construction Trades Qualifying Board within one (42) years2 of the initial certification as an inspector.

Item 5



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324

broward.org/CodeAppeals | 954-765-4500 | rulesboard@broward.org

TO: Members of the Board of Rules and Appeals

FROM: Chief Mechanical Code Compliance Officer

DATE: November 14, 2024

RE: Request to convene BORA's Certification Committee to review Chapter 1, Sections 104.12.3 Certification of the Electrical Inspector, 104.13.3 Certification of the Mechanical Inspector and 104.14.3 Certification of the Plumbing Inspector

Recommendation

Staff respectfully recommends to the Board of Rules and Appeals to convene BORA's Certification Committee to review and discuss possible changes to Broward County Administrative Amendments to Chapter 1, Sections 104.12.3 Certification of the Electrical Inspector, 104.13.3 Certification of the Mechanical Inspector and 104.14.3 Certification of the Plumbing Inspector.

Reasons

To facilitate the recruitment and hiring of mechanical, electrical, and plumbing inspectors and for consistency with the structural inspector certification requirements, the Certification Committee could review possible changes to Broward County Administrative Amendments to Chapter 1, which would mirror Section 104.16.3 Certification of the Structural Inspector, subsection 104.16.3.1.5. The subsection mentioned above allows the certification of a person with 10 years of experience but without a contractor license, with the condition that they will have a year to acquire a license. See Exhibit 1, text in braces. Such language does not exist in the code for mechanical, electrical, and plumbing inspectors. See Exhibits 2, 3, and 4.

Additional Information

- Exhibit 1: FBC Chapter 1 Administration, Broward County, 8th (2023) Edition, Section 104.16.3 Certification of the Structural Inspector
- Exhibit 2: FBC Chapter 1 Administration, Broward County, 8th (2023) Edition, Section 104.12.3 Certification of the Electrical Inspector
- Exhibit 3: FBC Chapter 1 Administration, Broward County, 8th (2023) Edition, Section 104.13.3 Certification of the Mechanical Inspector
- Exhibit 4: FBC Chapter 1 Administration, Broward County, 8th (2023) Edition, Section 104.14.3 Certification of the Plumbing Inspector

Respectfully Submitted,

A handwritten signature in black ink that reads "R Soto".

Rolando Soto

EXHIBIT 1

104.16.3 Certification of the Structural Inspector. To be eligible for appointment as a structural inspector, such person shall be certified by BCAIB as a standard Inspector or be a Florida Registered Architect or Florida Licensed Professional Engineer in the discipline requested.

104.16.3.1 Such person shall also be certified by BORA by meeting the requirements of at least one (1) of the following:

104.16.3.1.1 Be a Florida Registered Architect or a Florida Licensed Professional Engineer in the discipline requested with two (2) years of HVHZ experience or passing BORA's HVHZ exam.

104.16.3.1.2 Be a BCAIB certified Standard Inspector in the structural discipline with five (5) years of experience within the State of Florida, of which two (2) years shall have been within HVHZ or passing the BORA's HVHZ exam. An individual qualifying through this path shall be required to acquire a GC license by exam within one (1) year of initial certification as an inspector.

104.16.3.1.3 Be a licensed GC with at least five (5) years of experience within the State of Florida in the Structural discipline with that license, of which two (2) years shall have been within the HVHZ or passing the BORA's HVHZ exam.

104.16.3.1.4 Five (5) years of construction experience in the structural discipline in a supervisory capacity, of which at least two (2) years shall have been within the jurisdiction of HVHZ or passing the BORA's HVHZ exam. An individual qualifying through this path shall be required to acquire an unlimited GC license by exam from either the Construction Industry Licensing Board (CILB), Broward County Examining Board, or the Miami-Dade Construction Trades Qualifying Board within one (1) year of initial certification as an inspector.

104.16.3.1.5 Ten (10) years of construction experience in the structural discipline, of which at least two (2) years shall have been within the jurisdiction of the HVHZ or passing the BORA's HVHZ exam. An individual qualifying through this path shall be required to acquire an Unlimited GC license by exam from either the Construction Industry Licensing Board (CILB), Broward County Examining Board, or the Miami-Dade Construction Trades Qualifying Board within one (1) year of initial certification as an inspector.

104.16.3.2 An applicant for certification as a structural inspector under the provisions of this section who is a graduate from an accredited school holding a bachelor or associate of science degree in engineering, architecture, or building construction may be credited for two (2) years for bachelor's degree or one (1) year for an associate degree towards the combined experience requirements. This credit is not applicable to the requirements under Section 104.16.3.1.1.

104.16.3.3 Limited building or residential inspector certifications may be issued to individuals holding current building or residential contractor licenses and who otherwise meet the requirements of the appropriate section under which they are qualifying, with duties limited to the scope of work authorized by their license.

104.16.3.4 An applicant for certification as a structural inspector under the provisions of this section may only substitute the required two (2) years of HVHZ experience with two (2) years of statewide experience and passing the BORA HVHZ exam.

104.16.3.5 Building Inspectors (structural) certified by BORA on or after July 1, 2020, shall be required to obtain a Reinforced Unit Masonry certification within two years from their initial BORA certification date.

EXHIBIT 2

104.12.3 Certification of the Electrical Inspector. To be eligible for appointment as an Electrical Inspector, such person shall be certified as required by BCAIB as an electrical inspector. Engineers are exempt from BCAIB certification.

104.12.3.1 Such person shall be certified by BORA and shall meet at least one of the following qualifications:

104.12.3.1.1 An Engineer in the discipline requested.

104.12.3.1.2 Five (5) years of construction experience in the electrical discipline in a supervisory capacity and a Certificate of Competency as a master electrician or electrical contractor.

