

# Broward County Board of Rules and Appeals Meeting Agenda

**August 11, 2022**

**Time: 7:00 PM**

**Zoom Information:** <https://broward-org.zoomgov.com/j/1606466895>  
Meeting ID: 160 646 6895

**Call Meeting to Order**

**Roll Call**

**Approval of Agenda**

**Approval of Minutes** – July 14, 2022 Regular Meeting

## **CONSENT AGENDA**

**Certifications** – Staff Recommended

### **BROWARD COUNTY**

REGER, TIMOTHY A., CHIEF PLUMBING INSPECTOR

### **CITY OF DEERFIELD BEACH**

BUNDY, DAVID, ASSISTANT BUILDING OFFICIAL

### **CITY OF LAUDERDALE LAKES**

GRANDE, CLAUDIO, ASSISTANT BUILDING OFFICIAL

### **CITY OF NORTH LAUDERDALE**

FAIR, ARTHUR, FIRE INSPECTOR

### **CITY OF PEMBROKE PINES**

VELASQUEZ, JOSE, STRUCTURAL INSPECTOR (TEMPORARY 120-DAY)

### **CITY OF WILTON MANORS**

DEVEAUGH, PETER, CHIEF ELECTRICAL INSPECTOR

### **COUNTYWIDE**

CORRALES, ALEJANDRO D., STRUCTURAL PLANS EXAMINER - PARKLAND

## **REGULAR AGENDA**

1. **Request of Mr. Marius Szabo for an extension to close out open and ongoing permits through November 10, 2022**
  - a. Staff Report
  - b. Request of Mr. Szabo
  - c. Board Questions
  - d. Board Action
  
2. **First Reading of Amendments to Section 110.15, Building Safety Inspection Program, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition and readoption of Policy #05-05, Building Safety Inspection Program to include amendments and inspection forms**
  - a. Report of Staff and Chair with respect to Section 110.15
  - b. Report of Staff and Chair with respect to Policy #05-05
  - c. Board Questions
  - d. If desired, motion approving amendments to Section 110.15 on first reading and authorizing the setting of a public hearing
  - e. If desired, motion approving update to Policy #05-05

3. **First Reading of Broward County Uniform Dwelling Unit Supplemental Water Heater Replacement Data Form**
  - a. Staff Report
  - b. Board Questions
  - c. Board Action
  
4. **First Reading of Amendment to Section 105.3.1.5, Subsection 4, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, adding an exception related to a “Simplified Permitting Process for Fire Alarm System Projects” to provide consistency with Senate Bill (SB) 1140-2022**
  - a. Staff Report
  - b. Board Questions
  - c. Board Action
  
5. **First Reading of Amendment to Section 105.17, Streamlined Low-Voltage Alarm System Installation Permitting, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, revising the definition of the term, “low-voltage alarm system project” to provide consistency with Senate Bill (SB) 1140-2022**
  - a. Staff Report
  - b. Board Questions
  - c. Board Action
  
6. **First Reading of Amendment adding Section 105.3.1.6, Reviewing Application for Building Permits, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, to provide consistency with House Bill (HB) 423-2022 that modified Florida Statute 553.792; revising requirements for when a local government requests certain additional information from an applicant for a building permit; limiting the number of times the local government may request such information; providing requirements for a local government if a certain request is made by an applicant**
  - a. Staff Report
  - b. Board Questions
  - c. Board Action
  
7. **First Reading of Amendment to Section 105.3.1.5, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, related to the design and installation of fire protection systems to provide consistency with Senate Bill (SB) 286-2021**
  - a. Staff Report
  - b. Board Questions
  - c. Board Action
  
8. **Second Reading of Amendment to Section 104.1.1, Appointment of Building Official, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, requiring physical presence during regular business hours at least one (1) day per week for municipalities greater than 1,000 persons but less than 10,000 persons and two (2) days per week during regular business hours for municipalities of 10,000 persons or greater effective April 1, 2023, that an application for permanent certification in more than two jurisdictions be reviewed on a case by case basis by the Board of Rules and Appeals and require that if the Board approves a certification, a notice will be sent to the appointing authority of each jurisdiction by the Board staff. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction**
  - a. Staff Report
  - b. Board Questions
  - c. Public Hearing
  - d. Board Action

9. **Second Reading of Amendment to Section 104.3, Appointment of Chief Electrical, Mechanical, Plumbing and Structural Inspectors, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, requiring physical presence during regular business hours at least one (1) day per week for municipalities greater than 1,000 persons but less than 10,000 persons and two (2) days per week during regular business hours for municipalities of 10,000 persons or greater effective April 1, 2023, that an application for permanent certification in more than two (2) jurisdictions be reviewed on a case-by-case basis by the Board of Rules and Appeals and require that if the Board approves a certification, a notice will be sent to the appointing authority of each jurisdiction by the Board staff. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction**

- a. Staff Report
- b. Board Questions
- c. Public Hearing
- d. Board Action

10. **Second Reading of Amendment to Board Policy #16-01, Reduction of Paperwork for Building Officials and Chief Inspectors seeking to serve in multiple jurisdictions or moving from one jurisdiction to another within a biennial certification period - The amendment discloses the requirement that any application for permanent certification in more than two jurisdictions will be reviewed on a case-by-case basis by the Board of Rules and Appeals. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction**

- a. Staff Report
- b. Board Questions
- c. Public Hearing
- d. Board Action

11. **Second Reading of Modification of Certification Application for the position of Building Official or Chief Inspector to add a disclosure for the jurisdiction where he or she is currently employed**

- a. Staff Report
- b. Board Questions
- c. Public Hearing
- d. Board Action

12. **Update Concerning the Building Safety Inspection Program (BSIP) – Related Code and Policy Amendments**

- a. Report of Administrative Director
- b. Board Questions
- c. Board Action

13. **Director's Report**

14. **Attorney's Report**

15. **Committee Reports**

16. **General Board Member Discussion**

17. **Public Comment (3-minute limit per person) and written communications**

18. **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 contact Mr. DiPietro at 954-931-2393 between 6:00 p.m. and 7:00 p.m.*

July 14, 2022  
Board Meeting Minutes

# Broward County Board of Rules and Appeals Meeting Minutes

July 14, 2022  
Time: 7:00 PM

## Call Meeting to Order

Chairman Daniel Lavrich called a published virtual meeting of the Broward County Board of Rules and Appeals to order at 7:00 p.m.

## Roll Call

Daniel Lavrich, Chair  
Stephen Bailey  
Ron Burr  
Jeff Falkanger  
John Famularo  
Shalanda Giles-Nelson  
R. Art Kamm  
Daniel Rourke  
David Tringo – arrived at approximately 7:43 p.m. as noted below  
Dennis Ulmer  
Derek A. Wassink  
Lynn E. Wolfson – arrived at approximately 7:21 p.m. as noted below  
Abbas Zackria

A quorum was present.

## Approval of Agenda

Mr. Ulmer made a motion and Ms. Giles-Nelson seconded the motion to approve the agenda as posted. The motion carried by unanimous vote of 11-0.

**Approval of Minutes** – June 9, 2022 Regular Meeting  
June 14, 2022 Special Meeting

Mr. Famularo made a motion and Mr. Wassink seconded the motion to approve the June 9, 2022 minutes as submitted. The motion carried by unanimous vote of 11-0.

Ms. Giles-Nelson made a motion and Mr. Zackria seconded the motion to approve the June 14, 2022 minutes as submitted. The motion carried by unanimous vote of 11-0.

## CONSENT AGENDA

**Certifications** – Staff Recommended

**CITY OF PLANTATION**  
ZINGALE, FRANK, FIRE PLANS EXAMINER

**CITY OF POMPANO BEACH**  
NEMETH, ATTILA I., STRUCTURAL INSPECTOR (TEMPORARY 120-DAY)

**CITY OF WESTON**  
FRANKLIN, ROBERT, CHIEF STRUCTURAL INSPECTOR

**COUNTYWIDE**  
BAIR, TRAVIS, PLUMBING INSPECTOR  
MARTINEZ, JORGE, STRUCTURAL PLANS EXAMINER

MCCARTY, MICHAEL A., STRUCTURAL PLANS EXAMINER  
SARAGUSTI, JOSE, STRUCTURAL PLANS EXAMINER  
SERA, RALPH, STRUCTURAL INSPECTOR

<https://zoom.us/j/93488504785?pwd=ejduSVZVQytZcEw3YWZxQjh2SEtWZz09> Mr. Bailey made a motion and Ms. Giles-Nelson seconded the motion to approve the certifications as recommended. The motion carried by unanimous vote of 11-0.

## REGULAR AGENDA

### 1. Request of Mr. Tresselar Young, Sr. for an extension to close out open and ongoing permit through October 13, 2022.

a. Staff Report

Mr. James DiPietro, Administrative Director, advised that Mr. Young received a 120-day certification in January. According to the Board rules he has six months to close open permits. This is a request for additional time to complete the process.

b. Request of Mr. Young – not present

c. Board Questions - none

d. Board Action

A motion was made by Mr. Ulmer and seconded by Mr. Kamm to approve the extension to October 13, 2022 as requested. The motion carried by unanimous vote of 11-0.

### 2. First Reading of Amendment to Section 104.1.1, Appointment of Building Official, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, requiring physical presence during regular business hours at least one (1) day per week for municipalities greater than 1,000 persons but less than 10,000 persons and two (2) days per week during regular business hours for municipalities of 10,000 persons or greater effective April 1, 2023, that an application for permanent certification in more than two jurisdictions be reviewed on a case by case basis by the Board of Rules and Appeals and require that if the Board approves a certification, a notice will be sent to the appointing authority of each jurisdiction by the Board staff. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.

a. Staff Report

Mr. James DiPietro, Administrative Director, advised that there are three changes proposed. He noted this item addresses building officials and Item 3 is the same but for chiefs. He summarized the three changes. The two smallest cities are exempt. After April, these requests will no longer be temporarily approved by staff, but rather presented to the Board. Data on the percentage of work completed on the Building Safety Inspection Program is indicative of the need for more management being physically present. Staff has experienced difficulty in meeting with the chiefs. Broward County Charter provides for the Board of Rules and Appeals to monitor and oversee construction practices countywide.

b. Board Questions

Mr. Bailey asked why there is a distinction between cities depending on population. Mr. DiPietro indicated that there was a debate on this point and he felt either way would work. The importance is being resent every week during regular business hours. Mr. Bailey suggested it be revised to two days a week for all cities.

In response to Mr. Zackria, Mr. DiPietro indicated that this change has no impact on the plans examiners and inspectors. If there is only one individual on staff for a particular discipline, it must be a chief. He went on to cite an instance where a municipality changed private companies for plans examining staffing. During the time the two companies argued about financial matters, plans examining stopped and consequently the public was not served. Mr. Zackria asked about municipalities being engaged in development of this change. Mr. DiPietro advised that the agenda is sent to all building officials and fire code officials for every meeting. There will be notice for the upcoming public hearing.

Ms. Wolfson arrived at 7:21 p.m. during discussion of this item.

Mr. Burr noted that his business was held up for several weeks while a change was being made between two organizations. He felt a two-day a week requirement is generous. He pointed out the 1 ½ year struggle of the Board for municipalities to fully comply with the Building Safety Inspection Program. Perhaps better supervision would be a positive. The role of the Board of Rules and Appeals is to make building departments strong.

Mr. Zackria felt the Board has to do a better job of having the players at the table during development of the amendment. He was concerning about staff recruitment shortages.

c. Board Action

A motion was made by Mr. Burr and seconded by Mr. Ulmer to approve the amendment on first reading. The motion carried by a vote of 11-1. Mr. Zackria voted no.

**3. First Reading of Amendment to Section 104.3, Appointment of Chief Electrical, Mechanical, Plumbing and Structural Inspectors, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, requiring physical presence during regular business hours at least one (1) day per week for municipalities greater than 1,000 persons but less than 10,000 persons and two (2) days per week during regular business hours for municipalities of 10,000 persons or greater effective April 1, 2023, that an application for permanent certification in more than two (2) jurisdictions be reviewed on a case-by-case basis by the Board of Rules and Appeals and require that if the Board approves a certification, a notice will be sent to the appointing authority of each jurisdiction by the Board staff. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.**

a. Staff Report

Mr. James DiPietro, Administrative Director, provided examples showing the need for this amendment. In one city there is one individual who is the building official and chief, and the building official and chief in a second city, and chief in a third city. In another city one individual is the building official, and the assistant building official in a second city, and the assistant building official and a chief in a third city. There are three more similar examples.

b. Board Questions - none

c. Board Action



A motion was made by Mr. Famularo and seconded by Mr. Burr to approve the amendment on first reading. The motion carried by a vote of 11-1. Mr. Zackria voted no.

During discussion of the motion, Mr. Zackria clarified that he does not have any issue with the concept. He was concerned about notice to the cities with respect to implementing these changes.

4. **First Reading of Amendment to Board Policy #16-01, Reduction of Paperwork for Building Officials and Chief Inspectors seeking to serve in multiple jurisdictions or moving from one jurisdiction to another within a biennial certification period - The amendment discloses the requirement that any application for permanent certification in more than two jurisdictions will be reviewed on a case by case basis by the Board of Rules and Appeals. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.**

- a. Staff Report

Mr. James DiPietro, Administrative Director, explained this change is simply to specify a two-jurisdiction limitation. This policy also provides for notice to the City Manager that the individual is working in multiple jurisdictions.

- a. Board Questions
- b. Board Action

A motion was made by Mr. Burr and seconded by Mr. Famularo to approve the amendment as presented on first reading. The motion carried by a vote of 11-1. Mr. Zackria voted no.

5. **First Reading of Modification of Certification Application for the position of Building Official or Chief Inspector to add a disclosure for the jurisdiction where he or she is currently employed.**

- a. Staff Report

Mr. James DiPietro, Administrative Director, noted the associated applications for building official and chief would be revised to follow the new process.

- b. Board Questions - none
- c. Board Action

A motion was made by Mr. Rourke and seconded by Mr. Kamm to approve the application amendments on first reading. The motion carried by unanimous vote of 12-0.

6. **Second Reading of Amendment to Section 104.18, Recertification of Building Departments and Building Code Inspection Enforcement Personnel, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, removing limits to number of online classes acceptable to comply with 28-hour required contact hours.**

- a. Staff Report

Mr. James DiPietro, Administrative Director, noted this would allow all classes to be taken virtually. It is the final Board vote.

Mr. Tringo arrived at 7:43 p.m. during this item.

- b. Board Questions - none
- c. Board Action

A motion was made by Mr. Ulmer and seconded by Mr. Wassink determining that Board meetings will be held virtually with the chairman being given the authority to modify and schedule a meeting in person at his discretion. The motion carried by unanimous vote of 13-0.

**7. Approval of Contract for Employment of New Administrative Director for the Board of Rules and Appeals**

- a. Report of Administrative Director

Chairman Lavrich noted Dr. Ana Barbosa was selected at the Board's special meeting on June 14, 2022. This is a 37-month contract terminating on September 30, 2025. Her first day will be August 22, 2022 for an annual salary of \$145,000 and vehicle allowance of \$5,400. The present director's employment will end on the close of business on September 30, 2022. Mr. James DiPietro, Administrative Director,

- b. Board Questions - none
- c. Board Action

A motion was made by Ms. Giles-Nelson and seconded by Mr. Rourke approving the employment contract for Dr. Ana Barbosa as presented. The motion carried by unanimous vote of 13-0.

Dr. Barbosa thanked the Board for this opportunity and indicated she is looking forward to serving as long as possible.

**8. Fiscal Year 2023 Budget (October 1, 2022 – September 30, 2023).**

Mr. James DiPietro, Administrative Director, discussed the reserve level at this time including the levels dating back for 2020 and implications of a recession. If the reserves continue to increase into next year, the Board should consider a rate reduction in October of 2023 or thereafter.

Chairman Lavrich opened the floor for comment from the public but there was no one wishing to speak.

A motion was made by Mr. Bailey and seconded by Mr. Tringo approving the budget as presented. The motion carried by unanimous vote of 13-0.

**9. Update Concerning the Building Safety Inspection Program (BSIP) Audits for 2019, 2020 and 2021 and the status of the BSIP for Program Year 2022**

- a. Report of Administrative Director

Mr. DiPietro, Administrative Director, advised that there are now twenty-two cities that have sent out notices for 2022. There is new information in the report with respect to properties going to special magistrate or code enforcement board. Staff is still conducting audits as to whether the correct number of buildings were identified in each city.

- b. Board Questions - none

c. Board Action – The report was accepted.

**10. Director's Report** - none

**11. Attorney's Report** - none

**12. Committee Reports** - none

**13. General Board Member Discussion**

Mr. Famularo discussed a proposed code amendment for roofing to allow peel-and-stick directly to the deck where previously there was thirty-pound under-layment installed. The peel-and-stick is stuck directly to the plywood. A lot of the roofing industry is opposed to this amendment. It will create issues when re-roofing is needed. The peel-and-stick is stuck directly to the plywood. Mr. Zackria commented he was involved in a recent re-roof where the peel-and-stick had been put directly on the deck. It was a difficult situation that required a new sheet of plywood on top. There was no way to verify the condition of the plywood. Chairman Lavrich pointed out that increases the deadload.

Statewide Building Safety Inspection Program – Senate Bill 4-D

Chairman Lavrich indicated this bill was signed into law by Governor DeSantis and it applies to threshold condominium and cooperative buildings. He elaborated upon the differences with the Broward County Building Safety Inspection Program that will, as a result, be revised. The more restrictive requirements of the state law will be incorporated. Most of the changes that have been included in Miami-Dade County's newly adopted program will probably be included in the Broward County Program. Proposed changes will include the major changes required by 4-D. Buildings reaching thirty years and every ten years thereafter unless the building is within three miles of the coastline which in such case it would be twenty-five years of age would be inspected., but only condominiums and co-ops twenty-five years of age would have to meet the twenty-five year requirement. It would be required that all inspections on threshold buildings be performed by a licensed professional engineer that is qualified in the design of structural or electrical systems on building of a similar size and character of the building they are inspecting. Also structural inspections on threshold buildings be performed by professional engineers certified by the State of Florida as special inspectors under the Threshold Law. In order to maintain consistency, it would be desirable to parallel all new requirements of Miami-Dade County. BORA's (Board of Rules and Appeals) Policy #05-05 formatting will likely be revised for more clarity. Chapter 1, Section 110.15, of the Florida Building Code to clearly define the Building Safety Inspection Program along with BORA Policy #05-05. He indicated he hopes to bring a final draft to the full Board at the August meeting for first reading.

Chairman Lavrich indicated that he has been appointed to an existing building inspection work group set forth by the Florida Building Commission to comment on 4-D to the Florida Legislature. The first meeting was today. He will keep the Board up to date on the progress of the work group.

**14. Public Comment (3-minute limit per person) and written communications** - none

**15. Adjournment** - There being no further business, the meeting adjourned at 8:11 p.m.

# Certifications

Broward County Board of Rules and Appeals

**BROWARD COUNTY**

REGER, TIMOTHY A., CHIEF PLUMBING INSPECTOR

**CITY OF DEERFIELD BEACH**

BUNDY, DAVID, ASSISTANT BUILDING OFFICIAL

**CITY OF LAUDERDALE LAKES**

GRANDE, CLAUDIO, ASSISTANT BUILDING OFFICIAL

**CITY OF NORTH LAUDERDALE**

FAIR, ARTHUR, FIRE INSPECTOR

**CITY OF PEMBROKE PINES**

VELASQUEZ, JOSE, STRUCTURAL INSPECTOR (TEMPORARY 120-DAY)

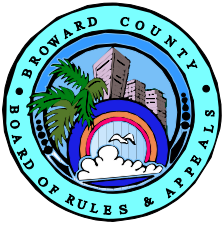
**CITY OF WILTON MANORS**

DEVEAUGH, PETER, CHIEF ELECTRICAL INSPECTOR

**COUNTYWIDE**

CORRALES, ALEJANDRO D., STRUCTURAL PLANS EXAMINER - Parkland

# Section 1



**BROWARD COUNTY**

# Board of Rules & Appeals

ONE NORTH UNIVERSITY DRIVE, SUITE 3500-B, PLANTATION, FLORIDA 33324

PHONE (954) 765-4500 FAX: (954) 765-4504

<http://www.broward.org/codeappeals>

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**To:** Members of the Broward County Board of Rules and Appeals  
**From:** Chief Mechanical Code Compliance Officer, Rolando Soto.  
**Date:** August 11, 2022  
**Subject:** Mr. Marius Szabo's request of for an extension of time with respect to the Board of Rules and Appeals Policy 18-02 relating to closing out of open and ongoing projects.

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### **Recommendation**

That BORA approve by vote, Mr. Marius Szabo's request for a time extension of 90 days to close remaining open permits.

### **Reasons**

Mr. Marius Szabo has worked diligently to close his of open permits. This are new single residential units. Rough inspections have been recently approved.

### **Additional information**

Attached you will find the following documents.

1. Email requesting extension.
2. Initial 2/24/2022 staff approval.
3. Initial list of open permits dated 2/15/2022.
4. Board Policy #18-02

Respectfully submitted,

Rolando Soto 

## Soto, Rolando

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**From:** Marius Szabo <mszabo@coralsprings.org>  
**Sent:** Monday, July 11, 2022 4:19 PM  
**To:** Soto, Rolando; Cruz-Vellon, Jose  
**Cc:** Alexander Hernandez; Frederick Stoeger; Marius Szabo  
**Subject:** FW: Mechanical Status Update and Request for Extension

### External Email Warning

This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's email address (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETS Security by selecting the Phish Alert Report button.

See below comment



### Marius Szabo

**Mechanical Inspector • Building Department**

[mszabo@coralsprings.org](mailto:mszabo@coralsprings.org) • Phone 954-344-1054 • Fax 954-344-5948  
9500 West Sample Road, 1<sup>st</sup> Floor • Coral Springs, Florida 33065  
One block west of University Drive • Parking is available in the Parking Garage



To the Chief of Mechanical and whomever else it may concern,

This correspondence is to provide a status update and to request an extension for the follow permits that UNLIMITED AIR INC (License # CAC1819243) has open within the City of Pompano Beach:

BP20-9278  
BP20-9279  
BP20-9280  
BP20-9281

The project has received a Partial-Approval on the ROUGH Inspection from the City of Pompano Beach and is scheduled to Pass on Wednesday July 13 pending an As-Built plan revision and Inspection.

The project is on track to receive final Mechanical by Oct. 1, 2022

Included are some progress photos to demonstrate substantial completion.

I humbly request an extension for the above permits so I can fulfill my prior commitments to the customer.

