



# THE BORA QUARTERLY

OFFICIAL NEWSLETTER FOR THE BROWARD COUNTY BOARD OF RULES AND APPEALS

## HELLO!

We hope your summer was enjoyable and productive. The BORA Recertification for the 2026-2027 cycle is upon us. There are a few more opportunities for continuing education before the deadline.

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

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Building Safety Inspection Program Follow-Up

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Upcoming Continuing Education Opportunities

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**PG.5**

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Broward BORA Book Loan Program Update

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New Formal Interpretations

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BORA Recertification Cycle (2026-2027)

## 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](mailto:rulesboard@broward.org)  
[broward.org/CodeAppeals](http://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

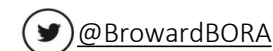
Natasha Strong ..... x9681

## 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

### SEPTEMBER 30, 2025

#### BORA Mechanical Chiefs Meeting

1:00 PM

Plantation Building Department

Meeting Information → [Rolando Soto](#)

### OCTOBER 9, 2025

#### Broward County Board of Rules and Appeals Board Meeting

7:00 PM

Meeting Information → [Board Meeting Agenda](#)

### OCTOBER 14, 16, 21, 23, 2025

#### 2025 Masonry Construction & Inspector Workshop

8:00 AM - 12:00 PM

Registration → [2025 Masonry Workshop](#)

### NOVEMBER 13, 2025

#### Broward County Board of Rules and Appeals Board Meeting

7:00 PM

Meeting Information → [Board Meeting Agenda](#)

### NOVEMBER 14, 2025

#### Broward County Fire Inspector Exam

9:00 AM

Registration → [Fire Inspector Exam](#)

### NOVEMBER 19, 2025

#### BORA-IAEI Electrical Seminar

1:00 PM

Additional Information → [Electrical Seminars](#)

## BUILDING CODE JOB ANNOUNCEMENTS

Visit the [Broward BORA website](#) for the 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](mailto:rulesboard@broward.org).

### FORT LAUDERDALE

- Building Inspector
- Project Manager II (Civil Engineer)

### MARGATE

- Assistant Director – Development Services

### PLANTATION

- Assistant Building Official
- Inspector I – Structural
- Inspector II – Structural

### POMPANO BEACH

- Fire Inspector

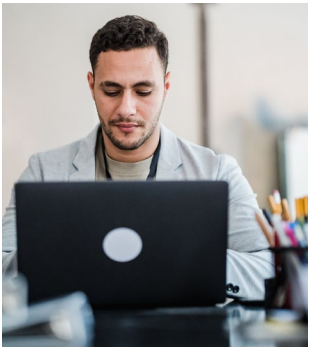
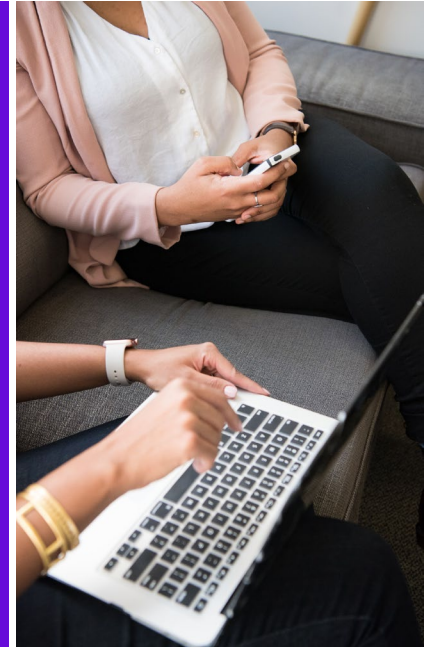


## 2025 BUILDING SAFETY INSPECTION PROGRAM FOLLOW-UP

During the summer months, municipal building departments throughout Broward County began sending notifications to property owners whose buildings are subject to the **Building Safety Inspection Program**, beginning the process of having the property inspection completed by a Florida-licensed professional. **Please be advised that the Building Safety Inspection Program does not require the building to be brought up to the current code.**

- 8<sup>th</sup> 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 did not receive a notification and your property is 25 years or older, don't hesitate to 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 Structural questions, contact **Jack Morell** or **Michael Guerasio**. For Electrical questions, contact **Kenneth Castronovo**.



## FLORIDA BUILDING CODE, SECTION 110.3.13

The Board **approved**, by vote, the Proposed Modification to the Florida Building Code, Broward County Administrative Amendments, 8th (2023) Edition, Section 110.3.13, Virtual Inspections.

The staff also proposed **Voluntary Guidelines**, a set of recommended practices, to promote countywide consistency and facilitate the implementation of virtual inspection practices. These recommended practices are based on the *2021 IBC Resource A - Recommended Practices for Remote Virtual Inspections*.

## BROWARD BORA BOOK LOAN PROGRAM UPDATE

The Broward BORA Book Loan Program is now available for municipal employees preparing to take the Permit Technician exam. 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. Individuals can return borrowed books by the end of the six-month loan period or utilize the one-time 3-month extension.

For any questions or concerns regarding the book loan program, please call 954-765-4500 or email **Brianna Curry**.