104.12.3.1.3 Five (5) years of construction experience in the electrical discipline and five (5) years' experience as an electrical inspector certified by BCAIB and a Certificate of Competency as a master electrician or electrical contractor.

104.12.3.1.4 Seven (7) years of construction experience in the electrical discipline and possess a Certificate of Competency as a journeyman electrician.

104.12.3.1.5 Ten (10) years of experience as an electrical inspector certified by BCAIB. A person with multi-discipline certifications can only be certified in one (1) discipline. A person certified under this section is exempt from Section 104.12.3.2.

104.12.3.2 Each of the applicants shall possess a current Certification of Competency or a professional license in the discipline requested as a master electrician or electrical contractor or journeyman electrician or engineer issued by at least one (1) of the following entities:

- A. Florida Electrical Contractors Licensing Board.
- B. Broward County Central Examining Board of Electricians.
- C. Miami-Dade County Construction Trades Qualifying Board, Block proctored.
- D. Florida Board of Professional Engineers.

104.12.3.3 An applicant for certification as an electrical inspector under the provisions of this section who is a graduate from an accredited school holding a bachelor or associate in science degree in electrical engineering may be credited for two (2) years for a bachelor's degree or one (1) year for an associate degree towards the combined experience requirements. This credit is not applicable to the requirements under Section 104.12.3.1.1.

EXHIBIT 3

104.13.3 Certification of the Mechanical Inspector. To be eligible for appointment as a mechanical inspector, such person shall be certified as required by the BCAIB as a mechanical inspector. Engineers are exempt from BCAIB certification.

104.13.3.1 Such person shall be certified by BORA and shall meet at least one (1) of the following qualifications:

104.13.3.1.1 An Engineer in the discipline requested.

104.13.3.1.2 Five (5) years of construction experience in the mechanical discipline in a supervisory capacity and a Certificate of Competency as a master mechanical, mechanical contractor, Class A air conditioning contractor, or Class B air conditioning contractor.

104.13.3.1.3 Five (5) years of construction experience in the mechanical discipline and five (5) years experience as a mechanical inspector certified by BCAIB and a Certificate of Competency as a master mechanical or mechanical contractor or Class A air conditioning contractor or Class B air conditioning contractor.

104.13.3.1.4 Seven (7) years of construction experience in the mechanical discipline and a Certificate of Competency as a journeyman mechanical.

104.13.3.1.5 Ten (10) years of experience as a mechanical inspector certified by BCAIB. A person with multi-discipline certifications can only be certified in one (1) discipline. A person certified under this section is exempt from Section 104.13.3.2.

104.13.3.2 Each of the applicants shall possess a current Certificate of Competency or a professional license in the discipline requested as a master mechanical, mechanical contractor, Class A air conditioning contractor, Class B air conditioning contractor, or journeyman mechanical or engineer issued by at least one (1) of the following entities:

- A. Florida Construction Industry Licensing Board.
- B. Broward County Central Examining Board of Mechanical Contractors and Specialty Mechanical Contractors.
- C. Miami-Dade County Construction Trades Qualifying Board.
- D. Florida Board of Professional Engineers.

104.13.3.2.1 Individuals holding licenses as a Class B Air Conditioning Contractor, with a current Certificate of Competency issued by the above-mentioned boards, shall have duties limited to the inspection of air conditioning and mechanical work within the scope of their certificate of competency.

104.13.3.3 An applicant for certification as a Mechanical Inspector under the provisions of this section who is a graduate from an accredited school holding a bachelor's or an associate of science degree in mechanical engineering may be credited for two (2) years for a bachelor's degree or one (1) year for an associate degree towards the combined experience requirements. This credit is not applicable to the requirements under Section 104.13.3.1.1.

EXHIBIT 4

104.14.3 Certification of the Plumbing Inspector. To be eligible for appointment as a plumbing inspector, such person shall be certified as required by BCAIB as a plumbing inspector. Engineers are exempt from BCAIB certification.

104.14.3.1 Such person shall be certified by BORA and shall meet at least one of the following qualifications:

104.14.3.1.1 An Engineer in the discipline requested.

104.14.3.1.2 Five (5) years of construction experience in the plumbing discipline in a supervisory capacity and a Certificate of Competency as a master plumber or plumbing contractor.

104.14.3.1.3 Five (5) years of construction experience in the plumbing discipline and five (5) years' experience as a plumbing inspector certified by BCAIB and a Certificate of Competency as a master plumber or plumbing contractor.

104.14.3.1.4 Seven (7) years of construction experience in the plumbing discipline and a Certificate of Competency as a Journeyman Plumber.

104.14.3.1.5 Ten (10) years of experience as a plumbing inspector certified by BCAIB. A person with multi-discipline certifications can only be certified in one (1) discipline. A person certified under this section is exempt from Section 104.14.3.2.

104.14.3.2 Each of the applicants shall possess a current Certificate of Competency or a professional license in the discipline requested as a master plumber, plumbing contractor, or journeyman plumber issued by at least one (1) of the following entities:

- A. Florida Construction Industry Licensing Board.
- B. Broward County Central Examining Board of Plumbers.
- C. Miami-Dade County Construction Trades Qualifying Board.
- D. Florida Board of Professional Engineers.

104.14.3.3 An applicant for certification as a plumbing inspector under the provisions of this Section who is a graduate from an accredited school holding a bachelor's or an associate of science degree in mechanical engineering may be credited for two (2) years for a bachelor's degree or one (1) year for an associate degree towards the combined experience requirements. This credit is not applicable to the requirements under Section 104.14.3.1.1.