Respectfully,  
Marius Szabo



TEMPORARY STAFF APPROVAL OF BROWARD BORA CERTIFICATION APPLICATION



**Broward County**  
**Board of Rules & Appeals**

One North University Drive, Suite 3500B, Plantation FL 33324  
TL 954.765.4500 ✦ FX 954.765.4504 ✦ www.broward.org/codeappeals

Last name: SZABO First name: MARIUS  
 Jurisdiction: City of Coral Spring  
 Position: MECHANICAL INSPECTOR

**Broward County**  
**Board of Rules & Appeals**



Hereby certifies  
**Marius Szabo**  
is competent as  
**Mechanical Inspector**

License Numbers: Building Official, please see reverse side.  
**CAC1819243 BN7880**

Authorized Signature:  Expiration Date: **2023 12/31**

**Option One: For 120-Day Temporary Certification**

Please be advised that Staff has approved the Building Official's request for temporary certification limited to the above jurisdiction pursuant to State BCAIB rule 61G19-6.012(3). Applicant shall submit his/her provisional or standard certification card following the meeting and mailed to the Building Official. Applicant shall submit his/her Standard Certification prior to the expiration date.

Issue Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
 Chief Code Compliance Officer \_\_\_\_\_ Date \_\_\_\_\_ Chief Code Compliance Officer \_\_\_\_\_ Date \_\_\_\_\_

**Option Two: Provisional Certification**

State BCAIB Expiration Date: \_\_\_\_\_

Please be advised that Staff has temporarily approved your request for provisional certification limited to the above jurisdiction and expiration date specified above pursuant to State BCAIB rule 61G19-6.012(3). Should the Board approve your application, a certification card will be issued following the meeting and mailed to the Building Official. Applicant shall submit his/her Standard Certification prior to the expiration date.

Chief Code Compliance Officer \_\_\_\_\_ Date \_\_\_\_\_ Chief Code Compliance Officer \_\_\_\_\_ Date \_\_\_\_\_



**Option Three: Standard Certification (Previously Provisional Certification)**

Please be advised that Staff has approved your standard certification. A certification card will be issued and mailed to the Building Official.

Chief Code Compliance Officer \_\_\_\_\_ Date \_\_\_\_\_ Chief Code Compliance Officer \_\_\_\_\_ Date \_\_\_\_\_

**Option Four: Standard Certification**

Please be advised that the Staff has temporarily approved your requested certification application. Should the Board approve your application, a certification card will be issued following the meeting and mailed to the Building Official.

R. SOTO  2/24/22 Mike Guerasio  2/24/22  
 Chief Code Compliance Officer \_\_\_\_\_ Date \_\_\_\_\_ Chief Code Compliance Officer \_\_\_\_\_ Date \_\_\_\_\_

Applicant's License Numbers

CONDITIONS OF APPROVAL

CAC1819243

**Open permits must be closed by 8/23/2022**

BN7880

**per BORA Policy 18-02. See attached.**

Stronger Codes Mean Safer Buildings

# Affidavit

2022 FEB 22 PM 3: 30

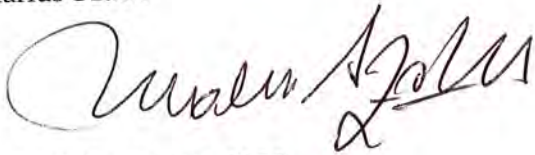
RECEIVED BY  
BROWARD CO.  
BOARD OF RULES & APPEALS

I, Marius Szabo, Florida State License CAC1819243 and Certified Mechanical Standard Inspector License #BN7880, I confirm that I have open permits with the City of Pompano Beach, Florida having the following permit numbers:

1. BP20-9278
2. BP20-9279
3. BP20-9280
4. BP20-9281

I hereby state that the information is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.

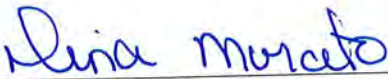
Marius Szabo



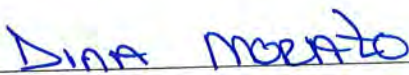
Date: February 15, 2022

### STATE OF FLORIDA COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 15 day of Feb 2022 by Marius Szabo, personally known  OR by I.D. \_\_\_\_\_.



Signature of Notary Public - State of Florida



Print, Type, or Stamp Commissioned Name of Notary Public

**SUBJECT:** Board Policy #18-02 - Design Professional and Contractor requirements to become a certified inspector, as it relates to the closing out of open and ongoing projects.

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**POLICY:**

This policy applies to all individuals that seek certification through 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 are 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 thereby competing against persons or firms whose work he may also inspect, nor may this individual allow their Certificate or License to be used by another person or firm.

Per Florida Statute 71-575 (4)b, commencing with the time of application submission, an applicant is prohibited from engaging in free enterprise including but not limited to bids, proposals, contracts, permits, etc. The applicant shall be required to provide a detailed list of all open and ongoing projects currently under construction which will include 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 a 180 days period from the time the application for certification was submitted to BORA.

If this 180 days’ time frame is required to be extended, a written request shall be submitted to the Director of the BORA no later than 30 days prior to the expiration of the 180 days period. This request for extension will be reviewed by the Board of Rules and Appeals (“Board”) for approval at the next, upcoming 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.*

# Section 2



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

1 N. University Drive Suite, 3500B, Plantation, FL 33324  
Phone: 954-765-4500 | Fax: 954-765-4504  
[broward.org/CodeAppeals](http://broward.org/CodeAppeals)

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**TO:** Members of the Board of Rules and Appeals

**FROM:** Administrative Director

**DATE:** August 11, 2022

**RE:** First Reading of Amendments to Section 110.15 Building Safety Inspection Program, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition and readoption of Policy #05-05, Building Safety Inspection Program to include amendments and inspection forms.

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### **Recommendation**

Is recommended that the Board adopt, by two separate motions, major revisions to Chapter 1, Section 110.15 and Board Policy 05-05, pertaining to the Broward County Building Safety Inspection Program.

### **Reasons**

Our Building Safety Inspection Program has been revised to be consistent with the requirements of Florida law, senate bill 4-D, which for certain buildings requires inspections starting at 25 years. We have also considered revisions adopted by Miami Dade County to their Building Safety Inspection Program. A major feature of our new program is a County-wide mandate that buildings will start having inspections at 30 years of age instead of the present 40. Structures that are 30 to 39 years of age will have until December 31, 2024, to have their first inspection performed.

### **Additional Information**

The re-write of our law and regulations has been led by Board Chair Daniel Lavrich, P.E. with the active involvement of the BORA staff.

Should the Board adopt these policies at its regular meeting on August 11, 2022, a Public Hearing will be scheduled for September 8, 2022.

Respectfully Submitted,

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

James DiPietro

chanical and plumbing inspections. During periods of emergency or disaster as declared by the Governor, inspections performed via electronic or photographic media can be acceptable, on a case by case basis as determined by the Building Official.

**110.14.5 Reroofing Inspections.** During the emergency or disaster period, as declared by the Governor, the Building Official may at his or her option allow an Architect or an Engineer, or their duly authorized representative to perform required reroofing inspections. The Architect or Engineer shall submit sealed inspection reports to the Building Official. During periods of emergency or disaster as declared by the Governor, inspections performed via electronic or photographic media can be acceptable, on a case by case base as determined by the Building Official.

**110.14.6 Damage assessments.** When conducting emergency damage assessments, the Building Official shall complete the Broward County Emergency Management Division Unsafe Structures Reporting Form. The reports can be faxed, emailed, or if necessary, telephoned in to the numbers prescribed on the form within forty-eight (48) hours of a building being posted as unsafe and a secondary report shall be submitted when the building is deemed safe, also within forty-eight (48) hours. The reporting form will be approved by both the Emergency Management Division and BORA.

**110.14.7** The protocol for Sections 110.14.1 through 110.14.6 applies during a state of emergency or disaster as declared by the Governor of the State of Florida.

**110.14.8** Inspections and records of inspections required by Section 110.3 and as set forth in Sections 110.6, 110.9, and 110.14.2 through 110.14.4 can be acceptable, on a case by case base as determined by the Building Official.

**110.14.9** Suspension of Certification Requirements. See Section 113.11.7.

**110.15 Building Safety Inspection Program.**

**110.15.1** BORA has established a Building Safety Inspection Program for buildings and structures that are 30 years of age or older, (or 25 years of age or older for condominium or cooperative buildings that are three (3) stories or more in height and are within three (3) miles of the coastline).

**110.15.2** BORA by written policy has established the guidelines and criteria which shall be the minimum requirements for the Building Safety Inspection Program and are contained in BORA Policy #05-05 which by reference is made part of this Code.

**110.15.3** The Building Official shall enforce the Building Safety Inspection Program.

**110.15.4** The following are **Exempt** from this program:

1. U.S. Government Buildings
2. State of Florida Buildings
3. Buildings built on Indian Reservations
4. School Buildings under the jurisdiction of the Broward County School Board,
5. One and Two-Family Dwellings
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 gross floor area less than three thousand five hundred (3,500) square feet.

**110.15.6** Subsequent building safety inspections shall be required at ten (10) year intervals from the required inspection date, regardless of when the inspection report for the building or structure is finalized or filed.

**110.15.7** When the Building Safety Inspection Program was first implemented, in order to clear the backlog of buildings, implementation of the program proceeded as follows

1. 40 year or older buildings of eleven thousand (11,000) square feet or more - compliance in calendar year 2006.
2. 40 year or older buildings seven thousand (7,000) square feet or more - compliance no later than calendar year 2007.
3. 40 year or older building five thousand five hundred (5,500) square feet or more - compliance no later than calendar year 2008.
4. 40 year or older buildings four thousand six hundred fifty (4,650) square feet or more - compliance no later than calendar year 2009.
5. 40 year or older buildings three thousand eight hundred (3,800) square feet or more - compliance no later than calendar year 2010.
6. 40 year or older buildings three thousand five hundred (3,500) square feet or more - compliance no later than calendar year 2011.

**Section 111 Certificates of Occupancy and Completion**

**111.1 Certificate of Occupancy.**

**111.1.1 Use and Occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or

# Broward County Board of Rules and Appeals Policy # 05-05

## Subject: Broward County Board of Rules and Appeals – Building Safety Inspection Program

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### I. GENERAL:

- A. Section 110.15 of the Broward County Administrative Provisions of the Florida Building Code has established a **Building Safety Inspection Program**.
- B. The procedures established herein are the basic guidelines for the Building Safety Inspection program.
- C. The requirements contained in the Florida Building Code, covering the maintenance of buildings, shall apply to all buildings and/or structures now existing or hereafter erected. All buildings and/or structures and all parts thereof shall be maintained in a safe condition, and all devices or safeguards that are required by the Florida Building Code shall be maintained in good working order. Electrical wiring, apparatus and equipment, and installations for light heat or power and low voltage systems as are required and/or regulated by the Building Code, now existing, or hereinafter installed, shall be maintained in a safe condition and all devices and safeguards shall be maintained in good working order.
- D. These guidelines shall not be construed as permitting the removal or non-maintenance of any existing devices or safeguards unless authorized by the Building Official.

### II. DEFINITIONS:

- A. **“Threshold Building”** shall be defined as any building which is greater than three stories or 50 feet in height, or which has an assembly occupancy classification as defined in the Florida Building Code which exceeds 5,000 square feet in area and an occupant content of greater than 500 persons, or as otherwise defined by section 553.71, Florida Statutes, which may be amended from time to time.
- B. **“Minor Buildings or Structures”** for the purpose of this program, shall be defined as buildings or structures in any occupancy group having a gross area of less than 3,500 sq. ft.
  - 1. Any building or structure which houses, covers, stores, or maintains any support features, materials, or equipment necessary for the operation of all or part of the primary structure, or operation of any feature located upon the real property, shall not be considered a minor building or structure and shall be subject to inspection as otherwise set forth herein.
  - 2. Structures to be included in the Safety Inspection Program are elevated decks, docks, parking garages and guardrails, and as such are not exempt.
- C. **“Building Age”** shall be defined as the difference between (a) the present year and (b) the year-built information recorded with the County Property Appraiser notwithstanding any renovations or modifications that have been made to the building or structure since the year built.

### III. BUILDING SAFETY INSPECTION OF BUILDINGS / STRUCTURES AND COMPONENTS:

- A. For the purpose of these guidelines, **Building Safety Inspection** shall be construed to mean the requirement for the specific safety inspection of existing buildings and structures and furnishing the Building Official and Owner with a written report of such inspection as prescribed herein.
- B. **Inspection procedures** shall conform to the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals titled as “General Considerations & Guidelines for Building Safety Inspections” which are included as part of this Policy.

1. This inspection is for the sole purpose of identifying structural and electrical deficiencies of the building or structure that pose an immediate threat to life safety. This inspection is not to determine if the condition of an existing building complies with the current edition of the Florida Building Code or the National Electrical Code.
  2. Such inspection shall be for the purpose of determining the structural & electrical condition of the building or structure, to the extent reasonably possible, of any part, material, or assembly of a building or structure which affects the safety of such building or structure, and/or which supports any dead load, live load, or wind load, and the general condition of its electrical systems pursuant to the applicable Codes.
  3. The owner, or association if applicable, shall be responsible for all costs associated with the inspection, and the resulting required repairs and/or modifications.
  4. The inspecting Professional shall have a right of entry into all areas he/she deems necessary to comply with the program.
  5. The Building Official shall ensure that the owner(s), or their duly authorized representative(s), of all buildings and structures requiring inspection under these guidelines file the necessary documentation to confirm compliance with the guidelines set forth herein.
- C. All buildings and structures shall be inspected in the manner described herein, where such buildings or structures are thirty (30) years of age or older, based on the date that the certificate of occupancy was issued, and as determined by the Building Official, who shall at such time issue a **Notice of Required Inspection** to the building owner or association.
1. The following are **Exempt** from this program:
    - a. U.S. Government Buildings
    - b. State of Florida Buildings
    - c. Buildings built on Indian Reservations,
    - d. School Buildings under the jurisdiction of the Broward County School Board
    - e. One and Two-Family Dwellings
    - f. Fee Simple Townhouses as defined in the Florida Building Code
    - g. Minor Structures defined as buildings or structures in any occupancy group having a gross floor area less than three thousand five hundred (3,500) square feet
- D. All buildings that are a Condominium or Cooperative, and are three (3) stories or more in height, and are located within three (3) miles of the coastline, shall be inspected in the manner described herein, where such buildings are twenty-five (25) years of age or older, based on the date that the certificate of occupancy was issued, and as determined by the Building Official in accordance with Florida Statutes Section 553.899, who shall at such time issue a **Notice of Required Inspection** to the building owner or association.
- E. Subsequent Building Safety Inspections shall be required at ten (10) year intervals from the year of the building or structure reaching 30 years or 25 years of age (as applicable) regardless of when the previous inspection report for the building or structure was finalized or filed.
- F. For any building or structure that must perform a “milestone inspection,” as provided under section 553.899, Florida Statutes, such building or structure is required to undergo inspection in the manner described herein when it has reached a Building Age where it is required to undergo a “milestone inspection” and such inspection shall serve as compliance with any “milestone inspection” requirements under section 553.899, Florida Statutes.



#### G. **Notices of Required Inspection:**

1. The Building Official shall provide the owner or association of the building or structure with a **Notice of Required Inspection** relating to the required Building Safety Inspection once the Building Official has determined that a building or structure has attained a Building Age of 30 years (or 25 years, as applicable) and every 10-year interval thereafter.
2. Each calendar year the Building Official shall determine which buildings or structures will reach the age of 30 years (or 25 years, as applicable) and every 10-year interval thereafter during that calendar year.
3. Between the dates of June 1st and August 31st of each calendar year, the Building Official shall send out by Certified Mail Return Receipt Requested a **Notice of Required Inspection** to the owner or association of all such buildings or structures being due for Building Inspection during that calendar year. This notice shall clearly indicate that the owner shall furnish, or cause to be furnished, within ninety (90) days of the Notice of Required Building Safety Inspection, a written report including the Broward County Board of Rules and Appeals Structural and Electrical Safety Inspection Report Forms to the Building Official, prepared by a qualified Florida Licensed Professional Engineer or Florida Registered Architect, certifying that each such building or structure is structurally and electrically safe, or has been made structurally and electrically safe for the specified use for continued occupancy, in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.
4. **In addition to the Notice of Required Inspection**, between the dates of June 1st and August 31st of each calendar year, beginning in the year 2023, the Building Official shall provide the owner or association with an **Advance Courtesy Notice** relating to their forthcoming Building Inspection. One courtesy notice shall be provided at two years prior to the Building Inspection due year, and one subsequent courtesy notice shall be provided at one year prior to the Building Inspection due year.
5. Notwithstanding the foregoing, the failure by a Building Official to provide a Notice of Required Inspection or Advance Courtesy Notices, shall not affect a building owner's or association's requirement to timely procure the required inspection and provide a written report and certification of a building or structure.

#### H. **Qualifications of Inspectors:**

1. If the building or structure is not a "Threshold Building" as defined by the Florida Building Code, required reports shall be prepared by a Florida Licensed Professional Engineer or Florida Registered Architect.
2. If the building or structure is a "Threshold Building", as defined herein, then:
  - a. The structural portion of such report shall be prepared by a Professional Engineer licensed in the State of Florida specializing in structural design and certified as a "Special Inspector" under the Threshold Law F.S. 471.
  - b. The electrical portion of such written report shall be prepared by a Professional Engineer licensed in the State of Florida specializing in electrical design.
  - c. A self-qualification letter shall be submitted as part of the structural report for Threshold Buildings, stating that the Professional Engineer is a practicing structural engineer and has worked with buildings equivalent to the building being certified, and shall be accompanied by proof of the engineer's State of Florida Department of Business and Professional Regulation (DPBR) structural specialization.

3. Such Engineer or Architect shall undertake such assignments only where qualified by training and experience in the specific technical field involved in the inspection and report.

**I. Reporting Procedures:**

1. The owner of a building or structure subject to Building Safety Inspection shall furnish, or cause to be furnished, within ninety (90) days of the date of the Notice of Required Building Safety Inspection, a written report including the Broward County Board of Rules and Appeals Structural and Electrical Safety Inspection Report Forms to the Building Official, prepared by a qualified Florida Licensed Professional Engineer or Florida Registered Architect, certifying that each such building or structure is structurally and electrically safe, or has been made structurally and electrically safe, for the specified use for continued occupancy, in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.
2. The inspection report shall at a minimum meet all the following criteria:
  - a. Such written report shall bear the impressed seal and signature of the responsible Engineer or Architect who has performed the inspection, unless submitted electronically with a verifiable digital signature as described in section 668.001, Florida Statutes.
  - b. Indicate the manner and type of inspection forming the basis for the inspection report.
  - c. Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
  - d. State whether any unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
  - e. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
  - f. Identify and describe any items requiring further inspection.
3. If the building inspected is a Condominium or Cooperative, the association must distribute a copy of an inspector- prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States Mail or personal delivery, and by electronic transmission to unit owners who previously consented to receive notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and must publish the full report and inspector-prepared summary on the association's website, if the association is required to have a website.
4. Such report shall be deemed timely if submitted any time between (a) two years prior to the applicable required Building Safety Inspection year for the building or structure, and (b) 90 days after the date of the Notice of Required Inspection, including any applicable extension periods granted or provided by the Building Official.

- J. Duty to Report:** Any Licensed Professional Engineer or Registered Architect who performs an inspection of an existing building or structure has a duty to report to the Building Official any findings that, if left unaddressed, would endanger life or property, no later than ten (10) days after informing the building owner of such findings unless the Engineer or Architect is made aware that action has been taken to address such findings in accordance with the applicable code. However, if such Engineer or Architect finds that there are conditions in the building or structure

causing an actual or immediate danger of the failure or collapse of the building or structure, or if there is a health hazard, windstorm hazard, fire hazard, or any other life safety hazard, such Engineer or Architect shall report such conditions immediately to the Building Owner and to the Building Official within twenty-four (24) hours of the time of discovery. In addition to assessing any fines or penalties provided by Broward County or the Municipality, the Building Official shall also report any violations of this provision to the appropriate licensing agency, regulatory board, and professional organization of such Engineer or Architect.

**K. Required Repairs or Modifications:**

1. In the event that repairs or modifications are found to be necessary as a result of the Building Safety Inspection, the owner shall have a total of 180 days from the date of the Building Safety Inspection Report, unless otherwise specified by the Building Official in accordance with Florida Building Code Section 110.15 (Florida Building Code Broward County Amendments), in which to complete required repairs and correct the structural and electrical deficiencies. All applicable Building Code requirements permits shall be followed with all applicable permits obtained. The Florida Existing Building Code will specify whether the repairs or modification can be made under the code in effect when the building was originally permitted, or the code currently in effect.
  2. When any electrical or structural repairs or modifications are required, the responsible Engineer or Architect who has performed the building safety inspection and issued the report shall provide the Building Owner and the Building Official with a signed and sealed letter indicating whether the building or structure may continue to be safely occupied while the building or structure is undergoing repairs. Such letter shall be valid for no more than 180 days, and a new letter shall be issued if repairs or modifications remain ongoing.
  3. For deficiencies that cannot be corrected within 180 days, the time frame may be extended when a time frame is specified by the responsible Licensed Professional Engineer or Registered Architect and approved by the Building Official. Such extension shall be contingent on maintaining an active building permit as specified in Florida Building Code Section 105.3.2 (Florida Building Code Broward County Amendments).
  4. Once all required repairs, whether structural or electrical or both, have been completed, the responsible Licensed Professional Engineer or Registered Architect who has performed the safety inspection and issued the report shall re-inspect the areas noted on the original report and shall provide the Building Owner and Building Official an amended report with a signed and sealed letter stating that all of the required repairs and corrections have been completed and that the building or structure has been certified for continued use under the present occupancy. The Building Owner or responsible Professional shall submit that letter to the Building Official.
  5. The Building Official may issue an extension of not more than 60 days to submit a Building Safety Inspection report, or to obtain any necessary permits, upon a written extension request from a Licensed Professional Engineer or Registered Architect qualified as stated herein for the type of building or structure in question. Such request must contain a signed and sealed statement from the Engineer or Architect that the building may continue to be occupied while undergoing the Building Safety Inspection and Certification.
- L. If an owner of a building or structure fails to timely submit the Building Safety Inspection Program report to the Building Official or seek an extension request in accordance with the above, the Building Official shall elect the choice of either a Special Magistrate or Code Enforcement Board as set forth under Florida Statutes Sec. 162, et. al., to conduct a hearing to address such failure. In the event an owner fails to comply with the repair and/or modification requirements as determined from the Building Safety Inspection Report as set forth herein, the structure may be

deemed to be unsafe and unfit for occupation. Such findings shall be reviewed by the Building Official and shall be sent to the Special Magistrate, Code Enforcement Board, or Unsafe Structures Board, as appropriate.

- M. If a building or structure is found to be Unsafe, the requirements of Section 116 of Chapter One of the Broward County Amendments to the Florida Building Code entitled “Unsafe Structures” shall be followed.
- N. The Building Official may revoke any Building Safety Inspection and Certification if the Building Official determines that the written inspection report contains any misrepresentation of the actual conditions of the building or structure.