## 2026-2027 BORA RECERTIFICATION CYCLE

The 2026-2027 Building Recertification Cycle ends this December. The [recertification forms](#) can be found on the Broward BORA website. All Building Officials, Assistant Building Officials, Chief Inspectors, Plans Examiners, and Inspectors who are presently certified by BORA must complete this process. Be sure to submit your recertification packet to the Broward BORA office by December 4, 2025. For more information about the recertification process or the 2026-2027 recertification cycle, please contact [Jonda Joseph](#) or the [BORA Chief Code Compliance Officers](#).



## UPCOMING CONTINUING EDUCATION OPPORTUNITIES

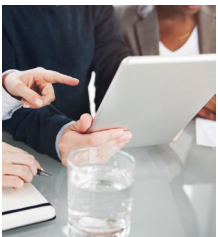
Twenty-eight educational hours must be completed by the end of the 2024-2025 cycle, and at least half of the requirement must be discipline-specific courses. Visit the [BORA website](#) or contact a [BORA Chief Code Compliance Officer](#) to keep up with the upcoming courses being offered.

## FIRE CODE UPDATES

The Board [approved](#) recommendations for the Broward County Local Fire Code.

Section F-104.2.1, Certification Assistant Fire Marshal was updated to require the same verbiage as all other certification sections regarding the requirement that the certified individuals meet the requirements of being a firefighter.

**F-104.2.1 Certification of Assistant Fire Marshal.** The Assistant Fire Marshal certified by BORA shall be a state-certified firefighter as defined by 69A-37, referred to collectively as 69A-37.055(2)(b) Firefighter curriculum as the "Minimum Standards Course," be a State-certified Fire Inspector, and shall meet one or more of the following qualifications:



Adding Section F-107.4 allowed the fire code official to require an in-progress or (rough) inspection to be conducted before a final inspection for any life safety system.

### **F-107.4 In-Progress (Rough) Inspections:**

**F-107.4.1** The fire code official shall have the authority to require an in-progress (rough) inspection of any life safety system before a request for a final inspection is received.

Sections F-123.3 and F-123.4 were revised to reflect current NFPA 96 code sections:

**F-123.3** Cooking ventilation systems shall be inspected for grease buildup by a person meeting the training requirements as set forth by the International Kitchen Exhaust Cleaning Association (IKECA) or other nationally recognized exhaust system cleaning association acceptable to the AHJ in accordance with NFPA 96, Section ~~44~~ 12.6.1.

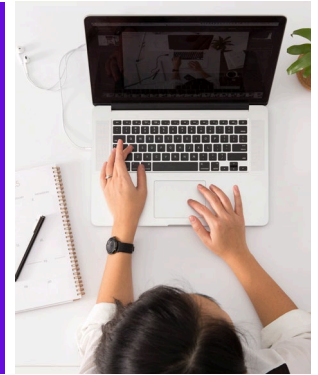
**F-123.4** The completed inspection or cleaning report, as found in NFPA 96, ~~44~~ 12.6.14, shall be provided to the owner, and a copy, along with photos taken prior to and after cleaning, shall be submitted to the local AHJ.

## NEW FORMAL INTERPRETATIONS

The Board **approved** new formal interpretations after they were recommended by the BORA Mechanical Committee.

**Formal Interpretation #36** refers to the Florida Building Code Broward County Amendments, 8th Edition, Chapter 1, Section 105.2.1 Emergency Repairs and references the following code section:

**105.2.1 Emergency repairs.** Where equipment replacements and repairs must be performed in an emergency, the permit application shall be submitted within the next working business day to the Building Official.



**Formal Interpretation #37** refers to the Florida Building Code Residential, 8th Edition, Section M1506.3 Exhaust Openings and references the following code section:

**M1506.3 Exhaust openings.** Air exhaust openings shall terminate not less than 3 feet (914 mm) from property lines; 3 feet (914 mm) from operable and nonoperable openings into the building, and 10 feet (3048 mm) from mechanical air intakes except where the opening is located 3 feet (914 mm) above the air intake. Openings shall comply with Sections R303.5.2 and R303.6.

**Formal Interpretation #38** refers to Broward County Amendments to Chapter 3, Subsection 307.2.1 of the Florida Building Code – Mechanical, 8<sup>th</sup> Edition, and references the following code section:

**307.2.1 Condensate disposal.** Condensate from all cooling coils and evaporators of equipment served by an onsite cooling tower in a building or structure wherein the aggregate cooling capacity of the equipment exceeds 65,000 Btu/hr shall be collected and conveyed from the drain pan outlet and discharged to the cooling tower. Where an on-site cooling tower is not installed, the condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal (1-percent slope). Condensate shall not discharge into a street, alley, or other areas so as to cause a nuisance.

**Exceptions:**

1. Condensate from cooling coils and evaporators is not required to be collected and conveyed to an on-site cooling tower, provided 1.1 through 1.3 are met:
  - 1.1 The equipment comprises 10% or less of the total capacity of the cooling tower system,
  - 1.2 The equipment is located in an isolated or remote area,
  - 1.3 The size of the equipment is 65,000 Btu/hr or less.
2. In existing buildings, condensate may be collected and conveyed to a cooling tower or discharged to an approved place of disposal.



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](mailto:rulesboard@broward.org). Your email will be forwarded to the appropriate Board member.

## VOTING MEMBERS

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

## ALTERNATE MEMBERS

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