



THE BORA QUARTERLY

OFFICIAL NEWSLETTER FOR THE BROWARD COUNTY BOARD OF RULES AND APPEALS

HELLO AGAIN!

We hope that the first half of 2025 is going well for your departments.

Between the Building Safety Inspection Program and more continuing education opportunities, you'll be hearing a lot from Broward BORA during the upcoming quarter!

Make sure that you stay connected with us to stay informed.

PG. 4

2025 Broward County Building Safety Inspection Program

PG. 6

Continuing Education Opportunities

PG. 5

Updates to Board Policy #14-02

PG. 6

2025 Masonry Construction & Inspection Certification Workshop

PG. 5

Broward BORA Book Loan Program

PG. 6

Upcoming Broward BORA Open Discussion Meeting

STAY INFORMED

The BORA Quarterly was introduced in June 2018 as a way for our agency to inform members of the public about our efforts to contribute to positive and effective change throughout Broward County. [Subscribe](#) to The BORA Quarterly and stay informed!



Broward BORA works to provide educational programs available to inspectors, contractors, and design professionals and to increase and improve the knowledge and performance of the persons certified by BORA pursuant to the Building Code. The Board convenes to consider proposed amendments to the Florida Building and Fire Prevention codes, to hear appeals on decisions made by Building and Fire Code Officials, and to render formal interpretations on the precise meanings of code sections that may be disputed. Board members and staff continually work to provide stronger codes and greater safety for all who live and work in Broward County and are well represented in state, national, and international organizations developing codes and standards.

Stronger Codes Mean Safer Buildings!

BROWARD COUNTY BOARD OF RULES AND APPEALS

1 N. University Drive, Suite 3500B, Plantation, FL 33324
Phone: 954-765-4500 | Email: rulesboard@broward.org
broward.org/CodeAppeals

ADMINISTRATIVE DIRECTOR

Dr. Ana Barbosa x9692

CHIEF CODE COMPLIANCE OFFICERS

Chief Electrical Code Compliance Officer

Kenneth Castronovo x9688

Chief Plumbing Code Compliance Officer

Jose Cruz-Vellon x9694

Chief Structural Code Compliance Officer

Michael Guerasio x9686

Chief Structural Code Compliance Officer

John “Jack” Morell x9687

Chief Fire Code Compliance Officer

Bryan Parks x9684

Chief Mechanical Code Compliance Officer

Rolando Soto, P.E. x9693

ADMINISTRATIVE STAFF

Communications and Marketing Specialist

Brianna Curry x9685

Board Clerk

Jonda Joseph x9691

Payroll and Accounts Receivables Specialist

Maria “Pat” Kong x9683

Operations Manager

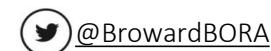
Natasha Strong x9681

INTERESTED IN EARNING MORE CONTACT HOURS?

- 28 hours of training are required during the 2-year building certification cycle.
- 60 hours of training are required during the 4-year fire certification cycle.
- By attending Broward BORA’s Board and Committee meetings, 1 hour of the required credit will be earned.
- By attending professional association meetings approved by the BORA Staff (i.e. FAPGMI, IAEI, COEA), ½ hour of the required credit will be earned for each meeting attended.

A maximum of 14 total contact hours through [Board](#) and Committee meetings can be earned per certification cycle.

CONNECT WITH US ONLINE



ONLINE RESOURCES

- [Board Meeting Agendas](#)
- [Committee Meeting Agendas](#)
- [Florida Building Code](#)
- [Florida Fire Prevention Code](#)

UPCOMING EVENTS

JUNE 7, 2025

2025 IAEI Maynard Hamilton Fort Lauderdale Division Annual Electrical Seminar
8:00 AM
Registration → [Application](#)

JULY 10, 2025

Broward County Board of Rules and Appeals Board Meeting
7:00 PM
Meeting Information → [Board Meeting Agenda](#)

JULY 12, 2025

2025 Code Officials Educational Association Virtual Conference – General Courses
Additional Information → [2025 Course Schedule](#)