# General Considerations & Guidelines for Building Safety Inspections

## Part of Broward County BORA Policy #05-05

### I. SCOPE OF STRUCTURAL INSPECTION

The **fundamental purpose** of the required Building Safety Inspection and report is to confirm in reasonable fashion that the building or structure under consideration is safe for continued use under its present occupancy. As implied by the title of this document, this is a recommended procedure, and under no circumstances are these minimum recommendations intended to supplant proper professional judgment.

Such inspection shall be for the purpose of determining the general structural condition of the building or structure to the extent reasonably possible of any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead load, live load, or wind load, and the general condition of its electrical systems pursuant to the applicable Codes.

In general, unless there is obvious overloading, or significant deterioration of important structural elements, there is little need to verify the original design. It is obvious that this has been time tested if still offering satisfactory performance. Rather, it is of importance that the effects of time with respect to degradation of the original construction materials be evaluated. It will rarely be possible to visually examine all concealed construction, nor should such be generally necessary. However, a sufficient number of typical structural members should be examined to permit reasonable conclusions to be drawn.

**Visual Examination** will, in most cases, be considered adequate when executed systematically. The visual examination must be conducted throughout all habitable and non-habitable areas of the building, as deemed necessary, by the inspecting professional to establish compliance. Surface imperfections such as cracks, distortion, sagging, excessive deflections, significant misalignment, signs of leakage, and peeling of finishes should be viewed critically as indications of possible difficulty.

**Testing Procedures** and quantitative analysis will not generally be required for structural members or systems except for such cases where visual examination has revealed such need, or where apparent loading conditions may be critical.

**Manual Procedures** such as chipping small areas of concrete and surface finishes for closer examinations are encouraged in preference to sampling and/or testing where visual examination alone is deemed insufficient. Generally, unfinished areas of buildings such as utility spaces, maintenance areas, stairwells and elevator shafts should be utilized for such purposes. In some cases, to be held to a minimum, ceilings or other construction finishes may have to be opened for selective examination of critical structural elements. In that event, such locations should be carefully located to be least disruptive, most easily repaired and held to a minimum. In any event, a sufficient number of structural members must be examined to afford reasonable assurances that such are representative of the total structure.

**Evaluating** an existing structure for the effects of time, must take into account two basic considerations; movement of structural components with respect to each other, and deterioration of materials.

With respect to the former, volume change considerations, principally from ambient temperature changes, and possibly long-time deflections, are likely to be most significant. Foundation movements will frequently be of importance, usually settlement, although upward movement due to expansive soils may occur, although infrequently in this area. Older buildings on spread footings may exhibit continual, even recent settlements if founded on deep unconsolidated fine grained or cohesive soils, or from subterranean losses or movements from several possible causes.

With very little qualifications, such as rather rare chemically reactive conditions deterioration of building materials can

only occur in the presence of moisture, largely related to metals and their natural tendency to return to the oxide state in the corrosive process.

In this marine climate, highly aggressive conditions exist year-round. For most of the year, outside relative humidity may frequently be about 90 or 95%, while within air-conditioned building, relative humidity will normally be about 55% to 60%. Under these conditions moisture vapor pressures ranging from about 1/3 to 1/2 pounds per square inch will exist much of the time. Moisture vapor will migrate to lower pressure areas. Common building materials such as stucco, masonry and even concrete, are permeable even to these slight pressures. Since most of our local construction does not use vapor barriers, condensation will take place within the enclosed walls of the building. As a result, deterioration is most likely adjacent to exterior walls, or wherever else moisture or direct leakage has been permitted to penetrate the building shell.

**Structural Deterioration** will always require repair. The type of repair, however, will depend upon the importance of the member in the structural system, and degree of deterioration. Cosmetic type repairs may suffice in certain non-sensitive members such as tie beams and columns, provided that the remaining sound material is sufficient for the required function. For members carrying assigned gravity or other loads, cosmetic type repairs will only be permitted if it can be demonstrated by rational analysis that the remaining material, if protected from further deterioration can still perform its assigned function at acceptable stress levels. Failing that, adequate repairs or reinforcement will be considered mandatory.

**Written Reports** shall be required attesting to each required inspection. Each such report shall note the location of the structure, description of the type of construction, and general magnitude of the structure, the existence of drawings and location thereof, history of the structure to the extent reasonably known, and a description of the type and manner of the inspection, noting problem areas and recommended repairs, if required to maintain structural integrity. See additional reporting requirements outlined in the foregoing of the Policy.

Each report shall include a statement to the effect that the building or structure is structurally safe, unsafe, safe with qualifications, or has been made safe. It is suggested that each report also include the following information indicating the actual scope of the report and limits of liability. This paragraph may be used:

*"As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be considered to be a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible."*

## **Foundations**

If all of the supporting subterranean materials were completely uniform beneath a structure, with no significant variations in grain size, density, moisture content or other mechanical properties; and if dead load pressures were completely uniform, settlements would probably be uniform and of little practical consequence. In the real world, however, neither is likely. Significant deviations from either of these two idealisms are likely to result in unequal vertical movements.

Monolithic masonry structures are generally incapable of accepting such movements, and large openings. Since, in most cases, differential shears are involved, cracks will typically be diagonal.

Small movements, in themselves, are most likely to be structurally important only if long term leakage through fine cracks may have resulted in deterioration. In the event of large movements, contiguous structural elements such as floor and roof systems must be evaluated for possible fracture or loss of bearing.

Pile foundations are, in general, less likely to exhibit such difficulties. Where such does occur, special investigation will be required.

## **Roofs**

Sloping roofs, usually having clay or cement tiles, are of concern in the event that the covered membrane may have deflections, if merely resulting from deteriorated rafters or joists will be of greater import. Valley flashing and base flashing at roof penetration will also be matters of concern.

Flat roofs with built up membrane roofs will be similarly critical with respect to deflection considerations. Additionally, since they will generally be approaching expected life limits at the age when The Building Safety Inspection is required, careful examination is important. Blisters, wrinkling, alligating, and loss of gravel are usual signs of difficulty. Punctures or loss of adhesion of base flashings, coupled with loose counterflashing will also signify possibility of other debris, may result in ponding, which if permitted, may become critical.

## **Masonry Bearing Walls**

Random cracking, or if discernible, definitive patterns of cracking, will of course, be of interest. Bulging, sagging, or other signs of misalignment may also indicate related problems in other structural elements. Masonry walls where commonly constructed of either concrete masonry units, or scored clay tile, may have been constructed with either reinforced concrete columns and tie beams, or lintels.

Of most probable importance will be the vertical and horizontal cracks where masonry units abut tie columns, or other frame elements such as floor slabs. Of interest here is the observation that although the raw materials of which these masonry materials are made may have much the same mechanical properties as the reinforced concrete framing, their actual behavior in the structure, however, is likely to differ with respect to volume change resulting from moisture content, and variations in ambient thermal conditions.

Moisture vapor penetration, sometimes abetted by salt laden aggregate and corroding rebars, will usually be the most common cause of deterioration. Tie columns are rarely structurally sensitive, and a fair amount of deterioration may be tolerated before structural; impairment becomes important. Cosmetic type repair involving cleaning, and parching to effectively seal the member, may often suffice. A similar approach may not be unreasonable for tie beams, provided they are not also serving as lintels. In that event, a rudimentary analysis of load capability using the remaining actual rebar area, may be required.

## **Floor and Roof Systems**

Cast in place reinforced concrete slabs and/or beams and joists may often show problems due to corroding rebars resulting from cracks or merely inadequate protecting cover of concrete. Patching procedures will usually suffice where such damage has not been extensive. Where corrosion and spalling has been extensive in structurally critical areas, competent analysis with respect to remaining structural capacity, relative to actual supported loads, will be necessary. Type and extent of repair will be dependent upon the results of such investigation.

Pre-cast members may present similar deterioration conditions. End support conditions may also be important. Adequacy of bearing, indications of end shear problems, and restraint conditions are important, and should be evaluated in at least a few typical locations.

Steel bar joists are, of course, sensitive to corrosion. Most critical locations will be web member welds, especially near supports, where shear stresses are high and possible failure may be sudden, and without warning.

Cold formed steel joists, usually of relatively light gage steel, are likely to be critically sensitive to corrosion, and are highly dependent upon at least nominal lateral support to carry designed loads. Bridging and the floor or roof system itself, if in good condition, will serve the purpose.

Wood joists and rafters are most often in difficulty from "dry rot", or the presence of termites. The former (a misnomer) is most often prevalent in the presence of sustained moisture or lack of adequate ventilation. A member may usually be deemed in acceptable condition if a sharp pointed tool will penetrate no more than about one eighth of an inch under moderate hand pressure. Sagging floors will most often indicate problem areas.

Gypsum roof decks will usually perform satisfactorily except in the presence of moisture. Disintegration of the material and the form-board may result from sustained leakage. Anchorage of the supporting bulb tees against uplift may also be of importance.

Floor and roof systems of cast in place concrete with self-centering reinforcing, such as paper backed mesh and rib-lath, may be critical with respect to corrosion of the unprotected reinforcing. Loss of uplift anchorage on roof decks will also be important if significant deterioration has taken place, in the event that dead loads are otherwise inadequate for that purpose. Expansion joints exposed to the weather must also be checked.

## **Steel Framing System**

Corrosion, obviously enough, will be the determining factor in the deterioration of structural steel. Most likely suspect areas will be fasteners, welds, and the interface area where bearings are embedded in masonry. Column bases may often be suspect in areas where flooding has been experienced, especially if salt water has been involved. Concrete fireproofing will, if it exists, be the best clue indicating the condition of the steel.

## **Concrete Framing Systems**

Concrete deterioration will, in most cases, similarly be related to rebar corrosion possibly abetted by the presence of saltwater aggregate or excessively permeable concrete. In this respect, honeycomb areas may contribute adversely to the rate of deterioration. Columns are frequently most suspect. Extensive honeycomb is most prevalent at the base of columns, where fresh concrete was permitted to segregate, dropping into form boxes. This type of problem has been known to be compounded in areas where flooding has occurred, especially involving salt water.

Thin cracks usually indicate only minor corrosion, requiring minor patching only. Extensive spalling may indicate a much more serious condition requiring further investigation.



In spall areas, chipping away a few small loose samples of concrete may be very revealing. Especially, since loose material will have to be removed even for cosmetic type repairs, anyway. Fairly reliable quantitative conclusions may be drawn with respect to the quality of the concrete. Even though our cement and local aggregate are essentially derived from the same sources, cement will have a characteristically dark grayish brown color in contrast to the almost white aggregate. A typically white, almost alabaster like coloration will usually indicate reasonably good overall strength.

### **Windows and Doors**

Window and door condition is of considerable importance with respect to two considerations. Continued leakage may have resulted in other adjacent damage and deteriorating anchorage may result in loss of the entire unit in the event of severe windstorms even short of hurricane velocity. Perimeter sealants, glazing, seals, and latches should be examined with a view toward deterioration of materials and anchorage of units for inward as well as outward (suction) pressure, most importantly in high buildings.

### **Structural Glazing**

When installed on threshold buildings, structural glazing curtain wall systems, shall be inspected by the owner at 6-month intervals for the first year after completion of the installation. The purpose of the inspection shall be to determine the structural condition and adhesive capacity of the silicone sealant. Subsequent inspections shall be performed at least once every 5 years at regular intervals for structurally glazed curtain wall systems installed on threshold buildings.

### **Wood Framing**

Older wood framed structures, especially of the industrial type, are of concern in that long term deflections may have opened important joints, even in the absence of deterioration. Corrosion of ferrous fasteners will in most cases be obvious enough. Dry rot must be considered suspect in all sealed areas where ventilation has been inhibited, and at bearings and at fasteners. Here too, penetration with a pointed tool greater than about one eighth inch with moderate hand pressure will indicate the possibility of further difficulty.

### **Building Facade**

Appurtenances on an exterior wall of a threshold building are elements including, but not limited to, any cladding material, precast appliques, exterior fixtures, ladders to rooftops, flagpoles, signs, railings, copings, guardrails, curtain walls, balcony and terrace enclosures, including greenhouses or solariums, window guards, window air conditioners, flower boxes, satellite dishes, antennae, cell phone towers, and any equipment attached to or protruding from the façade that is mechanically and/or adhesive attached.

### **Loading**

It is of importance to note that even in the absence of any observable deterioration, loading conditions must be viewed with caution. Recognizing that there will generally be no need to verify the original design, since it will have already been "time tested", this premise has validity only if loading patterns and conditions **remain unchanged**. Any material changes in type and/or magnitude or loading in older buildings should be viewed as sufficient justification to examine load carrying capability of the affected structural system.

## **II. SCOPE OF ELECTRICAL INSPECTION**

The purpose of the required inspection and report is to confirm with reasonable fashion that the building or structure and all habitable and non-habitable areas, as deemed necessary by the inspecting professional, to establish compliance are safe for continued use under present occupancy. As mentioned before, this is a recommended procedure, and under no circumstances are these minimum recommendations intended to supplant proper professional judgment.

### **Electric Service**

A description of the type of service supplying the building or structure must be provided, stating the size of amperage, if three (3) phase or single (1) phase, and if the system is protected by fuses or breakers. Proper grounding of the service should also be in good standing. The meter and electric rooms should have sufficient clearance for equipment and for the serviceman to perform both work and inspections. Gutters and electrical panels should all be in good condition throughout the entire building or structure.

### **Branch Circuits**

Branch circuits in the building must all be identified, and an evaluation of the conductors must be performed. There should also exist proper grounding for equipment used in the building, such as an emergency generator, or elevator motor.

### **Conduit Raceways**

All types of wiring methods present in the building must be detailed and individually inspected. The evaluation of each type of conduit and cable, if applicable, must be done individually. The conduits in the building should be free from erosion and checked for considerable dents in the conduits that may be prone to cause a short. The conductors and cables in these conduits should be chafe free and their currents not over the rated amount.

### **Emergency Lighting**

Exit sign lights and emergency lighting, along with a functional fire alarm system, if applicable, must all be in good working condition.

### **Infrared Thermography Inspection**

For electrical services operating at 400 amperes or greater, an infrared thermography inspection with a written report of the following electrical equipment must be provided as applicable or as otherwise indicated below: busways, switchgear, panelboards (except in dwelling unit load centers), disconnects, VFDS, starters, control panels, timers, meter centers, gutters, junction boxes, automatic/manual transfer switches, exhaust fans and transformers. The infrared inspection of electrical equipment shall be performed by a Level-II or higher certified infrared thermographer who is qualified and trained to recognize and document thermal anomalies in electrical systems and possesses over 5 years of experience inspecting electrical systems associated with commercial buildings.

## **III. HISTORICAL DOCUMENTS, PERMITTING, REPAIRS AND REPORTS**

An attempt shall be made to investigate the existence of documents with the local jurisdiction to assist with the overall inspection of the building.

Understanding the structural system, building components, and intended design may guide the design professional to investigate certain critical areas of the structure.

**Violations** through the local jurisdiction's code compliance division should be investigated. Cases on file may lead to issues pre-existing with the building, especially any unsafe structure determinations. Depending on the nature of the violation, Building Safety Inspections may be affected.

**Unpermitted activities** may also affect the outcome of a Building Safety Inspection, especially with unpermitted additions to the building. The Building Safety Inspection of a building is conducted on the entire structure including the original construction and any subsequent permitted addition. Unpermitted additions found by the Building Safety Inspection process present an unsafe situation and must be identified in the report, even if found to be properly built. Like a repair process identified by the report, legalizing an unpermitted addition would be a prerequisite to the completion of a successful Building Safety Inspection report. Examples of unpermitted work that may affect Building Safety Inspections include, but are not limited to additions, alterations, balcony enclosures, etc.

**Repairs** identified in the Building Safety Inspection report will most likely require permits. Once the initial report is completed it should be immediately submitted to the local jurisdiction for processing. Do not proceed to conduct repairs without permits. Some repairs, like changing a bulb in an exit sign, may not require a permit but most other work will require permits. Proceeding without obtaining repair permits may lead to a violation of the code. Additionally, repairs being conducted under a permit will afford additional time to comply with a complete Building Safety Inspection report.

**Completing the Reports** concisely is vital to the overall understanding of the conditions of the building and successful completion of the Building Safety Inspection process. The approved report forms provided must be used, proprietary forms will not be accepted. Such forms are to be considered supplemental to and in addition to a detailed written report. Sufficient photos shall be included to adequately convey typical conditions observed, particularly where defects are found. Where provided, photos must be in color and with sufficient resolution to detail the conditions being shown. Building Safety Inspection reports may be audited, and the subject building may be inspected at the discretion of the Building Official. The Building Official reserves the right to rescind or revoke an approved Building Safety Inspection report.

The **Code in Effect** at the time of the original construction is the baseline for the Building Safety Inspections. Subsequent improvements to the original building should be inspected based on the Code at the time of permitting. It is not the intent of the Building Safety Inspection that buildings must be brought into compliance with current codes.

# STRUCTURAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Inspection Commenced Date: \_\_\_\_\_ Inspection Completed Date: \_\_\_\_\_

No Repairs Required       Repairs are required as outlined in the attached inspection report.

Licensed Design Professional:       Engineer       Architect

Name: \_\_\_\_\_

License Number: \_\_\_\_\_

Threshold Building – Certified Special Inspector:       Yes       No

I am qualified to practice in the discipline in which I am here by signing,

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Seal

This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals' Policy #05-05. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

1. DESCRIPTION OF STRUCTURE		
a. Name on Title:		
b. Street Address:		
c. Legal Description:		
d. Owner's Name:		
e. Owner's Mailing Address:		
f. Folio Number of Property on which Building is Located:		
g. Building Code Occupancy Classification:		
h. Present Use:		
i. General Description, Type of Construction:	Square Footage:	Number of Stories:
j. Is this a Threshold Building per F.S. 553.71: <input type="checkbox"/> Yes <input type="checkbox"/> No		
k. Special Features:		

I. Additional Comments:

m. Additions to original structure:

## 2. PRESENT CONDITION OF STRUCTURE

a. General alignment (Note: good, fair, poor, explain if significant):

1. Bulging:

2. Settlement:

3. Deflections:

4. Expansion:

5. Contraction:

b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other):

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains:

d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1- and 2-mm width; WIDE if over 2 mm:

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood:

f. Previous patching or repairs:

g. Nature of present loading indicate residential, commercial, other estimate magnitude:

### 3. INSPECTIONS

a. Date of notice of required inspection:

b. Date(s) of actual inspection:

c. Name and qualifications of individual submitting report:

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:

e. Structural repair-note appropriate line:

1. None Required:

2. Required (Describe and indicate acceptance):

### 4. SUPPORTING DATA

a. \_\_\_\_\_ Sheet Written Data

b. \_\_\_\_\_ Photographs

c.. \_\_\_\_\_ Drawings or Sketches

<b>5. MASONRY BEARING WALL (Indicate Good, Fair or Poor on appropriate lines):</b>	
a. Concrete masonry units:	
b. Clay tile or terra cotta units:	
c. Reinforced concrete tie columns:	
d. Reinforced concrete tie beams:	
e. Lintel:	
f. Other type bond beams:	
g. Masonry Finishes – Exterior:	
1. Stucco:	
2. Veneer:	
3. Paint only:	
4. Other (describe):	
h. Masonry Finishes – Interior:	
1. Vapor barrier:	
2. Furring and plaster:	
3. Paneling:	
4. Paint only:	
5. Other (describe):	
i. Cracks:	
1. Location – Note beams, columns, other:	
2. Description:	

j. Spalling:

1. Location – Note beams, columns, other:

2. Description:

k. Rebar corrosion-check appropriate line:

1. None Visible:

2. Minor-patching will suffice:

3. Significant-but patching will suffice:

4. Significant-structural repairs required:

l. Samples chipped out for examination in spall areas:

1. No:

2. Yes – Describe color, texture, aggregate, general quality:

## 6. FLOOR AND ROOF SYSTEM

a. Roof:

1. Describe (flat, slope, type roofing, type roof deck, condition):

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:

3. Note types of drains and scuppers and condition:



b. Floor system(s):

1. Describe (type of system framing, material, spans, condition):

c. Inspection – Note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

## 7. STEEL FRAMING SYSTEM

a. Description:

b. Exposed Steel – Describe condition of paint and degree of corrosion:

c. Concrete or other fireproofing – Note any cracking or spalling and note where any covering was removed for inspection:

d. Elevator sheave beams and connections, and machine floor beams – Note condition:

## 8. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

b. Cracking:

1. Not significant:
2. Location and description of members affected and type cracking:
c. General condition:
d. Rebar corrosion – Check appropriate line:
1. None Visible:
2. Location and description of members affected and type cracking:
3. Significant but patching will suffice:
4. Significant – structural repairs required (describe):
e. Samples chipped out in spall areas:
1. No:
2. Yes, describe color, texture, aggregate, general quality:
<b>9. WINDOWS</b>
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):
b. Anchorage – Type and condition of fasteners and latches:

c. Sealant – Type of condition of perimeter sealant and at mullions:

d. Interiors Seals – Type and condition at operable vents:

e. General Condition:

## 10. WOOD FRAMING

a. Type – Fully describe if mill construction, light construction, major spans, trusses:

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

c. Joints – Note if well fitted and still closed:

d. Drainage – Note accumulations of moisture:

e. Ventilation – Note any concealed spaces not ventilated:

f. Note any concealed spaces opened for inspection:

### **11. BUILDING FAÇADE INSPECTION (Threshold Building)**

a. Identify and describe the exterior walls and appurtenances on all sides of the building (Cladding type, corbels, precast appliques, etc.):

b. Identify attachment type of each appurtenance type (Mechanically attached or adhered):

c. Indicate the condition of each appurtenance (Distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):

### **12. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING**

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.):

b. Indicate condition of special feature, its supports, and connections:

**ELECTRICAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Inspection Commenced Date: \_\_\_\_\_ Inspection Completed Date: \_\_\_\_\_

No Repairs Required       Repairs are required as outlined in the attached inspection report.

Licensed Design Professional:       Engineer       Architect

Name: \_\_\_\_\_

License Number: \_\_\_\_\_

Threshold Building – Certified Special Inspector:       Yes       No

I am qualified to practice in the discipline in which I am here by signing,

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Seal

This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals' Policy #05-05. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

1. DESCRIPTION OF STRUCTURE		
a. Name on Title:		
b. Street Address:		
c. Legal Description:		
d. Owner's Name:		
e. Owner's Mailing Address:		
f. Folio Number of Property on which Building is Located:		
g. Building Code Occupancy Classification:		
h. Present Use:		
i. General Description, Type of Construction:	Square Footage:	Number of Stories:
j. Is this a Threshold Building per F.S. 553.71: <input type="checkbox"/> Yes <input type="checkbox"/> No		
k. Special Features:		

I. Additional Comments:

**2. INSPECTIONS**

a. Date of notice of required inspection:

b. Date(s) of actual inspection:

c. Name and qualifications of individual submitting report:

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:

e. Electrical repair-note appropriate line:

1. None Required:

2. Required (Describe and indicate acceptance):

**3. ELECTRIC SERVICE**

1. Size:            Amperage ( \_\_\_\_\_ )            Fuses ( \_\_\_\_\_ )            Breakers ( \_\_\_\_\_ )

2. Phase:            Three Phase ( \_\_\_\_\_ )            Single Phase ( \_\_\_\_\_ )

3. Condition:            Good ( \_\_\_\_\_ )            Needs Repair ( \_\_\_\_\_ )

Comments:

**4. METER AND ELECTRIC ROOM**

1. Clearances:                      Good ( \_\_\_\_\_ )    Requires Repair ( \_\_\_\_\_ )

Comments:

**5. GUTTERS**

1. Location:                         Good ( \_\_\_\_\_ )    Requires Repair ( \_\_\_\_\_ )

2. Taps and Fill:                    Good ( \_\_\_\_\_ )    Requires Repair ( \_\_\_\_\_ )

Comments:

**6. BUSWAYS**

Good ( \_\_\_\_\_ )    Requires Repair ( \_\_\_\_\_ )

Comments:

**7. THERMOGRAPHY INSPECTION RESULTS (Add sheets as required and pictures if needed.)**

Comments:

## 8. ELECTRICAL PANELS

Location:                      Good \_\_\_\_\_ Needs Repair \_\_\_\_\_

1. Panel # ( \_\_\_\_\_ )

Good \_\_\_\_\_ Needs Repair \_\_\_\_\_

2. Panel # ( \_\_\_\_\_ )

Good \_\_\_\_\_ Needs Repair \_\_\_\_\_

3. Panel # ( \_\_\_\_\_ )

Good \_\_\_\_\_ Needs Repair \_\_\_\_\_

4. Panel # ( \_\_\_\_\_ )

Good \_\_\_\_\_ Needs Repair \_\_\_\_\_

5. Panel # ( \_\_\_\_\_ )

Good \_\_\_\_\_ Needs Repair \_\_\_\_\_

Comments:



**9. BRANCH CIRCUITS**

1. Identified:	Yes	Must be identified
2. Conductors:	Good	

Comments:

**10. GROUNDING SERVICE**

Good	Repairs Required
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Comments:

**11. GROUNDING OF EQUIPMENT**

Good	Repairs Required
------	------------------

Comments:

**12. SERVICE CONDUITS/RACEWAYS**

Good	Repairs Required
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Comments:

**13. SERVICE CONDUCTOR AND CABELS**

Good

Repairs Required

Comments:

**14. TYPES OF WIRING METHODS**

Conduit Raceways:	Good	Repairs Required
Conduit PVC:	Good	Repairs Required
NM Cable:	Good	Repairs Required
BX Cable:	Good	Repairs Required

**15. FEEDER CONDUCTORS**

Good

Repairs Required

Comments:

**16. EMERGENCY LIGHTING**

Good

Repairs Required

Comments:

**17. BUILDING EGRESS ILLUMINATION**

Good

Repairs Required

Comments:

**18. FIRE ALARM SYSTEM**

Good

Repairs Required

Comments:

**19. SMOKE DETECTORS**

Good

Repairs Required

Comments:

**20. EXIT LIGHTS**

Good

Repairs Required

Comments:

**21. EMERGENCY GENERATOR**

Good

Repairs Required

Comments:

**22. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS**

Good

Repairs Required

Comments:

**23. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION**

Good

Repairs Required

Comments:

**24. SWIMMING POOL WIRING**

Good

Repairs Required

Comments:

**25. WIRING TO MECHANICAL EQUIPMENT**

Good

Repairs Required

Comments:

**26. ADDITIONAL COMMENTS**

Building Safety Inspection Program –  
Existing Documents

chanical and plumbing inspections. During periods of emergency or disaster as declared by the Governor, inspections performed via electronic or photographic media can be acceptable, on a case by case basis as determined by the Building Official.

**110.14.5 Reroofing Inspections.** During the emergency or disaster period, as declared by the Governor, the Building Official may at his or her option allow an Architect or an Engineer, or their duly authorized representative to perform required reroofing inspections. The Architect or Engineer shall submit sealed inspection reports to the Building Official. During periods of emergency or disaster as declared by the Governor, inspections performed via electronic or photographic media can be acceptable, on a case by case base as determined by the Building Official.

**110.14.6 Damage assessments.** When conducting emergency damage assessments, the Building Official shall complete the Broward County Emergency Management Division Unsafe Structures Reporting Form. The reports can be faxed, emailed, or if necessary, telephoned in to the numbers prescribed on the form within forty-eight (48) hours of a building being posted as unsafe and a secondary report shall be submitted when the building is deemed safe, also within forty-eight (48) hours. The reporting form will be approved by both the Emergency Management Division and BORA.

**110.14.7** The protocol for Sections 110.14.1 through 110.14.6 applies during a state of emergency or disaster as declared by the Governor of the State of Florida.

**110.14.8** Inspections and records of inspections required by Section 110.3 and as set forth in Sections 110.6, 110.9, and 110.14.2 through 110.14.4 can be acceptable, on a case by case base as determined by the Building Official.

**110.14.9** Suspension of Certification Requirements. See Section 113.11.7.

**110.15 Building Safety Inspection Program.** BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce

the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, One- and Two-Family Dwellings, and minor structures defined as buildings or structures in any occupancy group having a gross floor area less than three thousand five hundred (3,500) square feet; are exempt from this program.

In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:

1. 40 year or older buildings of eleven thousand (11,000) square feet or more - compliance in calendar year 2006.
2. 40 year or older buildings seven thousand (7,000) square feet or more - compliance no later than calendar year 2007.
3. 40 year or older building five thousand five hundred (5,500) square feet or more - compliance no later than calendar year 2008.
4. 40 year or older buildings four thousand six hundred fifty (4,650) square feet or more - compliance no later than calendar year 2009.
5. 40 year or older buildings three thousand eight hundred (3,800) square feet or more - compliance no later than calendar year 2010.
6. 40 year or older buildings three thousand five hundred (3,500) square feet or more - compliance no later than calendar year 2011.

Subsequent building inspections shall be required at ten (10) year intervals, Section 110.15 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40-year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

**Section 111 Certificates of Occupancy and Completion**

**111.1 Certificate of Occupancy.**

**111.1.1 Use and Occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or

**Subject: Broward County Board of Rules and Appeals – Building Safety Inspection Program**

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Section 110.15 of the Broward County Administrative Provisions of the Florida Building Code has established a Building Safety Inspection Program.

The procedures established herein are the basic guidelines for the Building Safety Inspection program.

The requirements contained in the Florida Building Code, covering the maintenance of buildings, shall apply to all buildings and/or structures now existing or hereafter erected. All buildings and/or structures and all parts thereof shall be maintained in a safe condition, and all devices or safeguards that are required by the Florida Building Code shall be maintained in good working order. Electrical wiring, apparatus and equipment, and installations for light heat or power and low voltage systems as are required and/or regulated by the Building Code, now existing or hereinafter installed, shall be maintained in a safe condition and all devices and safeguards maintained in good working order.

These guidelines shall not be construed as permitting the removal or non-maintenance of any existing devices or safeguards unless authorized by the Building Official.

***Building Safety Inspection of buildings / structures and components:***

For the purpose of these guidelines, Building Safety Inspection shall be construed to mean the requirement for specific inspection of existing buildings and structures and furnishing the Building Official with a written report of such inspection as prescribed herein.

A (1). Inspection procedures shall conform, in general, to the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals. This inspection is for the sole purpose of identifying structural and electrical deficiencies of the building or structure that pose immediate threat to life safety. This inspection is not to determine if the condition of an existing building is in compliance with the current edition of the Florida Existing Building Code or the National Electrical Code.

(2). Such inspection shall be for the purpose of determining the structural & electrical condition of the building or structure to the extent reasonably possible of any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load, and the general condition of its electrical systems pursuant to the Building Code.

(3). The inspecting professional shall have a right of entry into all areas he/she deems necessary to comply with the program.

(4). The Building Official shall ensure that the owner(s) (or their duly authorized representative(s)) of all buildings requiring inspection under these guidelines file the necessary documentation to confirm compliance with the guidelines set forth herein.

B (1). All buildings, except single-family residences, duplexes and minor buildings or structures as defined in (C), shall be recertified in the manner described below where such buildings or structures have been in existence for forty (40) years or longer, as determined by the Building Official, who shall at such time issue a Notice of Required Inspection to the building owner.

(2). Subsequent Building Safety Inspections shall be required at ten (10) year intervals from the date of the 40th anniversary of existence of buildings or structures regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial Safety Inspection of the building and shall be re-inspected in accordance with the schedule for the building. Buildings that the original Safety Inspection dates are specified in the exception to 110.15 (2011 and earlier) shall have the 10 year re-inspections scheduled starting 10 years following the date schedule shown in the exceptions to 110.15.



(3). In the event a building is determined to be structurally and electrically safe under the conditions set forth herein, and such building or structure is less than forty (40) years of age, a Building Safety Inspection shall not be required for a minimum of ten (10) years from that time, or age forty (40), whichever is the longer period of time.

C. Minor buildings or structures shall, for the purpose of this subsection, be defined as buildings or structures in any occupancy group having a gross area of 3,500 sq. ft. or less. Any building or structure which houses, covers, stores or maintains any support features, materials or equipment necessary for the operation of all or part of the primary structure, or operation of any feature located upon the real property, shall not be considered a minor building and shall be subject to inspection as otherwise set forth herein. Also included in the Safety Inspection Program are elevated decks, docks, parking garages and guardrails.

D (1). The owner of a building or structure subject to Building Safety Inspection shall furnish, or cause to be furnished, within ninety (90) days of Notice of Required Building Safety Inspection, the Broward County Board of Rules and Appeals Building Safety Inspection Certification Form to the Building Official, prepared by a Professional Engineer or Architect registered in the State of Florida, certifying that each such building or structure is structurally and electrically safe, or has been made structurally and electrically safe for the specified use for continued occupancy, in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.

(2). Such written report shall bear the date, seal and signature of the certifying Engineer or Architect.

(3). Such Engineer or Architect shall undertake such assignments only where qualified by training and experience in the specific technical field involved in the inspection and report.

(4). Such report shall indicate the manner and type of inspection forming the basis for the report and description of any matters identified as requiring remedial action.

(5). In the event that repairs or modifications are found to be necessary resulting from the Building Safety Inspection Report, the owner shall have a total of 180 days from the date of the Building Safety Inspection Report, unless otherwise specified by the Building Official in accordance with Florida Building Code Section 110.15(Broward County Administrative Code), in which to correct the structural and electrical deficiencies. Once the corrections have been completed a Professional Engineer, or Registered

Architect shall re-inspect the areas noted on the original report and shall provide the building owner a signed and sealed letter stating the corrections have all been completed. The building owner shall submit that letter to the Building Official. For deficiencies that cannot be corrected within 180 days, the time frame may be extended when a time frame is specified by the Professional Engineer or Registered Architect and approved by the Building Official. Such extension shall be contingent on maintaining an active building permit as specified in Florida Building Code Section 115015 (Broward County Administrative Code).

E (1). In the event an owner fails to submit the Building Safety Inspection Program report the governing authority shall elect the choice of either a Special Magistrate or Code Enforcement Board as set forth under Florida Statutes Sec. 162, et. al., to conduct a hearing to address such failure. In the event an owner fails to comply with repair or modification requirements as determined from the Building Safety Inspection Report as set forth herein the structure may be deemed to be unsafe and unfit for occupation. Such findings shall be reviewed by the Building Official and may be sent to the Special Magistrate, Code Enforcement Board or Unsafe Structures Board, as appropriate.

\* The Florida Existing Building Code will specify whether the repairs or modification can be made under the code in effect when the building was originally permitted or the code currently in effect.

# GENERAL CONSIDERATIONS

## SCOPE OF STRUCTURAL INSPECTION

The fundamental purpose of the required inspection and report is to confirm in reasonable fashion that the building or structure under consideration is safe for continued use under the present occupancy. As implied by the title of this document, this is a recommended procedure, and under no circumstances are these minimum recommendations intended to supplant proper professional judgment.

Such inspection shall be for the purpose of determining the general structural condition of the building or structure to the extent reasonably possible of any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load, and the general condition of its electrical systems pursuant to the Building Code.

In general, unless there is obvious overloading, or significant deterioration of important structure elements there is little need to verify the original design. It is obvious that this has been "time tested" if still offering satisfactory performance. Rather, it is of importance that the effects of time with respect to deterioration of the original construction materials be evaluated. It will rarely be possible to visually examine all concealed construction, nor should such be generally necessary. However, a sufficient number of typical structure members should be examined to permit reasonable conclusions to be drawn.

**Visual Examination** will, in most cases, be considered adequate when executed systematically. The visual examination must be conducted throughout all habitable and non-habitable areas of the building, as deemed necessary by the inspecting professional to establish compliance. Surface imperfections such as cracks, distortion, sagging, excessive deflections, significant misalignment, signs of leakage, and peeling of finishes should be viewed critically as indications of possible difficulty.

**Testing Procedures** and quantitative analysis will not generally be required for structural members or systems except for such cases where visual examination has revealed such need, or where apparent loading conditions may be critical.

**Manual Procedures** such as chipping small areas of concrete and surface finishes for closer examinations are encouraged in preference to sampling and/or testing where visual examination alone is deemed insufficient. Generally, unfinished areas of buildings such as utility spaces, maintenance areas, stairwells and elevator shafts should be utilized for such purposes. In some cases, to be held to a minimum, ceilings or other construction finishes may have to be opened for selective examination of critical structural elements. In that event, such locations should be carefully located to be least disruptive most easily repaired, and held to a minimum. In an event, a sufficient number of structural members must be examined to afford reasonable assurance that such are representative of the total structure.

Evaluating an existing structure for the effect of time, must take into account two, basic considerations; movement of structural components with respect to each other, and deterioration of materials.

With respect to the former, volume change considerations, principally from ambient temperature changes, and possible long time deflections, are likely to be most significant. Foundation movements will frequently be of importance, usually settlement, although upward movement due to expansive soils actually may occur. However, it is infrequent in this area. Older buildings on spread footings may exhibit continual, even recent settlements if founded on deep unconsolidated fine grained or cohesive soils or from subterranean losses or movements from several possible causes.

With very little qualification, such as rather rare chemically reactive conditions, deterioration of building materials can only occur in the presence of moisture, largely to metals and their natural tendency to return to the oxide state in the corrosive process.

In this marine climate, highly aggressive conditions exist year round. For most of the year, outside relative humidity may frequently be about 90 or 95%, while within air-conditioned buildings, relative humidity will normally be about 35 to 60%. Under these conditions moisture vapor pressures ranging from about 1/3 to 1/2 pounds per square inch will exist much of the time. Moisture vapor will migrate to lower pressure areas. Common building materials such as stucco, masonry and even concrete, are permeable even with these slight pressures. Since most of our local construction does not use vapor barriers, condensation will take place within the enclosed walls of the building. As a result, deterioration is most likely adjacent to exterior walls, or wherever else moisture or direct leakage has been permitted to penetrate the building shell.

Structural deterioration will always require repair. The type of repair, however, will depend on the importance of the member in the structural system and degree of deterioration. Cosmetic type repairs may suffice in certain non-sensitive members such as tie beams and columns, provided that the remaining sound material is sufficient for the required function. For members carrying assigned gravity or other loads, cosmetic type repairs will only be permitted if it can be demonstrated by rational analysis that the remaining material, if protected from further deterioration can still perform its assigned function at acceptable stress levels. Failing that, adequate repairs or reinforcement will be considered mandatory.

Written Reports shall be required attesting to each required inspection. Each such report shall note the location of the structure, description of type of construction, and general magnitude of the structure, the existence of drawings and location thereof, history of the structure to the extent reasonably known, and description of the type and manner of the inspection, noting problem areas and recommending repairs, if required to maintain structural integrity.

#### **FOUNDATION:**

If all of the supporting subterranean materials were completely uniform beneath a structure, with no significant variations in grain size, density, moisture content or other mechanical properties; and if dead load pressures were completely uniform, settlements would probably be uniform and of little practical consequence. In the real world, however, neither is likely. Significant deviations from either of these two idealism are likely to result in unequal vertical movements.

Monolithic masonry, generally incapable of accepting such movements will crack. Such cracks are most likely to occur at corners, and large openings. Since, in most cases, differential shears are involved, cracks will typically be diagonal.

Small movements, in themselves, are most likely to be structurally important only if long term leakage through fine cracks may have resulted in deterioration. In the event of large movements, continuous structural elements such as floor and roof systems must be evaluated for possible fracture or loss of bearing.

Pile foundations are, in general, less likely to exhibit such difficulties. Where such does occur, special investigation will be required.

### **ROOFING SYSTEMS:**

Sloping roofs, usually having clay or cement tiles, are of concern in the event that the covered membrane may have deteriorated, or that the tiles may have become loose. Large deflections, if merely resulting from deteriorated rafters or joists will be of greater importance. Valley Flashing, and Base Flashing at roof penetration will also be matters of concern.

Flat roofs with built up membrane roofs will be similarly critical with respect to deflection considerations. Additionally, since they will generally be approaching expected life limits at the age when building recertification is required, careful examination is important. Blisters, wrinkling, alligating, and loss of gravel are usually signs of difficulty. Punctures or loss of adhesion of base flashing, coupled with loose counterflashing will also signify possible problems. Wind blown gravel, if excessive, and the possibility of other debris, may result in pounding, which if permitted, may become critical.

### **MASONRY BEARING WALLS**

Random cracking, or if discernible, definitive patterns of cracking, will of course, be of interest. Bulging, sagging, or other signs of misalignment may also indicate related problems in other structural elements. Masonry walls where commonly constructed of either concrete masonry units or scored clay tile, may have been constructed with either reinforced concrete columns tie beams, or lintels.

Steel bar joists are, of course, sensitive to corrosion. Most critical locations will be web member welds, especially near supports, where shear stresses are high possible failure may be sudden, and without warning.

Cold formed steel joists, usually of relatively light gage steel, are likely to be critically sensitive to corrosion, and are highly dependent upon at least normal lateral support to carry designed loads. Bridging and the floor or roof system itself, if in good condition, will serve the purpose.

Wood joists and rafters are most often in difficult from "dry rot", or the presence of termites. The former (a misnomer) is most often prevalent in the presence of sustained moisture or lack of adequate ventilation. A member may usually be deemed in acceptable condition if a sharp pointed tool will penetrate no more than about one eighth of an inch under moderate hand pressure. Sagging floors will most often indicate problem areas. Gypsum roof decks will usually perform satisfactorily except in the presence of moisture. Disintegration of the material and the foam-board may result from sustained leakage. Anchorage of the supporting bulb tees against uplift may also be of importance, with significant deterioration. Floor and roof systems of cast in place concrete with self centering reinforcing, such as paper backed mesh and rib-lath, may be critical with respect to corrosion of the unprotected reinforcing. Loss of uplift anchorage on roof decks will also be important if significant deterioration has taken place, in the event that dead loads are otherwise inadequate for that purpose.

## **STEEL FRAMING SYSTEM**

Corrosion, obviously enough, will be the determining factor in the deterioration of structural steel. Most likely suspect areas will be fasteners, welds, and the interface area where bearings are embedded in masonry. Column bases may often be suspect in areas where flooding has been experienced, especially if salt water has been involved.

Thin cracks may indicate only minor corrosion, requiring minor patching. Extensive spalling may indicate a much more serious condition requiring further investigation.

Of most probable importance will be the vertical and horizontal cracks where masonry units abut tie columns, or other frame elements such as floor slabs. Of interest here is the observation that although the raw materials of which these masonry materials are made may have much the same mechanical properties as the reinforced concrete framing, their actual behavior in the structure, however, is likely to differ with respect to volume change resulting from moisture content, and variations in ambient thermal conditions.

Moisture vapor penetration, sometimes abetted by salt laden aggregate and corroding rebars, will usually be the most common cause of deterioration. Tie columns are rarely structurally sensitive, and a fair amount of deterioration may be tolerated before structural impairment becomes important. Usually, if rebar loss is such that the remaining steel area is still about 0.0075 of the concrete area, structural repair will not be necessary. Cosmetic type repair involving cleaning, and patching to effectively seal the member, may often suffice. A similar approach may not be unreasonable for tie beams, provided they are not also serving as lintels. In that event, a rudimentary analysis of load capability using the remaining actual rebar area, may be required.

## **FLOOR AND ROOF SYSTEMS**

Cast in place reinforced concrete slabs and/or beams and joists may often show problems due to corroding rebars resulting from cracks or merely inadequate protecting cover of concrete. Patching procedures will usually suffice where such damage has not been extensive. Where corrosion and spalling has been extensive in structurally critical areas, competent analysis with respect to remaining structural capacity, relative to actual supported loads, will be necessary. Type and extent of repair will be dependent upon the results of such investigation.

Precast members may present similar deterioration conditions. End support conditions may be important. Adequacy of bearing, indications of end shear problems, and restraint conditions are important, and should be evaluated in at least a few typical locations.

## **CONCRETE FRAMING SYSTEMS**

Concrete deterioration will, in most cases be similarly related to rebar corrosion possibly abetted by the presence of salt-water aggregate or excessively permeable concrete. In this respect, honeycomb areas may contribute adversely to the rate of deterioration. Columns are frequently most suspect. Extensive honeycomb is most prevalent at the base of columns, where fresh concrete was permitted to segregate, dropping into form boxes. This type of problem has been known to be compounded in areas where flooding has occurred, especially involving salt water.

In spall areas, chipping away a few small loose samples of concrete may be very revealing. Especially, since loose material will have to be removed even for cosmetic type repairs, anyway. Fairly reliable

quantitative conclusions may be drawn with respect to the quality of the concrete. Even though our cement and local aggregate are essentially derived from the same sources, cement will have a characteristically dark grayish brown color in contrast to the almost white aggregate. A typically white, almost alabaster like coloration will usually indicate reasonably good overall strength. The original gradation of aggregate can be seen through a magnifying glass. Depending upon the structural importance of the specific location, this type of examination may obviate the need for further testing if a value of 2000 psi to 2500 psi is sufficient for required strength, in the event that visual inspection indicates good quality for the factors mentioned.

## **WINDOWS**

Window condition is of considerable importance with respect to two considerations. Continued leakage may have resulted in other adjacent damage and deteriorating anchorage may result in loss of the entire unit in the event of severe wind storms short of hurricane velocity. Perimeter sealant, glazing, seals, and latches should be examined with a view toward deterioration of materials and anchorage of units for inward as well as outward (section) pressures, most importantly in high buildings.