JULY 16, 2025

Broward BORA Open Discussion Meeting
9:00 AM
Additional Information → [Sunshine Advertisement](#)

JULY 16, 2025

IAEI: NFPA 790 and 791 Overview
1:00 PM
Additional Information → [Electrical Seminars](#)

JULY 17, 2025

2025 Code Officials Educational Association Virtual Conference – Mechanical & Plumbing
Additional Information → [2025 Course Schedule](#)

JULY 26, 2025

2025 Code Officials Educational Association Virtual Conference – Mechanical & Plumbing
Additional Information → [2025 Course Schedule](#)

AUGUST 14, 2025

Broward County Board of Rules and Appeals Board Meeting
7:00 PM
Meeting Information → [Board Meeting Agenda](#)

SEPTEMBER 12, 2025

Broward County Fire Inspector Exam
9:00 AM
Registration → [Application](#)
Additional Information → [Open Book Guide](#)

BUILDING CODE JOB ANNOUNCEMENTS

Visit the [Broward BORA website](#) for a complete list of building code job announcements. If your municipality would like to have a job announcement posted on our website, email rulesboard@broward.org.

CORAL SPRINGS

- Assistant Building Official

DAVIE

- Chief Structural Inspector
- Structural Inspector

FORT LAUDERDALE

- Building Inspector
- Project Manager II (Civil Engineer)

PLANTATION

- Inspector I – Structural
- Inspector II – Structural

2025 BUILDING SAFETY INSPECTION PROGRAM

The Board of Rules and Appeals provided property lists for the [Building Safety Inspection Program](#) to building departments throughout Broward County. Pertinent information regarding the BSIP Program is listed below:

- 8th Edition Florida Building Code (2023), Chapter 1 – [Section 110.15](#)
- Building Safety Inspection Program
 - [BORA Policy 05-05](#)
 - [Electrical](#) – Policy #05-05
 - [Structural](#) – Policy #05-05

If you have not yet received a notification and your property is 25 years or older, contact the building department in the municipality where your property is located. **Whether the municipality contacts you or not, you will still be held accountable for completing the inspection.**

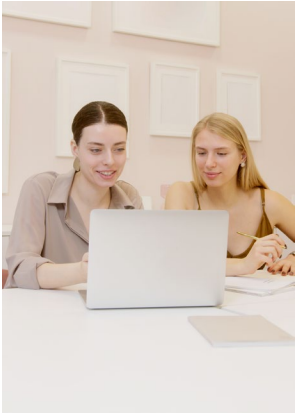
For previous inspection records, please contact the [municipality](#) where your property is located. For structural questions, contact [Jack Morell](#) or [Michael Guerasio](#). For electrical questions, contact [Kenneth Castronovo](#).



PROGRAM EXEMPTIONS

The following properties are **exempt** from the Building Safety Inspection Program:

1. US Government Buildings
2. State of Florida Buildings
3. Buildings built on sovereign tribal lands.
4. School buildings under the jurisdiction of the Broward County School Board.
5. Single-family, two-family, three-family, and four-family dwellings with three or fewer habitable stories above ground.
6. Fee simple Townhouses as defined in the Florida Building Code.
7. Minor structures, defined as buildings or structures in any occupancy group having a building area of less than three thousand five hundred (3,500) square feet.
8. Railroads and ancillary facilities associated with the railroad.



UPDATES TO BOARD POLICY #14-02

The Board voted to amend Board Policy #14-02. The revisions allow inspectors to engage in free enterprise outside of Broward County. The updated policy aims to maintain ethical standards while addressing workforce challenges.

By not engaging in free enterprise within Broward County, code officials will not compete against individuals or firms that may do business within the County, whose work they may also inspect. This restriction also includes any activity, such as, but not limited to, bidding, contracting, code consulting, design, employment, plan review, special building inspections, etc.