## **WOOD FRAMING**

Older wood framed structures, especially of the industrial type, are of concern in that long term deflections may have opened important joints, even in the absence of deterioration. Corrosion of ferrous fasteners will in most cases be obvious enough. Dry rot must be considered suspect in all sealed areas where ventilation has been inhibited, and at bearings and at fasteners. Here too, penetration with a pointed tool greater than about one eighth inch with moderate hand pressure, will indicate the possibility of further difficulty.

## **LOADING**

It is of importance to note that even in the absence of any observable deterioration, loading conditions must be viewed with caution. Recognizing that there will generally be no need to verify the original design, since it will have already been "time tested", this premise has validity only if loading patterns and conditions remain **unchanged**. Any material change in type and/or magnitude or loading in older buildings should be viewed as sufficient jurisdiction to examine load carrying capability of the affected structural system.

## **SCOPE OF ELECTRICAL INSPECTION**

**The purpose of the required inspection and report is to confirm with reasonable fashion that the building or structure and all habitable and non-habitable areas, as deemed necessary by the inspecting professional to establish compliance, are safe for continued use under present occupancy. As mentioned before, this is a recommended procedure, and under no circumstances are these minimum recommendations intended to supplant proper professional judgement.**

## **ELECTRIC SERVICE**

A description of the type of service supplying the building or structure must be provided, stating the size of amperage, if three (3) phase or single (1) phase, and if the system is protected by fuses or breakers. Proper grounding of the service should also be in good standing. The meter and electric rooms should have sufficient clearance for equipment and for the serviceman to perform both work and inspections. Gutters and electrical panels should all be in good condition throughout the entire building or structure.

## **BRANCH CIRCUITS**

Branch circuits in the building must all be identified and an evaluation of the conductors must be performed. There should also exist proper grounding for equipment used in the building, such as an emergency generator, or elevator motor.

## **CONDUIT RACEWAYS**

All types of wiring methods present in the building must be detailed and individually inspected. The evaluation of each type of conduit and cable, if applicable, must be done individually. The conduits in the building should be free from erosion, and checked for considerable dents in the conduits that may be prone to cause a short. The conductors and cables in these conduits should be chafe free, and their currents not over the rated amount.

## **EMERGENCY LIGHTING**

Exit signs lighting and emergency lighting, along with a functional fire alarm system must all be in good working condition.

# STRUCTURAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Inspection Commenced Date: \_\_\_\_\_ Inspection Completed Date: \_\_\_\_\_

No Repairs Required

Repairs are required as outlined in the attached inspection report

Licensed Professional,  
Engineer/Architect Name: \_\_\_\_\_

License Number: \_\_\_\_\_

I am qualified to practice in the discipline in which I am hereby signing,

Signature \_\_\_\_\_ Date: \_\_\_\_\_



This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals' Policy #05-05. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible

<b>DESCRIPTION OF STRUCTURE</b>		
a. Name on Title:		
b. Street Address:		
c. Legal Description:		
d. Owner's Name:		
e. Owner's Mailing Address:		
f. Folio Number of Property on which Building is Located:		
g. Building Code Occupancy Classification:		
h. Present Use:		
i. General Description, Type of Construction:	Square Footage:	Number of Stories:
j. Special Features:		
k. Addition Comments:		



I. Additions to original structure:

## 2. PRESENT CONDITION OF STRUCTURE

a. General alignment (Note: good, fair, poor, explain if significant):

1. Bulging:

2. Settlement:

3. Deflections:

4. Expansion:

5. Contraction:

b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other):

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains:

d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm:

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood:

f. Previous patching or repairs:

g. Nature of present loading indicate residential, commercial, other estimate magnitude:

### 3. INSPECTIONS

a. Date of notice of required inspection:

b. Date(s) of actual inspection:

c. Name and qualifications of individual submitting report:

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:

e. Structural repair-note appropriate line:

1. None required:

2. Required (describe and indicate acceptance):

### 4. SUPPORTING DATA

a. \_\_\_\_\_ sheet written data

b. \_\_\_\_\_ photographs

c. \_\_\_\_\_ drawings or sketches

<b>5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:</b>
a. Concrete masonry units:
b. Clay tile or terra cotta units:
c. Reinforced concrete tie columns:
d. Reinforced concrete tie beams:
e. Lintel:
f. Other type bond beams:
g. Masonry finishes -exterior:
1. Stucco:
2. Veneer:
3. Paint only:
4. Other (describe):
h. Masonry finishes - interior:
1. Vapor barrier:
2. Furring and plaster:
3. Paneling:
4. Paint only:
5. Other (describe):
i. Cracks:
1. Location – note beams, columns, other:
2. Description:
j. Spalling:
1. Location – note beams, columns, other:
2. Description:
k. Rebar corrosion-check appropriate line:
1. None visible:
2. Minor-patching will suffice:
3. Significant-but patching will suffice:

4. Significant-structural repairs required:
I. Samples chipped out for examination in spall areas:
1. No:
2. Yes – describe color, texture, aggregate, general quality:

**6. FLOOR AND ROOF SYSTEM**

a. Roof:
1. Describe (flat, slope, type roofing, type roof deck, condition):
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
3. Note types of drains and scuppers and condition:
b. Floor system(s):
1. Describe (type of system framing, material, spans, condition):
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

**7. STEEL FRAMING SYSTEM**

a. Description:
-----------------

b. Exposed Steel- describe condition of paint and degree of corrosion:

c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection:

d. Elevator sheave beams and connections, and machine floor beams – note condition:

## 8. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

b. Cracking:

1. Not significant:

2. Location and description of members affected and type cracking:

c. General condition:

d. Rebar corrosion – check appropriate line:

1. None visible:

2. Location and description of members affected and type cracking:

3. Significant but patching will suffice:

4. Significant – structural repairs required (describe):

e. Samples chipped out in spall areas:

1. No:

2. Yes, describe color, texture, aggregate, general quality:

**9. WINDOWS**

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):

b. Anchorage- type and condition of fasteners and latches:

c. Sealant – type of condition of perimeter sealant and at mullions:

d. Interiors seals – type and condition at operable vents:

e. General condition:

**10. WOOD FRAMING**

a. Type – fully describe if mill construction, light construction, major spans, trusses:

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

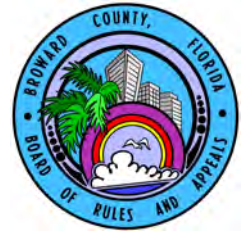
c. Joints – note if well fitted and still closed:

d. Drainage – note accumulations of moisture:

e. Ventilation – note any concealed spaces not ventilated:

f. Note any concealed spaces opened for inspection:

# ELECTRICAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Inspection Commenced Date: \_\_\_\_\_ Inspection Completed Date: \_\_\_\_\_

No Repairs Required

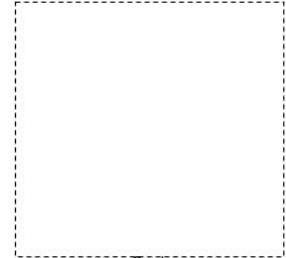
Repairs are required as outlined in the attached inspection report

Licensed Professional,  
Engineer/Architect Name: \_\_\_\_\_

License Number: \_\_\_\_\_

I am qualified to practice in the discipline in which I am hereby signing,

Signature \_\_\_\_\_ Date: \_\_\_\_\_



This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals' Policy #05-05. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the electrical system, based upon careful evaluation of observed conditions, to the extent reasonably possible

## DESCRIPTION OF STRUCTURE

a. Name on Title:

b. Street Address:

c. Legal Description:

d. Owner's Name:

e. Owner's Mailing Address:

f. Folio Number of Property on which Building is Located:

g. Building Code Occupancy Classification:

h. Present Use:

i. General Description, Type of Construction:

Square Footage:

Number of Stories:

j. Special Features:

k. Additional Comments:

**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES**

**1. ELECTRIC SERVICE**

1. Size:	Amperage	Fuses	Breakers
2. Phase:	Three Phase	Single Phase	Needs Repair
3. Condition:	Good	Fair	
Comments:			

**2. METER AND ELECTRIC ROOM**

1. Clearances:	Good	Fair	Requires Correction
Comments:			

**3. GUTTERS**

Location:	Good	Requires Repair
Taps and Fill:	Good	Requires Repair
Comments:		



#### 4. ELECTRICAL PANELS

Location:                      Good                                      Needs Repair

1. Panel #(                      )

                                    Good                                      Needs Repair

2. Panel #(                      )

                                    Good                                      Needs Repair

3. Panel #(                      )

                                    Good                                      Needs Repair

4. Panel #(                      )

                                    Good                                      Needs Repair

5. Panel #(                      )

                                    Good                                      Needs Repair

Comments:

#### 5. BRANCH CIRCUITS:

1. Identified:                      Yes                                      Must be identified

2. Conductors:                      Good                                      Deteriorated                                      Must be replaced

Comments:

**6. GROUNDING SERVICE:**

Good

Repairs Required

Comments:

**7. GROUNDING OF EQUIPMENT:**

Good

Repairs Required

Comments:

**8. SERVICE CONDUITS/RACEWAYS:**

Good

Repairs Required

Comments:

**9. SERVICE CONDUCTOR AND CABLES:**

Good

Repairs Required

Comments:

**10. TYPES OF WIRING METHODS:**

Conduit Raceways:	Good	Repairs Required
Conduit PVC:	Good	Repairs Required
NM Cable:	Good	Repairs Required
BX Cable:	Good	Repairs Required

**11. FEEDER CONDUCTORS:**

Good	Repairs Required
------	------------------

Comments:

**12. EMERGENCY LIGHTING:**

Good	Repairs Required
------	------------------

Comments:

**13. BUILDING EGRESS ILLUMINATION:**

Good	Repairs Required
------	------------------

Comments:

**14. FIRE ALARM SYSTEM:**

Good

Repairs Required

Comments:

**15. SMOKE DETECTORS:**

Good

Repairs Required

Comments:

**16. EXIT LIGHTS:**

Good

Repairs Required

Comments:

**17. EMERGENCY GENERATOR:**

Good

Repairs Required

Comments:

**18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:**

Good

Repairs Required

Comments:

**19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:**

Good

Repairs Required

Comments:

**20. SWIMMING POOL WIRING:**

Good

Repairs Required

Comments:

**21. WIRING TO MECHANICAL EQUIPMENT:**

Good

Repairs Required

Comments:

**22. ADDITIONAL COMMENTS:**

# Section 3



# BROWARD COUNTY BOARD OF RULES AND APPEALS

ONE NORTH UNIVERSITY DRIVE  
SUITE 3500-B  
PLANTATION, FLORIDA 33324

PHONE: 954-765-4500  
FAX: 954-765-4504  
[www.broward.org/codeappeals](http://www.broward.org/codeappeals)

### 2022 Voting Members

#### **Chair**

Mr. Daniel Lavrich,  
P.E., S.I., SECB, F. ASCE, F. SEI  
Structural Engineer

#### **Vice-Chair**

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Electrical Engineer

Mr. Sergio Pellecer  
Fire Service Professional  
Mr. Gregg D'Attile,  
Air Conditioning Contractor  
Mr. John Famularo,  
Roofing Contractor  
Mrs. Shalanda Giles Nelson,  
General Contractor  
Mr. Daniel Rourke,  
Master Plumber  
Ms. Lynn E. Wolfson,  
Representative Disabled Community  
Mr. Dennis A. Ulmer,  
Consumer Advocate  
Mr. John Sims,  
Master Electrician  
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Swimming Pool Contractor  
Mr. Abbas H. Zackria, CSI  
Architect  
Mr. Robert A. Kamm, P.E.  
Mechanical Engineer

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Mr. Alberto Fernandez,  
General Contractor  
Mr. William Plett,  
Roofing Contractor  
**Vacant,**  
Structural Engineer  
Mr. Robert Taylor,  
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Mr. David Rice, P.E.,  
Electrical Engineer  
Mr. James Terry,  
Master Plumber  
Mr. David Tringo,  
Master Electrician  
Mr. Jeff Falkanger,  
Architect

**Board Attorney**  
Charles M. Kramer, Esq.

**Board Administrative Director**  
James DiPietro

—ESTABLISHED 1971—

**DATE:** August 11<sup>th</sup>, 2022

**TO:** Broward County Board of Rules and Appeals.

**FROM:** Kenneth Castronovo, Chief Electrical Code Compliance Officer,  
Jose Cruz-Vellon, Chief Plumbing Code Compliance Officer.

**Subject:** Broward County Uniform Dwelling Unit Supplemental Water Heater Replacement Data Form.

**Recommendations:** A new Broward County Uniform Dwelling Unit Supplemental Water Heater Replacement Data Form permit application was developed and approved by the Joint Electrical/Plumbing Committee with a unanimous 12 to 0 vote. This committee recommends approval of the new application by the full Board.

**Reasons:** The **Electrical/Plumbing Joint Committee** was tasked by the Board of Rules and Appeals to develop a countywide uniform permit application for a dwelling unit water heater change out. There are certain instances where an electrical permit will be required when a simple water heater replacement is performed. A Dwelling Unit Supplemental Water Heater permit application will help determine if an electrical permit will be required at plan review. In some instances, it was determined that an electrical permit was needed at the time the water heater was being replaced. Applying for an electrical permit during an already permitted project creates an undue financial hardship to the owner and causes a delay in completion.

**Additional Information:** This supplemental permit application will promote consistency in the permitting and the code enforcing process throughout Broward County. This supplemental form will be used in conjunction with the Uniform Broward County Permit Application. If approved, this form will be fillable and posted on the Board of Rules and Appeals website.

The joint committee was attended by 6 out of 12 Plumbing Committee members, which is not a quorum in a standalone committee meeting. There were 6 of 11 Electrical Committee members in attendance and would be a quorum in a standalone Electrical Committee meeting. In total, this meeting had in attendance 12 committee members which constitutes a quorum.

Respectfully,

Kenneth Castronovo,  
Chief Electrical Code Compliance Officer.

Jose Cruz-Vellon  
Chief Plumbing Code Compliance Officer





**Broward County Board of Rules and Appeals**

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

Phone: 954-765-4500 | Fax: 954-765-4504 | [broward.org/CodeAppeals](http://broward.org/CodeAppeals)

**DWELLING UNIT WATER HEATER REPLACEMENT DATA FORM  
SUPPLEMENT TO BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION**

**WATER HEATER:**     **STAYING IN SAME LOCATION**     **BEING RELOCATED**

Application Number: \_\_\_\_\_

Address: \_\_\_\_\_

**“PROVIDE EXISTING WATER HEATER INFORMATION”**

**ELECTRIC**

Kw: \_\_\_\_\_

VOLTAGE: \_\_\_\_\_

WIRE SIZE: \_\_\_\_\_

BREAKER SIZE: \_\_\_\_\_

GALLONS: \_\_\_\_\_

CORD CONNECTED? YES/NO. \_\_\_\_\_

HARDWIRED? YES/NO. \_\_\_\_\_

**GAS**

GAS PIPE SIZE: \_\_\_\_\_

FLUE SIZE & TYPE: \_\_\_\_\_

BTUHS: \_\_\_\_\_

GALLONS: \_\_\_\_\_

NATURAL GAS? YES/NO. \_\_\_\_\_

CORD CONNECTED? YES/NO. \_\_\_\_\_

LP GAS? YES/NO. \_\_\_\_\_

**“PROVIDE NEW WATER HEATER INFORMATION”**

\*\* Manufacturer’s Electrical Installation instructions shall be provided with permit application.

\*\* Air-Conditioning, Heating & Refrigeration Institute. (AHRI Certificate) shall be provided to verify (UEF) Uniform Energy Factor.

**ELECTRIC**

MAKE: \_\_\_\_\_

MODEL #: \_\_\_\_\_

Kw: \_\_\_\_\_

VOLTAGE: \_\_\_\_\_

WIRE SIZE: \_\_\_\_\_

BREAKER SIZE: \_\_\_\_\_

GALLONS: \_\_\_\_\_

**GAS**

MAKE: \_\_\_\_\_

MODEL #: \_\_\_\_\_

**IGNITER CIRCUIT: NEW, EXISTING, N/A (Circle One)**

GAS PIPE SIZE: \_\_\_\_\_

FLUE SIZE & TYPE: \_\_\_\_\_

BTUHS: \_\_\_\_\_

GALLONS: \_\_\_\_\_

**ELECTRIC:**

- a) Water Heater to be installed per the manufacturer’s installation instructions and comply with the current National Electrical Code.

ELECTRICAL SCOPE OF WORK: \_\_\_\_\_

# MINUTES

## Joint Meeting of Electrical and Plumbing Technical Advisory Committees of the Broward County Board of Rules and Appeals

July 12, 2022

Broward County West Regional Library

8601 West Broward Boulevard, Room 230, Plantation, FL

Time: 10:30 AM

### Call Meeting to Order

Chairman Terry called the meeting to order at 10:35 a.m.

### Roll Call

James Terry, Chairman	Stephen E. Bailey, P.E.
Daniel Rourke	Davie Rice, P.E.
Cary Bauer	George W. Kropp
Alan Corriveau	Jack Fisher
Albert Korelishn	Bob Messing
Jason Miller	John Simmons

### Approval of Minutes – November 19, 2019

Mr. Korelishn made a motion and Mr. Bauer seconded the motion to approve the minutes as submitted. The motion carried by unanimous vote of 12-0.

### Proposed Broward County Uniform Replacement Water Heater Permit Application

Discussion amongst the members took place concerning the need for knowing if the replacement is not for a “cord-and-plug” connection and should consequently require an electrical permit application. It was pointed out that the replacement water heater replacement data form should be designed to alert the plan reviewer of the need for an electrical permit application. Mr. Simmons pointed out that if the replacement was for a cord-and-plug type and there is a problem the liability is shifted to the contractor. Mr. Bauer pointed out the cost impact if two permit applications are necessary to retirees. Mr. Rice emphasized that regardless manufacturer instructions must be followed. The form should include two places to indicate if it is cord-and-plug or hard-wired. Mr. Bailey agreed with Mr. Rice. There was consensus agreement on this point. Discussion took place on the number of times the contractor would need to visit the site and what would be necessary for everything requested on the data form to be completed. There was also discussion about after-the-fact permits, wherein the property owner is told to proceed and submit their paperwork online within 24 hours. Mr. Korelishn suggested the form include request to specify natural or LP gas.

Mr. James DiPietro, Administrative Director, advised that the revised form as recommended by the Committees would be sent to members of both Committees and subsequently placed on the full Board’s agenda for their August 11, 2022 meeting.

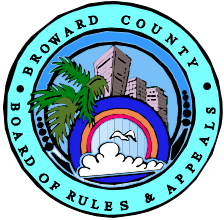
A motion was made by Mr. Simmons and seconded by Mr. Corriveau to approve the form provided the Committees which was revised during the meeting. The motion carried by unanimous vote of 12-0. The motion was amended and carried again by unanimous vote of 12-0. A copy of the form presented to the Committees and the finalized form prepared by staff as a result of input provided are attached to these minutes.

As a separate issue, Mr. Korelishn brought up hot water energy requirements. Mr. Rice advised that energy guidelines are being developed at this time. When completed, they will be circulated.

In response to Mr. Castronovo, Mr. Kropp suggested the form be named “dwelling unit water heater replacement”. The above motion was amended and carried by unanimous vote of 12-0.

**Adjournment** – There being no further business, the meeting adjourned at 11:15 a.m.

# Section 4



**BROWARD COUNTY**

# Board of Rules & Appeals

ONE NORTH UNIVERSITY DRIVE, SUITE 3500-B, PLANTATION, FLORIDA 33324

PHONE (954) 765-4500 FAX: (954) 765-4504

<http://www.broward.org/codeappeals>

---

**To:** Members of the Broward County Board of Rules and Appeals.  
**From:** Chief Code Compliance Officer, Mechanical.  
**Date:** August 11, 2022  
**Subject:** Revision to Broward County Amendments (Chapter 1), Florida Building Code (FBC) 7<sup>th</sup> Edition (2020), section 105.3.1.5-4 adding an exception related to a **“Simplified permitting process for fire alarm system projects”** to provide consistency with Senate Bill (SB) 1140-2022.

---

## **Recommendation**

That BORA adopts by vote, on first reading the proposed revision to Broward County Amendments (Chapter 1), Florida Building Code (FBC) 7<sup>th</sup> Edition (2020), sections 105.3.1.5-4 adding an exception related to a “Simplified permitting process for fire alarm system projects” to provide consistency with SB 1140.

## **Reasons**

Florida Legislature passed SB 1140, and the Governor signed it into law. SB 1140 modified Florida Statute 553 to create subsection 553.7932.

See lines 79 to 108 of the attached SB 1140 text.

The Florida Building Commission has amended the state’s Chapter 1 for consistency with the law.

The staff’s proposed change will bring Broward Administrative Amendments in line with the modified state law and Chapter 1.

The law’s effective date is July 1, 2022.

## **Additional Information**

1. Revised section 105.3.1.5-4.
2. Existing Broward Co. Chapter 1.
3. Florida SB 1140 text.

Respectfully Submitted,

Rolando Soto

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

# DRAFT

## FBC 7th Edition, 2020

### Chapter 1 BROWARD COUNTY AMENDMENTS

**105.3.1.5** 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:

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, clean agent fire extinguishing or fire detection and alarm system which costs more than five thousand dollars (\$5,000.00).

Exception:

Simplified permitting process for fire alarm system projects.

(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) "Fire alarm system project" means a fire alarm system alteration of a total of 20 or fewer initiating devices and notification devices, or the installation or replacement of a fire communicator connected to an existing fire alarm control panel in an existing commercial, residential, apartment, cooperative, or condominium building.

(2)(a) A local enforcement agency may require a contractor, as a condition of obtaining a permit for a fire alarm system project, to submit a completed application and payment.

(b) A local enforcement agency may not require a contractor to submit plans or specifications as a condition of obtaining a permit for a fire alarm system project.

(3) A local enforcement agency must issue a permit for a fire alarm system project in person or electronically.

(4) A local enforcement agency must require at least one inspection of a fire alarm system project to ensure compliance with applicable codes and standards. If a fire alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.

(5) A contractor must keep a copy of the plans and specifications at a fire alarm system project worksite and make such plans and specifications available to the inspector at each inspection.

**105.3.1.4.5** The installation, alteration or repair of any electrical wiring or equipment, as provided in Chapter 27, Electrical Systems; except as allowed in Section 105.17 of this Code. Any alteration or extension of an existing wiring system is not considered to be maintenance or repair.

**105.3.1.4.6** The installation, alteration or major repair of any boiler, pressure vessel, furnace, steam-actuated machinery, or heat producing apparatus, including the piping and appurtenances thereto as provided in this Code.

**105.3.1.4.7** The erection, remodeling, relocating, repair, altering, or removal of any sign, as provided in Section 3107 of this Code.

**105.3.1.4.8** The erection, alteration or repair of any awning or similar appurtenance, as defined in Section 202 of this Code.

**105.3.1.4.9** The storage and use of all volatile, flammable, or combustible liquids, gases, and materials, but such permits shall not be issued without the endorsement of the Fire Chief, or his/her designee, as provided in the FFPC.

**105.3.1.4.10** The application, construction, or repair of any roof covering, as provided in Chapter 15, for work exceeding fifteen hundred dollars (\$1,500.00).

**105.3.1.4.10.1** Not more than twenty-five (25) percent of the total roof area or roof section of any existing building or structure shall be repaired, replaced or recovered in any 12-month period unless the entire roofing system or roof section conforms to requirements of this Code.

**105.3.1.4.11** The installation, alteration or major repair of any air conditioning, refrigeration, vacuum, pneumatic or other mechanical system, as provided in the FBC, Mechanical. A permit shall not be required for repairs that do not change the location, size or capacity of a compressor, coil, or duct.

**105.3.1.4.12** The installation, alteration, or repair of any apparatus producing air contaminants.

**105.3.1.4.13** The installation, alteration, or repair of a swimming pool, as provided in Section 454 of this Code and Chapter 42 of the Florida Residential Code.

**105.3.1.4.14** The installation, alteration, or repair of any structure or facility on private property defined by this or any other regulation as being within the scope of work of an engineering contractor.

**105.3.1.4.15** The installation of exterior windows and exterior glass doors in new buildings or additions and the installation, alteration or repair of such windows and doors in existing buildings.

**105.3.1.4.16** The installation, alteration, or repair of any curtain wall.

**105.3.1.4.17** The installation, alteration, or repair of any garage door in any existing building.

**105.3.1.4.18** The installation, alteration, or repair of any fence.

**105.3.1.4.19** The installation, alteration, or repair of any screen enclosure.

**105.3.1.5** 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 two hundred fifty (250) fixture units or which costs more than one hundred twenty-five thousand dollars (\$125,000.00).
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which

contains fifty (50) or more sprinkler heads. Personnel as authorized by Chapter 633, Florida Statutes, may design a fire sprinkler system of forty-nine (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 forty-nine (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 or which is designed to accommodate more than one hundred (100) persons or for which the system costs more than one hundred twenty-five thousand dollars (\$125,000.00). 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-family, two-family, three-family 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 one hundred (100) persons or fewer and requires an air-conditioning system with value of one hundred twenty-five thousand dollars (\$125,000.00) 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 an Engineer.

**Example 1:** When a space has two (2) 10-ton systems with each having an independent duct system, the contractor may design these two (2) systems since each system is less than fifteen (15) tons.

**Example 2:** Consider a small single-story office building, which consists of six (6) individual offices where each office has a single three-ton package air-conditioning heat pump. The six (6) heat pumps are connected to a single water-cooling tower. The cost of the entire heating, ventilation and air-conditioning work is forty-seven thousand dollars (\$47,000.00) and the office building accommodates fewer than one hundred (100) persons. Because the six (6) mechanical units are connected to a common water tower this is considered to be an 18-ton system. It therefore could not be designed by a mechanical or air-conditioning contractor.

**Note:** It was further clarified by the Commission that the limiting criteria of one hundred (100) persons and one hundred twenty-five thousand dollars (\$125,000.00) apply to the building occupancy load and the cost of 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, clean agent fire extinguishing or fire detection and alarm system which costs more than five thousand dollars (\$5,000.00).
5. Electrical documents. See Section 471.003(2)(h), Florida Statutes.

**Note:** Documents requiring an engineer seal by this part shall not be valid unless an Engineer who possesses a valid certificate of registra-

1

2 An act relating to alarm systems; amending s.  
3 489.5185, F.S.; authorizing individuals with certain  
4 fire alarm certifications to complete a reduced number  
5 of training and continuing education hours for the  
6 prevention of false alarms; requiring the training and  
7 continuing education sponsors and courses to be  
8 approved by the Electrical Contractors' Licensing  
9 Board; amending s. 553.793, F.S.; revising the  
10 definition of the term "low-voltage alarm system  
11 project" to include certain video cameras and closed  
12 circuit television systems; creating s. 553.7932,  
13 F.S.; defining terms; authorizing a local enforcement  
14 agency to require a contractor to submit certain  
15 documentation and payment for obtaining a permit for a  
16 fire alarm system project; prohibiting a local  
17 enforcement agency from requiring plans and  
18 specifications as a condition for obtaining a permit  
19 for a fire alarm system project; requiring a local  
20 enforcement agency to issue certain permits in person  
21 or electronically; requiring a local enforcement  
22 agency to perform at least one inspection for a fire  
23 alarm system project; requiring a contractor to keep  
24 certain documentation at a worksite for a fire alarm  
25 system project and make such documentation available  
26 for inspection; providing an effective date.

27

28 Be It Enacted by the Legislature of the State of Florida: 29

30 Section 1. Subsection (5) of section 489.5185, Florida  
31 Statutes, is amended, and paragraph (f) is added to subsection  
32 (2) of that section, to read:

33 489.5185 Fire alarm system agents.—

34 (2)

35 (f) If a person holds a current National Institute of  
36 Certification in Engineering Technologies (NICET) Level II  
37 certification or higher in Fire Alarm Systems or Inspection and  
38 Testing of Fire Alarm Systems, a current certification as an  
39 Electronic Security Association (ESA) Certified Fire Alarm  
40 Technician, or a current certification as an ESA Certified Fire  
41 Alarm Designer, he or she is required to complete only the 2  
42 hours of training in the prevention of false alarms required by  
43 paragraph (1)(b) from a board-approved sponsor of training and  
44 through a board-approved training course.

45 (5)(a) Except as provided in paragraph (b), each fire alarm



46 system agent must receive 6 hours of continuing education on  
47 fire alarm system installation and repair and false alarm  
48 prevention every 2 years from a board-approved sponsor of  
49 training and through a board-approved training course.

50 (b) A person holding a current NICET Level II certification  
51 or higher in Fire Alarm Systems or Inspection and Testing of  
52 Fire Alarm Systems, certification as an ESA Certified Fire Alarm  
53 Technician, or certification as an ESA Certified Fire Alarm  
54 Designer is required to complete only 2 hours of continuing  
55 education training in the prevention of false alarms every 2  
56 years from a board-approved sponsor of training and through a  
57 board-approved training course.

58 Section 2. Paragraph (b) of subsection (1) of section  
59 553.793, Florida Statutes, is amended to read:

60 553.793 Streamlined low-voltage alarm system installation  
61 permitting.—

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

63 (b) “Low-voltage alarm system project” means a project  
64 related to the installation, maintenance, inspection,  
65 replacement, or service of a new or existing alarm system, as  
66 defined in s. 489.505, including video cameras and closed  
67 circuit television systems used to signal or detect a burglary,  
68 fire, robbery, or medical emergency, that is hardwired and  
69 operating at low voltage, as defined in the National Electrical  
70 Code Standard 70, Current Edition, or a new or existing low  
71 voltage electric fence. The term also includes, ~~and~~ ancillary  
72 components or equipment attached to ~~such~~ a low-voltage alarm  
73 system or low-voltage electric fence, including, but not limited  
74 to, home-automation equipment, thermostats, closed-circuit  
75 television systems, access controls, battery recharging devices,  
76 and video cameras.

77 Section 3. Section 553.7932, Florida Statutes, is created  
78 to read:

79 553.7932 Simplified permitting process for fire alarm  
80 system projects.—

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

82 (a) “Contractor” means a person who is qualified to engage  
83 in the business of electrical or alarm system contracting  
84 pursuant to a certificate or registration issued by the  
85 department under part II of chapter 489.

86 (b) “Fire alarm system project” means a fire alarm system  
87 alteration of a total of 20 or fewer initiating devices and  
88 notification devices, or the installation or replacement of a  
89 fire communicator connected to an existing fire alarm control  
90 panel in an existing commercial, residential, apartment,  
91 cooperative, or condominium building.

92 (2)(a) A local enforcement agency may require a contractor,  
93 as a condition of obtaining a permit for a fire alarm system  
94 project, to submit a completed application and payment.

95 (b) A local enforcement agency may not require a contractor  
96 to submit plans or specifications as a condition of obtaining a

97 permit for a fire alarm system project.

98 (3) A local enforcement agency must issue a permit for a  
99 fire alarm system project in person or electronically.

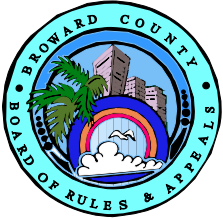
100 (4) A local enforcement agency must require at least one  
101 inspection of a fire alarm system project to ensure compliance  
102 with applicable codes and standards. If a fire alarm system  
103 project fails an inspection, the contractor must take corrective  
104 action as necessary to pass inspection.

105 (5) A contractor must keep a copy of the plans and  
106 specifications at a fire alarm system project worksite and make  
107 such plans and specifications available to the inspector at each  
108 inspection.

109 Section 4. This act shall take effect July 1, 2022.



# Section 5



**BROWARD COUNTY**

# Board of Rules & Appeals

ONE NORTH UNIVERSITY DRIVE, SUITE 3500-B, PLANTATION, FLORIDA 33324

PHONE (954) 765-4500 FAX: (954) 765-4504

<http://www.broward.org/codeappeals>

---

**To:** Members of the Broward County Board of Rules and Appeals.  
**From:** Chief Code Compliance Officer, Mechanical.  
**Date:** August 11, 2022  
**Subject:** Revision to Broward County Amendments (Chapter 1), Florida Building Code (FBC) 7th Edition (2020), section **105.17 Streamlined low-voltage alarm system installation permitting** revising the definition of the term “low-voltage alarm system project” to provide consistency with Senate Bill (SB) 1140-2022.

---

### Recommendation

That BORA adopts by vote, on first reading the proposed revision to Broward County Amendments (Chapter 1), Florida Building Code (FBC) 7th Edition (2020), section 105.17 Streamlined low-voltage alarm system installation permitting.

### Reasons

Florida Legislature passed SB 1140, and the Governor signed it into law. SB 1140 modified Florida Statute 553.793(b) Streamlined low-voltage alarm system installation permitting.

See lines 60 to 76 of the attached SB 1140 text.

The Florida Building Commission has amended the state’s Chapter 1 for consistency with the law.

The staff’s proposed change will bring Broward Administrative Amendments in line with the modified state law and Chapter 1.

The law’s effective date is July 1, 2022.

### Additional Information

1. Revised section 105.17 Streamlined low-voltage alarm system installation permitting.
2. Existing Broward Co. Chapter 1.
3. Florida SB 1140 text.

Respectfully Submitted,

Rolando Soto

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

# DRAFT

## **FBC 7th Edition, 2020**

### **Chapter 1 BROWARD COUNTY AMENDMENTS**

105.17 Streamlined low-voltage alarm system installation permitting.

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

(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, including video cameras and closed-circuit television systems used to signal or detect a burglary, fire, robbery, or medical emergency, 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. The term also includes, and ancillary components or equipment attached to such a low-voltage alarm system or low-voltage electric fence, including, but not limited to, home-automation equipment, thermostats, closed-circuit television systems, access controls, battery recharging devices, and video cameras.

an inspection warrant issued in accordance with Sections 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.
  - (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 Section 489.505, that is hardwired 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, 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 Section 489.505, that consists of a fence structure and an energizer powered by a commercial storage battery not exceeding twelve (12) volts which produces an electric charge upon contact with the fence structure.
  - (d) "Wireless alarm system" means a burglar alarm system or smoke detector that is not hardwired.
- (2) Notwithstanding any provision of law, this section applies to 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 two (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 sixty (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 Section 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

20221140er

1  
2 An act relating to alarm systems; amending s.  
3 489.5185, F.S.; authorizing individuals with certain  
4 fire alarm certifications to complete a reduced number  
5 of training and continuing education hours for the  
6 prevention of false alarms; requiring the training and  
7 continuing education sponsors and courses to be  
8 approved by the Electrical Contractors' Licensing  
9 Board; amending s. 553.793, F.S.; revising the  
10 definition of the term "low-voltage alarm system  
11 project" to include certain video cameras and closed  
12 circuit television systems; creating s. 553.7932,  
13 F.S.; defining terms; authorizing a local enforcement  
14 agency to require a contractor to submit certain  
15 documentation and payment for obtaining a permit for a  
16 fire alarm system project; prohibiting a local  
17 enforcement agency from requiring plans and  
18 specifications as a condition for obtaining a permit  
19 for a fire alarm system project; requiring a local  
20 enforcement agency to issue certain permits in person  
21 or electronically; requiring a local enforcement  
22 agency to perform at least one inspection for a fire  
23 alarm system project; requiring a contractor to keep  
24 certain documentation at a worksite for a fire alarm  
25 system project and make such documentation available  
26 for inspection; providing an effective date.

27  
28 Be It Enacted by the Legislature of the State of Florida:

29  
30 Section 1. Subsection (5) of section 489.5185, Florida  
31 Statutes, is amended, and paragraph (f) is added to subsection  
32 (2) of that section, to read:

33 489.5185 Fire alarm system agents.—  
34 (2)

35 (f) If a person holds a current National Institute of  
36 Certification in Engineering Technologies (NICET) Level II  
37 certification or higher in Fire Alarm Systems or Inspection and  
38 Testing of Fire Alarm Systems, a current certification as an  
39 Electronic Security Association (ESA) Certified Fire Alarm  
40 Technician, or a current certification as an ESA Certified Fire  
41 Alarm Designer, he or she is required to complete only the 2  
42 hours of training in the prevention of false alarms required by  
43 paragraph (1)(b) from a board-approved sponsor of training and  
44 through a board-approved training course.

45 (5)(a) Except as provided in paragraph (b), each fire alarm

46 system agent must receive 6 hours of continuing education on  
47 fire alarm system installation and repair and false alarm  
48 prevention every 2 years from a board-approved sponsor of  
49 training and through a board-approved training course.

50 (b) A person holding a current NICET Level II certification  
51 or higher in Fire Alarm Systems or Inspection and Testing of  
52 Fire Alarm Systems, certification as an ESA Certified Fire Alarm  
53 Technician, or certification as an ESA Certified Fire Alarm  
54 Designer is required to complete only 2 hours of continuing  
55 education training in the prevention of false alarms every 2  
56 years from a board-approved sponsor of training and through a  
57 board-approved training course.

58 Section 2. Paragraph (b) of subsection (1) of section  
59 553.793, Florida Statutes, is amended to read:

60 553.793 Streamlined low-voltage alarm system installation  
61 permitting.-

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

63 (b) "Low-voltage alarm system project" means a project  
64 related to the installation, maintenance, inspection,  
65 replacement, or service of a new or existing alarm system, as  
66 defined in s. 489.505, including video cameras and closed  
67 circuit television systems used to signal or detect a burglary,  
68 fire, robbery, or medical emergency, that is hardwired and  
69 operating at low voltage, as defined in the National Electrical  
70 Code Standard 70, Current Edition, or a new or existing low  
71 voltage electric fence. The term also includes, ~~and~~ ancillary  
72 components or equipment attached to ~~such~~ a low-voltage alarm  
73 system or low-voltage electric fence, including, but not limited  
74 to, home-automation equipment, thermostats, closed-circuit  
75 television systems, access controls, battery recharging devices,  
76 and video cameras.

77 Section 3. Section 553.7932, Florida Statutes, is created  
78 to read:

79 553.7932 Simplified permitting process for fire alarm  
80 system projects.-

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

82 (a) "Contractor" means a person who is qualified to engage  
83 in the business of electrical or alarm system contracting  
84 pursuant to a certificate or registration issued by the  
85 department under part II of chapter 489.

86 (b) "Fire alarm system project" means a fire alarm system  
87 alteration of a total of 20 or fewer initiating devices and  
88 notification devices, or the installation or replacement of a  
89 fire communicator connected to an existing fire alarm control  
90 panel in an existing commercial, residential, apartment,  
91 cooperative, or condominium building.

92 (2)(a) A local enforcement agency may require a contractor,  
93 as a condition of obtaining a permit for a fire alarm system  
94 project, to submit a completed application and payment.

95 (b) A local enforcement agency may not require a contractor  
96 to submit plans or specifications as a condition of obtaining a  
97 permit for a fire alarm system project.

98 (3) A local enforcement agency must issue a permit for a  
99 fire alarm system project in person or electronically.

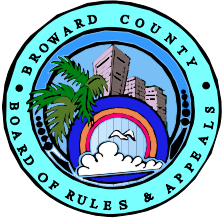


100           (4) A local enforcement agency must require at least one  
101 inspection of a fire alarm system project to ensure compliance  
102 with applicable codes and standards. If a fire alarm system  
103 project fails an inspection, the contractor must take corrective  
104 action as necessary to pass inspection.

105           (5) A contractor must keep a copy of the plans and  
106 specifications at a fire alarm system project worksite and make  
107 such plans and specifications available to the inspector at each  
108 inspection.

109           Section 4. This act shall take effect July 1, 2022.

# Section 6



**BROWARD COUNTY**

# Board of Rules & Appeals

ONE NORTH UNIVERSITY DRIVE, SUITE 3500-B, PLANTATION, FLORIDA 33324

PHONE (954) 765-4500 FAX: (954) 765-4504

<http://www.broward.org/codeappeals>

---

**To:** Members of the Broward County Board of Rules and Appeals.  
**From:** Chief Code Compliance Officer, Mechanical.  
**Date:** August 11, 2022  
**Subject:** Revision to Broward County Amendments (Chapter 1), Florida Building Code (FBC) 7th Edition (2020), adding section **105.3.1.6 Reviewing application for building permits** to provide consistency with House Bill (HB) 423-2022, that modified Florida Statute 553.792; revising requirements for when a local government requests certain additional information from an applicant for a building permit; limiting the number of times the local government may request such information; providing requirements for a local government if a certain request is made by an applicant.

---

## Recommendation

That BORA adopt by vote, on first reading the proposed revision to Broward County Amendments (Chapter 1), Florida Building Code (FBC) 7th Edition (2020), adding section 105.3.1.6 Reviewing application for building permits.

## Reasons

Florida Legislature passed HB 423, and the Governor signed it into law. HB 423 modified Florida Statute 553.792 revising requirements for when a local government requests certain additional information from an applicant for a building permit; limiting the number of times the local government may request such information; providing requirements for a local government if a certain request is made by an applicant. See lines 344 to 391 of the attached HB 423 text.

The Florida Building Commission has amended the state's Chapter 1 for consistency with the law.

The staff's proposed change will bring Broward Administrative Amendments in line with the modified state law and Chapter 1.

The law's effective date is July 1, 2022.

## Additional Information

1. Revised section 105.3.1.6 Reviewing application for building permits.
2. Existing Broward Co. Chapter 1.
3. Excerpts from Florida HB 423 text.

Respectfully Submitted,

Rolando Soto

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

# DRAFT

FBC 7th Edition, 2020

## Chapter 1 BROWARD COUNTY AMENDMENTS

### 105.3.1 Action on application.

#### **105.3.1.6 Reviewing application for building permit.**

1. When reviewing an application for a building permit, a local government may not request additional information from the applicant more than three times, unless the applicant waives such limitation in writing.
2. If a local government requests additional information from an applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 15 days after receiving such information:
  - a. Determine if the application is properly completed;
  - b. Approve the application;
  - c. Approve the application with conditions;
  - d. Deny the application; or
  - e. Advise the applicant of information, if any, that is needed to deem the application properly completed or to determine the sufficiency of the application.
3. If a local government makes a second request for additional information from the applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 10 days after receiving such information:
  - a. Determine if the application is properly completed;
  - b. Approve the application;
  - c. Approve the application with conditions;
  - d. Deny the application; or
  - e. Advise the applicant of information, if any, that is needed to deem the application properly completed or to determine the sufficiency of the application.
4. Before a third request for additional information may be made, the applicant must be offered an opportunity to meet with the local government to attempt to resolve outstanding issues. If a local government makes a third request for additional information from the applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 10 days after receiving such information unless the applicant waived the local government's limitation in writing, determine that the application is complete and:
  - a. Approve the application;
  - b. Approve the application with conditions; or
  - c. Deny the application.
5. If the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the local government, at the applicant's request, must process the application and either approve the application, approve the application with conditions, or deny the application.

**105.3.0.4 Changes to Application.** In the event of a change in any material fact given in the attested application which served as a basis for issuing the permit, the permit holder shall immediately file an amended attested application detailing such changed conditions. In the event the change in the attested application is a change in the person responsible for the work, the owner shall immediately stop the work and notify the Building Official in writing detailing such changed conditions and any other information required by the Building Official or in lieu thereof a new attested permit application shall be filed immediately by a new qualified applicant. If such changed conditions are determined to be in compliance with this Code and other applicable regulations, an amended building permit will be issued, without additional fee if the changed condition shall not be greater than those permitted in the original permit.

Section starts here.

**105.3.1 Action on application.** The Building Official and Fire Code Official or his or her duly authorized representative shall examine or cause to be examined applications for permits and amendments thereto within thirty (30) working days after plans and/or specifications are submitted and accepted for a building permit. The Building Official or his or her duly authorized representative shall notify the applicant in writing or electronically, that a permit is ready for issuance or that additional information is required. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official and/or Fire Code Official shall reject such application in writing or electronically, stating the reasons therefore citing relevant code sections. If the Building Official and after consulting with the Fire Code Official is satisfied that the proposed work conforms to the requirements of this Code, laws and ordinances applicable thereto, the Building Official shall issue a permit therefore as soon as practicable, to persons or firms qualified in accordance with Section 105.3.0.1.1 and/or FFPC.1.12. 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** Not more than sixty (60) calendar days after the date of such notification, where

such additional information has not been submitted or the permit has not been purchased, the application and/or the permit shall become null and void. If the 60<sup>th</sup> day falls on a Saturday, Sunday or a National Holiday the next business day shall be used for the 60<sup>th</sup> day. The Building Official may extend such permit application to be corrected or purchased for a single period of sixty (60) days after the initial expiration date if the request is in writing, for a good reason and is submitted prior to the initial expiration date.

**105.3.1.2** Where an application and/or a permit has become null and void, an applicant may again apply, as set forth in Section 105.3 of this Code, and such applications shall be processed as though there had been no previous application.

**105.3.1.3** 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 FBC 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.

**105.3.1.4** Permits shall be required for the following operations:

**105.3.1.4.1** The erection or construction of any building or structure, the adding to, enlarging, repairing, improving, altering, covering, or extending of any building or structure.

**105.3.1.4.2** The moving of any building or structure within, into, through or out of the area of jurisdiction, or the moving of a building or structure on the same lot.

**105.3.1.4.3** The demolition of any building or structure. (Refer to Sections 116.1.4, 105.18.)

**105.3.1.4.4** The installation, alteration or repair of any sanitary plumbing, water supply, lawn sprinkler or gas supply system, as provided in the FBC, Plumbing, and/or FBC Fuel Gas.