BROWARD BORA BOOK LOAN PROGRAM

The Broward BORA Book Loan Program is available to municipal code officials. There are books available for studying for the following state license exams:

- Commercial Building Inspector
- Commercial Electrical Inspector
- Commercial Mechanical Inspector
- Commercial Plumbing Inspector
- Florida Roofing Inspector
- Building Plans Examiner
- Electrical Plans Examiner
- Mechanical Plans Examiner
- Plumbing Plans Examiner
- Building Code Administrator

Please follow the instructions below to acquire a book loan:

- Submit a completed application, with the Building Official's signature, by email to Brianna Curry.
- The six-month loan period starts when the books are picked up from the Broward BORA office.
 - **Note:** Individuals can return borrowed books by the end of the six-month loan period or utilize the one-time 3-month extension.

Remember, the books are loaned to other code officials after they are returned. Please show consideration by not writing/highlighting in the books and returning materials on time.

For any questions or concerns you may have regarding the book loan program, please contact 954-765-4500 or rulesboard@broward.org.



CONTINUING EDUCATION OPPORTUNITIES

Twenty-eight educational hours must be completed by the end of the 2024-2025 building certification cycle, and at least half of the requirement must be discipline-specific courses. Visit the [Broward BORA website](#) or contact a [BORA Chief Code Compliance Officer](#) to keep up with the upcoming classes being offered.



2025 MASONRY CONSTRUCTION & INSPECTION CERTIFICATION WORKSHOP

Every summer, the Broward County Board of Rules and Appeals provides a **Masonry Construction & Inspector Certification Workshop** to assist new code officials in obtaining their unit masonry certification at no cost. New building code officials must complete this certification within two years of being BORA-Certified. Please note the following certification requirements:

- **BCAP 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.
- **BCAP 110.10.5.** Special Building Inspector shall be an Architect or Engineer, or their duly authorized representative.
 - **Exception 1:** Structural Building Inspectors, certified by BORA, who have satisfactorily completed an approved masonry course, may perform inspections of Reinforced Unit Masonry and any precast lintels incorporated into such masonry for Group R-3 Occupancy.

For more information, contact [Michael Guerasio](#), Structural Code Compliance Officer.

UPCOMING BROWARD BORA OPEN DISCUSSION MEETING

The next [Broward BORA Open Discussion Meeting](#) is scheduled for Wednesday, July 16, 2025, via Zoom.

The open discussion meeting is held for you to be able to discuss any building or fire code topic, submit any written questions in advance, or provide comments/ideas that may come to mind. **No votes will be taken during this meeting.** To submit a question, comment, or idea before the meeting, please email rulesboard@broward.org.



The Broward County Board of Rules and Appeals is made up of amazing people who volunteer their valuable time and service without compensation. Our [Board Members](#) are appointed by the Broward County League of Cities and the Broward County Commission. If you would like to contact a Board member, send an email to rulesboard@broward.org. Your email will be forwarded to the appropriate Board member.

VOTING MEMBERS

BOARD CHAIR Robert A. Kamm, P.E. Mechanical Engineer	BOARD VICE CHAIR Stephen E. Bailey, P.E. Electrical Engineer	Eduard C. Badiu, PhD, P.E. Roofing Contractor	Gregg D'Attile Mechanical Contractor	Pete Deveaugh Master Electrician
Jeff Falkanger, AIA Architect	Sergio Pellecer Fire Service Professional	Michael Rada General Contractor	Anthony Salgado Master Plumber	Scott Taggart Swimming Pool Contractor
Dennis A. Ulmer Consumer Advocate	Derek A. Wassink, P.E. Structural Engineer	Lynn Wolfson Disability Advocate		

ALTERNATE MEMBERS

Steven Feller, P.E. Mechanical Engineer	Alberto Fernandez General Contractor	Robert Taylor, FM Fire Service Professional	James Terry Master Plumber	David Tringo Master Electrician
VACANT Architect	VACANT Electrical Engineer	VACANT Roofing Contractor	VACANT Structural Engineer	

Broward County Code of Ordinances, ARTICLE IX. BUILDING AND CONSTRUCTION, Section 9.02

“Building Code and the Board of Rules and Appeals” mandates that BORA members shall be appointed as follows:

- Seven (7) members and six (6) alternates shall be appointed by the Broward County League of Cities.
- Six (6) members and three (3) alternates shall be appointed by the County Commission.