**105.3.1.4.5** The installation, alteration or repair of any electrical wiring or equipment, as provided in Chapter 27, Electrical Systems; except as allowed in Section 105.17 of this Code. Any alteration or extension of an existing wiring system is not considered to be maintenance or repair.

**105.3.1.4.6** The installation, alteration or major repair of any boiler, pressure vessel, furnace, steam-actuated machinery, or heat producing apparatus, including the piping and appurtenances thereto as provided in this Code.

**105.3.1.4.7** The erection, remodeling, relocating, repair, altering, or removal of any sign, as provided in Section 3107 of this Code.

**105.3.1.4.8** The erection, alteration or repair of any awning or similar appurtenance, as defined in Section 202 of this Code.

**105.3.1.4.9** The storage and use of all volatile, flammable, or combustible liquids, gases, and materials, but such permits shall not be issued without the endorsement of the Fire Chief, or his/her designee, as provided in the FFPC.

**105.3.1.4.10** The application, construction, or repair of any roof covering, as provided in Chapter 15, for work exceeding fifteen hundred dollars (\$1,500.00).

**105.3.1.4.10.1** Not more than twenty-five (25) percent of the total roof area or roof section of any existing building or structure shall be repaired, replaced or recovered in any 12-month period unless the entire roofing system or roof section conforms to requirements of this Code.

**105.3.1.4.11** The installation, alteration or major repair of any air conditioning, refrigeration, vacuum, pneumatic or other mechanical system, as provided in the FBC, Mechanical. A permit shall not be required for repairs that do not change the location, size or capacity of a compressor, coil, or duct.

**105.3.1.4.12** The installation, alteration, or repair of any apparatus producing air contaminants.

**105.3.1.4.13** The installation, alteration, or repair of a swimming pool, as provided in Section 454 of this Code and Chapter 42 of the Florida Residential Code.

**105.3.1.4.14** The installation, alteration, or repair of any structure or facility on private property defined by this or any other regulation as being within the scope of work of an engineering contractor.

**105.3.1.4.15** The installation of exterior windows and exterior glass doors in new buildings or additions and the installation, alteration or repair of such windows and doors in existing buildings.

**105.3.1.4.16** The installation, alteration, or repair of any curtain wall.

**105.3.1.4.17** The installation, alteration, or repair of any garage door in any existing building.

**105.3.1.4.18** The installation, alteration, or repair of any fence.

**105.3.1.4.19** The installation, alteration, or repair of any screen enclosure.

**105.3.1.5** 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 two hundred fifty (250) fixture units or which costs more than one hundred twenty-five thousand dollars (\$125,000.00).
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which

contains fifty (50) or more sprinkler heads. Personnel as authorized by Chapter 633, Florida Statutes, may design a fire sprinkler system of forty-nine (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 forty-nine (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 or which is designed to accommodate more than one hundred (100) persons or for which the system costs more than one hundred twenty-five thousand dollars (\$125,000.00). 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-family, two-family, three-family 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 one hundred (100) persons or fewer and requires an air-conditioning system with value of one hundred twenty-five thousand dollars (\$125,000.00) 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 an Engineer.

**Example 1:** When a space has two (2) 10-ton systems with each having an independent duct system, the contractor may design these two (2) systems since each system is less than fifteen (15) tons.

**Example 2:** Consider a small single-story office building, which consists of six (6) individual offices where each office has a single three-ton package air-conditioning heat pump. The six (6) heat pumps are connected to a single water-cooling tower. The cost of the entire heating, ventilation and air-conditioning work is forty-seven thousand dollars (\$47,000.00) and the office building accommodates fewer than one hundred (100) persons. Because the six (6) mechanical units are connected to a common water tower this is considered to be an 18-ton system. It therefore could not be designed by a mechanical or air-conditioning contractor.

**Note:** It was further clarified by the Commission that the limiting criteria of one hundred (100) persons and one hundred twenty-five thousand dollars (\$125,000.00) apply to the building occupancy load and the cost of 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, clean agent fire extinguishing or fire detection and alarm system which costs more than five thousand dollars (\$5,000.00).
5. Electrical documents. See Section 471.003(2)(h), Florida Statutes.

**Note:** Documents requiring an engineer seal by this part shall not be valid unless an Engineer who possesses a valid certificate of registra-

Add 105.3.1.6 here.

tion has signed, dated, and stamped such document as provided in Section 471.025, Florida Statutes.

- 6. All public swimming pools and public bathing places as defined by and regulated under Chapter 514, Florida Statutes.

may have become effective between the date of expiration and the date of issuance of a new permit.

**Exception:** On written request from owner or the contractor, the Building Official may reinstate the permit one (1) time. The job shall be completed under the jurisdiction of the code that the original permit was approved under. The reinstated permit shall be subject to the life safety requirements as determined by the Fire Code Official.

**105.3.2 Time Limitation.**

**105.3.2.1** Every permit issued shall become null and void if work, as defined in Section 105.3.2.6 authorized by such permit is not commenced within one hundred eighty (180) days from the date the permit is issued or if the work authorized by such permit is suspended or abandoned for a period of ninety (90) days after the time the work is commenced.

**105.3.2.5.1** A local government that issues building permits shall send a written notice of expiration, by e-mail or United States Postal Service, to the owner of the property and the contractor listed on the permit, no less than thirty (30) days before a building permit is set to expire. The written notice must identify the permit that is set to expire and the date the permit will expire.

**105.3.2.2** If the work covered by the permit has not commenced, or has commenced and has been suspended or abandoned, the Building Official may for good cause, extend such permit for no more than two (2) periods of ninety (90) days, not to exceed one (1) year, from the date of expiration of the initial permit, if an extension is requested.

**105.3.2.6** Work shall be considered to have commenced and be in active progress when the permit has received an approved inspection within ninety (90) days of being issued, or if in the opinion of the Building Official, the permit has a full complement of workers and equipment is present at the site to diligently incorporate materials and equipment into the structure, weather permitting. 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. The fact that the property or parties may be involved in litigation shall not be sufficient to constitute an exception to the time period set forth herein.

**105.3.2.3** If the work covered by the permit has commenced, is in progress, has not been completed and is being carried on progressively in a substantial manner in accordance with Section 105.3.2.6, the permit shall be in effect until completion of the job.

**Exception:** A primary permit shall not be deemed expired while the secondary permit is considered active.

**105.3.2.4** 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.

**105.3.2.7** The fee for renewal, re-issuance and extension of a permit shall be set forth by the AHJ.

**105.3.2.5** If a new building permit is not obtained within one hundred eighty (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; or alternately, he or she may issue a new permit, on application, providing the work in place and the required work to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which

**105.3.2.8** If the work covered by the permit is subordinate to the permit issued to the general (or prime) contractor, i.e. plumbing, electrical, pool, etc., the subordinate permit will be in effect for the full time of the contract permit.



1  
2 An act relating to building regulation; amending s.  
3 468.603, F.S.; defining the term "private provider";  
4 amending s. 468.609, F.S.; revising eligibility  
5 requirements for a person applying to become certified  
6 as a building code inspector or plans examiner;  
7 authorizing an individual to perform certain duties  
8 under certain conditions if he or she is under the  
9 direct supervision of a certified building code  
10 official; revising the special conditions or  
11 requirements that the Florida Building Code  
12 Administrators and Inspectors Board may impose on  
13 provisional certificates; authorizing a person to  
14 perform certain duties under certain conditions if the  
15 person is under the direct supervision of a person  
16 licensed as a building code official, engineer, or  
17 architect; authorizing that partial completion of an  
18 internship program be transferable among  
19 jurisdictions, private providers, and firms of private  
20 providers; amending s. 553.79, F.S.; providing that a  
21 local government may not prohibit or restrict  
22 demolition permits for single-family residential  
23 structures located in certain areas; providing that  
24 local governments may only review demolition permits  
25 administratively for compliance with certain

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CODING: Words ~~stricken~~ are deletions; words underlined are additions.

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26 regulations; prohibiting a property owner from being  
27 penalized for a demolition that is in compliance with  
28 a demolition permit; prohibiting local governments  
29 from imposing additional requirements on certain  
30 structures; providing applicability; amending s.  
31 553.791, F.S.; revising the definition of the term  
32 "duly authorized representative"; limiting the  
33 administrative fee that a local jurisdiction can  
34 charge when an owner or contractor hires a private  
35 provider for inspection services; requiring the local  
36 jurisdiction to provide access to certain documents to  
37 a private provider, contractor, and owner with certain  
38 restrictions; requiring the local building official to  
39 issue a certificate of occupancy or certificate of  
40 completion within a certain number of days after  
41 receipt of certain information, including the payment  
42 of all outstanding fees; providing that a certificate  
43 of occupancy or certificate of completion is  
44 automatically granted and issued, and the permit  
45 application closed, under certain circumstances;  
46 requiring the local building official to provide a  
47 written certificate of occupancy or certificate of  
48 completion within a specified time; amending s.  
49 553.792; revising requirements for when a local  
50 government requests certain additional information

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51 from an applicant for a building permit; limiting the  
52 number of times the local government may request such  
53 information; providing requirements for a local  
54 government if a certain request is made by an  
55 applicant; amending s. 553.80, F.S.; authorizing a  
56 civil action under certain circumstances; providing an  
57 effective date.

58

59 Be It Enacted by the Legislature of the State of Florida:

60

61 Section 1. Subsection (9) is added to section 468.603,  
62 Florida Statutes, to read:

63 468.603 Definitions.—As used in this part:

64 (9) "Private provider" has the same meaning as in s.  
65 553.791(1).

66 Section 2. Paragraph (c) of subsection (2), paragraphs (c)  
67 and (d) of subsection (7), and paragraph (b) of subsection (10)  
68 of section 468.609, Florida Statutes, are amended to read:

69 468.609 Administration of this part; standards for  
70 certification; additional categories of certification.—

71 (2) A person may take the examination for certification as  
72 a building code inspector or plans examiner pursuant to this  
73 part if the person:

74 (c) Meets eligibility requirements according to one of the  
75 following criteria:

Page 3 of 20

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

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326 government does not provide written notice that the applicant  
327 has not submitted the properly completed application, the  
328 application shall be automatically deemed properly completed and  
329 accepted. Within 45 days after receiving a completed  
330 application, a local government must notify an applicant if  
331 additional information is required for the local government to  
332 determine the sufficiency of the application, and shall specify  
333 the additional information that is required. The applicant must  
334 submit the additional information to the local government or  
335 request that the local government act without the additional  
336 information. While the applicant responds to the request for  
337 additional information, the 120-day period described in this  
338 subsection is tolled. Both parties may agree to a reasonable  
339 request for an extension of time, particularly in the event of a  
340 force majeure or other extraordinary circumstance. The local  
341 government must approve, approve with conditions, or deny the  
342 application within 120 days following receipt of a completed  
343 application.

344 (b)1. When reviewing an application for a building permit,  
345 a local government may not request additional information from  
346 the applicant more than three times, unless the applicant waives  
347 such limitation in writing.

348 2. If a local government requests additional information  
349 from an applicant and the applicant submits the requested  
350 additional information to the local government within 30 days

351 after receiving the request, the local government must, within  
352 15 days after receiving such information:

- 353 a. Determine if the application is properly completed;
- 354 b. Approve the application;
- 355 c. Approve the application with conditions;
- 356 d. Deny the application; or
- 357 e. Advise the applicant of information, if any, that is  
358 needed to deem the application properly completed or to  
359 determine the sufficiency of the application.

360 3. If a local government makes a second request for  
361 additional information from the applicant and the applicant  
362 submits the requested additional information to the local  
363 government within 30 days after receiving the request, the local  
364 government must, within 10 days after receiving such  
365 information:

- 366 a. Determine if the application is properly completed;
- 367 b. Approve the application;
- 368 c. Approve the application with conditions;
- 369 d. Deny the application; or
- 370 e. Advise the applicant of information, if any, that is  
371 needed to deem the application properly completed or to  
372 determine the sufficiency of the application.

373 4. Before a third request for additional information may  
374 be made, the applicant must be offered an opportunity to meet  
375 with the local government to attempt to resolve outstanding

376 issues. If a local government makes a third request for  
377 additional information from the applicant and the applicant  
378 submits the requested additional information to the local  
379 government within 30 days after receiving the request, the local  
380 government must, within 10 days after receiving such information  
381 unless the applicant waived the local government's limitation in  
382 writing, determine that the application is complete and:

- 383 a. Approve the application;  
384 b. Approve the application with conditions; or  
385 c. Deny the application.

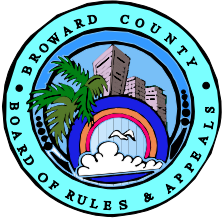
386 5. If the applicant believes the request for additional  
387 information is not authorized by ordinance, rule, statute, or  
388 other legal authority, the local government, at the applicant's  
389 request, must process the application and either approve the  
390 application, approve the application with conditions, or deny  
391 the application.

392 (c)(b) If a local government fails to meet a deadline  
393 provided in paragraphs (a) and (b) ~~paragraph (a)~~, it must reduce  
394 the building permit fee by 10 percent for each business day that  
395 it fails to meet the deadline. Each 10-percent reduction shall  
396 be based on the original amount of the building permit fee,  
397 unless the parties agree to an extension of time.

398 Section 6. Paragraph (a) of subsection (7) of section  
399 553.80, Florida Statutes, is amended to read:

400 553.80 Enforcement.—

# Section 7



**BROWARD COUNTY**

# Board of Rules & Appeals

ONE NORTH UNIVERSITY DRIVE, SUITE 3500-B, PLANTATION, FLORIDA 33324

PHONE (954) 765-4500 FAX: (954) 765-4504

<http://www.broward.org/codeappeals>

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**To:** Members of the Broward County Board of Rules and Appeals.  
**From:** Chief Code Compliance Officer, Mechanical.  
**Date:** August 11, 2022  
**Subject:** Revision to Broward County Amendments (Chapter 1), Florida Building Code (FBC) 7th Edition (2020), section **105.3.1.5** related to the design and installation of fire protection systems to provide consistency with Senate Bill (SB) 286-2021.

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### **Recommendation**

That BORA adopt by vote, on first reading the proposed revision to Broward County Amendments (Chapter 1), Florida Building Code (FBC) 7th Edition (2020), section 105.3.1.5 related to the design and installation of fire protection systems.

### **Reasons**

Florida Legislature passed SB 286, and the Governor signed it into law. SB 286 modified Florida Statute 633.102 relating to fire sprinklers; revising the definition of the term "Contractor V"; authorizing certain fire protection system contractors to design certain systems; revising the definition of the term "fire protection system".

See lines 64 to 79 of the attached SB 286 text.

The Florida Building Commission has amended the state's Chapter 1 for consistency with the law.

The staff's proposed change will bring Broward Administrative Amendments in line with the modified state law and Chapter 1.

The law's effective date is July 1, 2021.

### **Additional Information**

1. Revised section 105.3.1.5.
2. Existing Broward Co. Chapter 1.
3. Senate Bill (SB) 286.

Respectfully Submitted,

Rolando Soto

A handwritten signature in blue ink that reads "RSoto".



# DRAFT

**FBC 7th Edition, 2020**

**Chapter 1 BROWARD COUNTY AMENDMENTS**

**105.3.1.5** 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. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains fifty (50) or more sprinkler heads. Personnel as authorized by chapter 633 *Florida Statutes*, may design a new fire sprinkler system of forty-nine (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~~ forty-nine (49) heads or fewer, notwithstanding the size of the existing fire sprinkler system; or may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation or deletion of 249 or fewer sprinklers, notwithstanding the size of the existing fire sprinkler system, if there is no change of occupancy of the affected areas, as defined in this Code and the Florida Fire Prevention Code, and there is no change in the water demand as defined in NFPA 13, "Standard for the Installation of Sprinkler Systems," and if the occupancy hazard classification as defined in NFPA 13 is reduced or remains the same as a result of the alteration.

**105.3.1.4.5** The installation, alteration or repair of any electrical wiring or equipment, as provided in Chapter 27, Electrical Systems; except as allowed in Section 105.17 of this Code. Any alteration or extension of an existing wiring system is not considered to be maintenance or repair.

**105.3.1.4.6** The installation, alteration or major repair of any boiler, pressure vessel, furnace, steam-actuated machinery, or heat producing apparatus, including the piping and appurtenances thereto as provided in this Code.

**105.3.1.4.7** The erection, remodeling, relocating, repair, altering, or removal of any sign, as provided in Section 3107 of this Code.

**105.3.1.4.8** The erection, alteration or repair of any awning or similar appurtenance, as defined in Section 202 of this Code.

**105.3.1.4.9** The storage and use of all volatile, flammable, or combustible liquids, gases, and materials, but such permits shall not be issued without the endorsement of the Fire Chief, or his/her designee, as provided in the FFPC.

**105.3.1.4.10** The application, construction, or repair of any roof covering, as provided in Chapter 15, for work exceeding fifteen hundred dollars (\$1,500.00).

**105.3.1.4.10.1** Not more than twenty-five (25) percent of the total roof area or roof section of any existing building or structure shall be repaired, replaced or recovered in any 12-month period unless the entire roofing system or roof section conforms to requirements of this Code.

**105.3.1.4.11** The installation, alteration or major repair of any air conditioning, refrigeration, vacuum, pneumatic or other mechanical system, as provided in the FBC, Mechanical. A permit shall not be required for repairs that do not change the location, size or capacity of a compressor, coil, or duct.

**105.3.1.4.12** The installation, alteration, or repair of any apparatus producing air contaminants.

**105.3.1.4.13** The installation, alteration, or repair of a swimming pool, as provided in Section 454 of this Code and Chapter 42 of the Florida Residential Code.

**105.3.1.4.14** The installation, alteration, or repair of any structure or facility on private property defined by this or any other regulation as being within the scope of work of an engineering contractor.

**105.3.1.4.15** The installation of exterior windows and exterior glass doors in new buildings or additions and the installation, alteration or repair of such windows and doors in existing buildings.

**105.3.1.4.16** The installation, alteration, or repair of any curtain wall.

**105.3.1.4.17** The installation, alteration, or repair of any garage door in any existing building.

**105.3.1.4.18** The installation, alteration, or repair of any fence.

**105.3.1.4.19** The installation, alteration, or repair of any screen enclosure.

**105.3.1.5** 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 two hundred fifty (250) fixture units or which costs more than one hundred twenty-five thousand dollars (\$125,000.00).
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which

contains fifty (50) or more sprinkler heads. Personnel as authorized by Chapter 633, Florida Statutes, may design a fire sprinkler system of forty-nine (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 forty-nine (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 or which is designed to accommodate more than one hundred (100) persons or for which the system costs more than one hundred twenty-five thousand dollars (\$125,000.00). 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-family, two-family, three-family 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 one hundred (100) persons or fewer and requires an air-conditioning system with value of one hundred twenty-five thousand dollars (\$125,000.00) 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 an Engineer.



**Example 1:** When a space has two (2) 10-ton systems with each having an independent duct system, the contractor may design these two (2) systems since each system is less than fifteen (15) tons.

**Example 2:** Consider a small single-story office building, which consists of six (6) individual offices where each office has a single three-ton package air-conditioning heat pump. The six (6) heat pumps are connected to a single water-cooling tower. The cost of the entire heating, ventilation and air-conditioning work is forty-seven thousand dollars (\$47,000.00) and the office building accommodates fewer than one hundred (100) persons. Because the six (6) mechanical units are connected to a common water tower this is considered to be an 18-ton system. It therefore could not be designed by a mechanical or air-conditioning contractor.

**Note:** It was further clarified by the Commission that the limiting criteria of one hundred (100) persons and one hundred twenty-five thousand dollars (\$125,000.00) apply to the building occupancy load and the cost of 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, clean agent fire extinguishing or fire detection and alarm system which costs more than five thousand dollars (\$5,000.00).
5. Electrical documents. See Section 471.003(2)(h), Florida Statutes.  
**Note:** Documents requiring an engineer seal by this part shall not be valid unless an Engineer who possesses a valid certificate of registra-

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An act relating to fire sprinklers; amending s.  
633.102, F.S.; revising the definition of the term  
"Contractor V"; authorizing certain fire protection  
system contractors to design certain systems; revising  
the definition of the term "fire protection system";  
providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsections (3) and (11) of section 633.102,  
Florida Statutes, are amended to read:

633.102 Definitions.—As used in this chapter, the term:

(3)(a) "Contractor I" means a contractor whose business  
includes the execution of contracts requiring the ability to lay  
out, fabricate, install, inspect, alter, repair, and service all  
types of fire protection systems, excluding preengineered  
systems.

(b) "Contractor II" means a contractor whose business is  
limited to the execution of contracts requiring the ability to  
lay out, fabricate, install, inspect, alter, repair, and service  
water sprinkler systems, water spray systems, foam-water  
sprinkler systems, foam-water spray systems, standpipes,  
combination standpipes and sprinkler risers, all piping that is  
an integral part of the system beginning at the point of service  
as defined in this section, sprinkler tank heaters, air lines,  
thermal systems used in connection with sprinklers, and tanks  
and pumps connected thereto, excluding preengineered systems.

(c) "Contractor III" means a contractor whose business is

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30 limited to the execution of contracts requiring the ability to  
31 fabricate, install, inspect, alter, repair, and service carbon  
32 dioxide systems, foam extinguishing systems, dry chemical  
33 systems, and Halon and other chemical systems, excluding  
34 preengineered systems.

35 (d) "Contractor IV" means a contractor whose business is  
36 limited to the execution of contracts requiring the ability to  
37 lay out, fabricate, install, inspect, alter, repair, and service  
38 automatic fire sprinkler systems for detached one-family  
39 dwellings, detached two-family dwellings, and mobile homes,  
40 excluding preengineered systems and excluding single-family  
41 homes in cluster units, such as apartments, condominiums, and  
42 assisted living facilities or any building that is connected to  
43 other dwellings. A Contractor IV is limited to the scope of  
44 practice specified in NFPA 13D.

45 (e) "Contractor V" means a contractor whose business is  
46 limited to the execution of contracts requiring the ability to  
47 fabricate, install, ~~inspect,~~ alter, repair, and service the  
48 underground piping for a fire protection system using water as  
49 the extinguishing agent beginning at the point of service as  
50 defined in this act and ending no more than 1 foot above the  
51 finished floor. A Contractor V may inspect underground piping  
52 for a water-based fire protection system under the direction of  
53 a Contractor I or Contractor II.

54  
55 ~~The definitions in~~ This subsection may not be construed to  
56 include engineers or architects within the defined terms and  
57 does not limit or prohibit a licensed fire protection  
58 engineer or architect with fire protection design experience

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59 from designing any type of fire protection system. A distinction  
60 is made between system design concepts prepared by the design  
61 professional and system layout as defined in this section and  
62 typically prepared by the contractor. However, a person  
63 certified under this chapter as a Contractor I ~~or~~ Contractor  
64 II, ~~or Contractor IV under this chapter~~ may design new fire  
65 protection systems of 49 or fewer sprinklers; ~~and~~ may design  
66 the alteration of an existing fire sprinkler system if the  
67 alteration consists of the relocation, addition, or deletion of  
68 ~~not more than 49 or fewer~~ 49 or fewer sprinklers, notwithstanding the size  
69 of the existing fire sprinkler system; ~~or may design the~~  
70 alteration of an existing fire sprinkler system if the  
71 alteration consists of the relocation or deletion of 249 or  
72 fewer sprinklers, notwithstanding the size of the existing fire  
73 sprinkler system, if there is no change of occupancy of the  
74 affected areas, as defined in the Florida Building Code and the  
75 Florida Fire Prevention Code, and there is no change in the  
76 water demand as defined in NFPA 13, "Standard for the  
77 Installation of Sprinkler Systems," and if the occupancy hazard  
78 classification as defined in NFPA 13 is reduced or remains the  
79 same as a result of the alteration. A person certified as a  
80 Contractor I, Contractor II, or Contractor IV may design a new  
81 fire protection system or design the alteration of an existing  
82 fire protection system, the scope of which complies with NFPA  
83 13D, "Standard for the Installation of Sprinkler Systems in One-  
84 and Two-Family Dwellings and Manufactured Homes," as adopted by  
85 the State Fire Marshal, notwithstanding the number of fire  
86 sprinklers. Contractor-developed plans may not be required by  
87 any local permitting authority to be sealed by a registered

Page 3 of 4

**CODING:** Words ~~striken~~ are deletions; words underlined are additions.

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88 professional engineer.

89 (11) "Fire protection system" means a system individually  
90 designed to protect the interior or exterior of a specific  
91 building or buildings, structure, or other special hazard from  
92 fire. Such systems include, but are not limited to, water  
93 sprinkler systems, water spray systems, foam-water sprinkler  
94 systems, foam-water spray systems, carbon dioxide systems, foam  
95 extinguishing systems, dry chemical systems, and Halon and other  
96 chemical systems used for fire protection use. Such systems also  
97 include any overhead and underground fire mains, fire hydrants  
98 and hydrant mains, standpipes and hoses connected to sprinkler  
99 systems, sprinkler tank heaters, air lines, thermal systems used  
100 in connection with fire sprinkler systems, ~~and~~ tanks providing  
101 water supply or pump fuel, including piping for such tanks, and  
102 pumps connected to fire sprinkler systems.

103 Section 2. This act shall take effect July 1, 2021.

# Section 8



SUN-SENTINEL

**Sold To:**

Broward County Clerk Courts - CU00007971  
201 SE 6th St Ste 275  
FORT LAUDERDALE,FL 33301

**Bill To:**

Broward County Clerk Courts - CU00007971  
201 SE 6th St Ste 275  
FORT LAUDERDALE,FL 33301

**Published Daily**

**Fort Lauderdale, Broward County, Florida**  
**Boca Raton, Palm Beach County, Florida**  
**Miami, Miami-Dade County, Florida**

**State Of Florida**  
**County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,  
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the  
attached copy of advertisement, being a Legal Notice in:

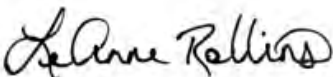
The matter of 11745-Other Legal Notices ,  
Was published in said newspaper by print in the issues of, or by publication on the  
newspaper’s website, if authorized on Jul 28, 2022

Affiant further says that the newspaper complies with all legal requirements for  
publication in Chapter 50, Florida Statutes.



Signature of Affiant

Sworn to and subscribed before me this: July 29, 2022.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped  
Personally Known (X) or Produced Identification ( )

**Affidavit Delivery Method:** E-Mail  
**Affidavit Email Address:** jondajoseph@BROWARD.ORG  
7255074

## SUN-SENTINEL

### NOTICE OF PUBLIC HEARING

Notice is hereby given by the Broward County Board of Rules and Appeals that said Board will hold a public hearing starting at 7:00 p.m. on August 11, 2022, via Zoom. The Board will consider adopting on second reading:



1. An amendment to Section 104.1.1, Appointment of Building Official, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, requiring physical presence during regular business hours at least one (1) day per week for municipalities greater than 1,000 persons but less than 10,000 persons and two (2) days per week during regular business hours for municipalities of 10,000 persons or greater effective April 1, 2023, that an application for permanent certification in more than two jurisdictions be reviewed on a case by case basis by the Board of Rules and Appeals and require that if the Board approves a certification, a notice will be sent to the appointing authority of each jurisdiction by the Board staff. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.

2. An amendment to Section 104.3, Appointment of Chief Electrical, Mechanical, Plumbing and Structural Inspectors, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, requiring physical presence during regular business hours at least one (1) day per week for municipalities greater than 1,000 persons but less than 10,000 persons and two (2) days per week during regular business hours for municipalities of 10,000 persons or greater effective April 1, 2023, that an application for permanent certification in more than two (2) jurisdictions be reviewed on a case-by-case basis by the Board of Rules and Appeals and require that if the Board approves a certification, a notice will be sent to the appointing authority of each jurisdiction by the Board staff. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.

3. Amendment to Board Policy #16-01, Reduction of Paperwork for Building Officials and Chief Inspectors seeking to serve in multiple jurisdictions or moving from one jurisdiction to another within a biennial certification period - The amendment discloses the requirement that any

## SUN-SENTINEL

application for permanent certification in more than two jurisdictions will be reviewed on a case by case basis by the Board of Rules and Appeals. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.

4. Modification of Certification Application for the position of Building Official or Chief Inspector to add a disclosure for the jurisdiction where he or she is currently employed.

Zoom information: <https://broward-org.zoomgov.com/j/1606466895>  
Meeting ID: 160 646 6895

The effective date for these amendments is August 22, 2022.

A copy of the proposed changes are available for review at 1 N. University Drive, Suite 3500B, Plantation, Florida 33324. We can also email you a copy. Call (954) 765-4500. Dated this 24th day of July, 2022.  
7/28/2022 7255074

Order # - 7255074



**Broward County  
Board of Rules and Appeals**

1 N. University Drive Suite, 3500B, Plantation, FL 33324  
Phone: 954-765-4500 | Fax: 954-765-4504  
[broward.org/CodeAppeals](http://broward.org/CodeAppeals)

---

**TO:** Members of the Board of Rules and Appeals

**FROM:** Administrative Director

**DATE:** August 11, 2022

**RE:** Amendment for 2<sup>nd</sup> Reading – Section 104.1.1, Appointment of Building Official, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, requiring physical presence during regular business hours at least one (1) day per week for municipalities greater than 1,000 persons but less than 10,000 persons and two (2) days per week during regular business hours for municipalities of 10,000 persons or greater, that an application for permanent certification in more than two jurisdictions be reviewed on a case by case basis by the Board of Rules and Appeals and require that if the Board approves a certification, a notice will be sent to the appointing authority of each jurisdiction by the Board staff. Individuals currently qualifying in more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.

---

This code amendment was approved on 1<sup>st</sup> Reading on July 14, 2022. It is now scheduled for 2<sup>nd</sup> Reading and public hearing.

Respectfully Submitted,

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

James DiPietro



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

1 N. University Drive Suite, 3500B, Plantation, FL 33324  
Phone: 954-765-4500 | Fax: 954-765-4504  
[broward.org/CodeAppeals](http://broward.org/CodeAppeals)

---

**TO:** Members of the Board of Rules and Appeals

**FROM:** Administrative Director

**DATE:** August 11, 2022

**RE:** Second Reading of Amendment to Section 104.1.1, Appointment of Building Official, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, requiring physical presence during regular business hours at least one (1) day per week for municipalities greater than 1,000 persons but less than 10,000 persons and two (2) days per week during regular business hours for municipalities of 10,000 persons or greater, that an application for permanent certification in more than two jurisdictions be reviewed on a case by case basis by the Board of Rules and Appeals and require that if the Board approves a certification, a notice will be sent to the appointing authority of each jurisdiction by the Board staff. Individuals currently qualifying in more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.

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### **RECOMMENDATION**

It is recommended That the Board approve amendments to building code section 104.1.1. The changes will require that the building official be physically present at the office for a defined period, depending on the size of the jurisdiction, during regular business hours, effective April 1, 2023. Hybrid work at home and at the office would still be permitted. The proposed law also requires that Building Officials are restricted to qualifying a maximum of two jurisdictions unless specifically authorized by a board vote. The staff will no longer process multiple jurisdictions' approvals between meeting dates until the board has decided. Current people are not required to obtain board approval to maintain their current multiple jurisdiction status until April 1, 2023.

### **REASONS**

Weaknesses in the enforcement of the building safety inspection program are evident by comparing the attached six inspection reports dated January through June 2022, for building safety inspection program years 2019, 2020, and 2021, as follows:

14,441 reports were due. Inspection reports received to the building departments are as follows:

- January 13 – 8,083
- March 16 – 10,543
- March 24 – 12,690
- April 22 – 14,133
- May 24 – 14,396
- June 23 – 14,441

By BORA staff requesting updates from the jurisdictions monthly we helped achieve greater code compliance. Plans examiners and permit support staff should not be making the decision of building officials. The bosses should directly manage the system and make sure that all code requirements are being followed. Government officials such as town/city/county managers, finance directors, public works directors, etc. are available during regular business hours, on a reasonable basis, to serve the public and are not managing multiple jurisdictions remotely. In addition,

government officials do not serve the public after regular hours by serving in a second jurisdiction. Building officials need to be present during regular business hours on a reasonable basis. Employees should be encouraged to work with their building code supervisors and serve the public in person and meet with the BORA staff on-site in person. The charter requires that we monitor and oversee the building construction practices throughout the county. We have an obligation to fix problems when we believe they are occurring.

**ADDITIONAL INFORMATION**

Exemptions to the above code requirements are provided for jurisdictions of under 1000 in population.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "James DiPietro". The signature is stylized with a large, looped initial "J" and a trailing flourish.

James DiPietro

Section 104 Powers and Duties of the Building Official, Assistant Building Official, Fire Code Official, Chief Inspector, Plan Examiner, and Inspector

104.1 Building Official. As set forth herein:

104.1.1 Appointment of a Building Official. The appointing authority shall appoint a Building Official, and such person shall meet the following minimum qualifications and be certified by BORA, as specified in Section 104.1.3. ~~The Building Official does not have to be personally present at the governmental department as long as he or she is available and can perform his or her duties.~~ For any municipality with a population of greater than 1,000 but less than 10,000 persons the Building Official shall be physically present during the regular business hours of the building department at least one (1) day per week to perform his or her duties, and similarly, two (2) days per week for municipalities with a population of 10,000 persons or greater. Physical presence of the Building Official is required during the regular business hours of the building department effective April 1, 2023. If the Building Official cannot be physically present as previously set forth herein, an interim Building Official shall be appointed as further set forth in Section 104.1.1.1 of this Code. Individuals holding multiple certifications issued by BORA for permanent position of Building Official are restricted to qualifying a maximum of two (2) jurisdictions unless specifically approved by the Board. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official is approved by the Board to serve more than one jurisdiction.

...

**Original Version of Section 104.1**

104.1 Building Official. As set forth herein:

104.1.1 Appointment of a Building Official. There shall be appointed by each governmental AHJ a person qualified as set forth in Section 104.1.3 to serve as a Building Official. To be eligible for appointment as a Building Official, such person shall be certified by BORA. The Building Official shall be the principal enforcing officer of this Code. Based on current technology, the Building Official does not have to be personally present at the governmental department as long as he or she is available by telephone/computer etc. and can perform his or her duties.

**Proposed Amended Version of Section 104.1**

104.1 Building Official. As set forth herein:

104.1.1 Appointment of a Building Official. The appointing authority shall appoint a Building Official, and such person shall meet the following minimum qualifications and be certified by BORA, as specified in Section 104.1.3. For any municipality with a population of greater than 1,000 but less than 10,000 persons the Building Official shall be physically present at least one (1) day per week to perform his or her duties, and similarly, two (2) days per week for municipalities with a population of 10,000 persons or greater. Physical presence of the Building Official is required during the regular business hours of the building department effective April 1, 2023. If the Building Official cannot be physically present as previously set forth herein, an interim Building Official shall be appointed as further set forth in Section 104.1.1.1 of this Code. Individuals holding multiple certifications issued by BORA for permanent position of Building Official are restricted to qualifying a maximum of two (2) jurisdictions unless specifically approved by the Board. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status, until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official is approved by the Board to serve more than one jurisdiction.



ical equipment located on or above the surface of a roof be installed in compliance with the requirements of the FBC except during reroofing when the equipment is being replaced or moved during reroofing and is not in compliance with the provisions of the FBC relating to roof mounted mechanical units.

### Section 103 Department of Building Safety

Reserved.

### Section 104 Powers and Duties of the Building Official, Assistant Building Official, Fire Code Official, Chief Inspector, Plan Examiner, and Inspector

#### 104.1 Building Official. As set forth herein:

**104.1.1 Appointment of a Building Official.** The appointing authority shall appoint a Building Official, and such person shall meet the following minimum qualifications and be certified by BORA, as specified in Section 104.1.3. The Building Official does not have to be personally present at the governmental department as long as he or she is available and can perform his or her duties.

##### 104.1.1.1 Appointment of an Interim Building Official.

- a) In the event that the Building Official is not available to perform his or her duties, each appointing authority shall appoint an Interim Building Official provided such person is qualified as set forth in Section 104.1.3 of this Code, BORA shall be timely notified in writing by the Building Official or appointing authority of the starting date and period of time that the Interim Building Official or Assistant Building Official will assume the Building Official's duties. The name of the Interim Building Official will be recorded by BORA, but he or she will not be issued a certification card as a Building Official. If there is one Inspector hired by an appointing authority in Broward County, that Inspector shall be a Building Official. The Building Official shall have the authority to

delegate powers, duties and assignments to subordinate regular employees working under his or her authority, but only to those employees certified by BORA as qualified to perform such powers, duties and assignments. It shall be his or her duty and responsibility to supervise and coordinate the work of all subordinate Assistant Building Officials, Chief Inspectors, Plans Examiners and Inspectors.

- b) In the event that the Building Official's employment with the jurisdiction is terminated, an Interim Building Official may be appointed while the Building Official is being replaced with a permanent appointee. The Interim Building Official shall be qualified as a Building Official as specified in Section 104.1.3. An Interim Building Official's appointment will be limited to ninety (90) calendar days. At the written request of the chief executive officer (City Manager, Acting City Manager, or Mayor) for demonstrated cause, a one-time ninety (90) calendar days extension may be granted by BORA's Administrative Director. Any additional extensions beyond this point must be requested in writing to BORA's Administrative Director a minimum of forty-five (45) calendar days prior to the second period expiration date. This request must be reviewed and approved by the Board of Rules and Appeals at its next regularly scheduled meeting. The name of the Interim Building Official will be recorded by BORA, but he/she will not be issued a certification card as a Building Official.

**104.1.2 Powers and Duties of the Building Official.** The Building Official shall be vested with the powers and subject to regulations, as provided by Chapter 468 Florida Statutes and BORA, as set forth in Sec-

## Broward County – Municipality Population

1	Fort Lauderdale	177,175
2	Pembroke Pines	166,530
3	Hollywood	149,750
4	Miramar	136,415
5	Coral Springs	130,110
6	Pompano Beach	107,542
7	Davie	101,543
8	Sunrise	92,272
9	Plantation	92,126
10	Deerfield Beach	79,468
11	Lauderhill	70,963
12	Weston	69,802
13	Tamarac	64,262
14	Coconut Creek	59,154
15	Margate	57,045
16	Oakland Park	44,085
17	North Lauderdale	43,574
18	Hallandale Beach	39,285
19	Cooper City	35,081
20	Lauderdale Lakes	34,744
21	Dania Beach	31,526
22	Parkland	28,901
23	West Park	14,960
24	Wilton Manors	12,407
25	Lighthouse Point	11,042
26	Southwest Ranches	7,820
27	Pembroke Park	6,491
28	Lauderdale-By-The-Sea	6,441
29	Hillsboro Beach	1,465
30	Sea Ranch Lakes	572
31	Lazy Lake	30

**Source: Broward County Planning and Development Management Division (2018)**

<https://bcgis.maps.arcgis.com/apps/MapSeries/index.html?appid=948a41100ff84e25a8d49d564814075d>

## Building Safety Inspection Program: Summary of Notices Sent and Inspection Reports Received for 2019, 2020 and 2021

MUNICIPALITY	Total number of buildings for 2019, 2020 and 2021?	BORA BUILDING AUDIT REVIEW	Date range that the notices were sent?	How many inspection reports were returned to your department for 2019, 2020 and 2021?	Sent to Magistrate or Code Enforcement/ Extensions	NO ACTION TAKEN	AUDITED BY CITY (AFTER 03-25-22)	NOTES
Broward County	47	OK	July 2019 - August 2021	34	13			• 100% Complete
Coconut Creek	68		June 2019 - June 2021	68				• 100% Complete
Cooper City	14		12/04/2020 - 11/29/2021	13	1		YES	• 100% Complete
Coral Springs	318	OK	June - August	273	45		YES	• 100% Complete
Dania Beach	68		June 2019 - June 2021	65	3		YES	• 100% Complete
Davie	115	OK	07/26/2019 - 07/12/2021	94	21		YES	• 1 property was sold after 1st letter sent. Sent request to new owner; 1 in contact with engineer, reports are done, waiting on submittal. 100% Complete
Deerfield Beach	249	OK	06/20/19 - 06/11/2021	198	51			• 100% Complete
Fort Lauderdale	7,969		08/20/2019 - 10/31/2021	6,253	1,716		YES	• 100% Complete
Hallandale Beach	126		06/30/2021 - 07/22/2021	80		46		
Hillsboro Beach	6		Summer	5	1		YES	• 100% Complete
Hollywood	2,027		June 2019 - December 2021	1,915	112		YES	• Remaining 112; (5) Properties were written up for non-compliant; (107) staff is working on NOV for remainder. 100% Complete
Lauderdale-by-the-Sea	54		07/02/2021 - 08/16/2021	49	4		YES	• 1 removed administratively. 100% Complete
Lauderdale Lakes	155		08/26/2019 - 06/28/2021	118	37		YES	• 100% Complete
Lauderhill	108		July - August 2021	95	13		YES	• 100% Complete
Lazy Lake	NO INSPECTIONS REQUIRED							
Lighthouse Point	32		07/16/2019 - 08/13/2021	25	5	2	YES	
Margate	128		09/11/2019 - 08/19/2021	119	10		YES	• 1 Additional Voluntary Report Received. 100% Complete
Miramar	67		08/05/2019 - 07/13/2021	56		11		
North Lauderdale	111		September 2019 - August 2021	85	26		YES	• 1 Extension; 25 Code Cases; 100% Complete
Oakland Park	390		08/29/2019 - 07/14/2021	256	134		YES	• 100% Complete
Parkland	NO INSPECTIONS REQUIRED							
Pembroke Park	27		07/10/2019 - 06/15/2021	23	4			• 100% Complete
Pembroke Pines	89		June 2019 - June 2022	37		52		
Plantation	983		08/12/2019 - 11/19/2021	815	168		YES	• 129 Special Magistrate; 39 extensions. 100% Complete
Pompano Beach	757		04/20/2021 - 08/10-2021	415	342		YES	• 100% Complete
Sea Ranch Lakes	NO INSPECTIONS REQUIRED							
Southwest Ranches	NO INSPECTIONS REQUIRED							
Sunrise	159		August 2019 - September 2021	147	12		YES	• 100% Complete
Tamarac	81		May 2020 - November 2021	65		16		
West Park	50		June-21	25		25		
Weston	164		02/06/2020 - 06/28/2021	110	54		YES	• 100% Complete
Wilton Manors	79		07/14/2021 - 08/26/2021	57	22			• 100% Complete
<b>TOTAL</b>	<b>14,441</b>				<b>14,441</b>			

## Building Safety Inspection Program: Summary of Notices Sent and Inspection Reports Received for 2019, 2020 and 2021

MUNICIPALITY	Total number of buildings for 2019, 2020 and 2021?	BORA BUILDING AUDIT REVIEW	Date range that the notices were sent?	How many inspection reports were returned to your department for 2019, 2020 and 2021?	Sent to Magistrate or Code Enforcement/ Extensions	NO ACTION TAKEN	AUDITED BY CITY (AFTER 03-25-22)	NOTES
Broward County	47	OK	July 2019 - August 2021	34	13			• 100% Complete
Coconut Creek	68		June 2019 - June 2021	68				• 100% Complete
Cooper City	14		12/04/2020 - 11/29/2021	13	1		YES	• 100% Complete
Coral Springs	318	OK	June - August	273	45		YES	• 100% Complete
Dania Beach	68		June 2019 - June 2021	65	3		YES	• 100% Complete
Davie	115	OK	07/26/2019 - 07/12/2021	94	21		YES	• 1 property was sold after 1st letter sent. Sent request to new owner; 1 in contact with engineer, reports are done, waiting on submittal. 100% Complete
Deerfield Beach	249	OK	06/20/19 - 06/11/2021	198	51			• 100% Complete
Fort Lauderdale	7,969		08/20/2019 - 10/31/2021	6,253	1,716		YES	• 100% Complete
Hallandale Beach	126		06/30/2021 - 07/22/2021	80		46		
Hillsboro Beach	6		Summer	5	1		YES	• 100% Complete
Hollywood	2,027		June 2019 - December 2021	1,915	112		YES	• Remaining 112; (5) Properties were written up for non-compliant; (107) staff is working on NOV for remainder. 100% Complete
Lauderdale-by-the-Sea	54		07/02/2021 - 08/16/2021	49	4		YES	• 1 removed administratively. 100% Complete
Lauderdale Lakes	110		08/26/2019 - 06/28/2021	56		54		
Lauderhill	108		July - August 2021	95	13		YES	• 100% Complete
Lazy Lake	NO INSPECTIONS REQUIRED							
Lighthouse Point	32		07/16/2019 - 08/13/2021	25	5	2	YES	
Margate	128		09/11/2019 - 08/19/2021	119	10		YES	• 1 Additional Voluntary Report Received. 100% Complete
Miramar	67		08/05/2019 - 07/13/2021	56		11		
North Lauderdale	111		September 2019 - August 2021	85	26		YES	• 1 Extension; 25 Code Cases; 100% Complete
Oakland Park	390		08/29/2019 - 07/14/2021	256	134		YES	• 100% Complete
Parkland	NO INSPECTIONS REQUIRED							
Pembroke Park	27		07/10/2019 - 06/15/2021	23	4			• 100% Complete
Pembroke Pines	89		June 2019 - June 2022	37		52		
Plantation	983		08/12/2019 - 11/19/2021	815	168		YES	• 129 Special Magistrate; 39 extensions. 100% Complete
Pompano Beach	757		04/20/2021 - 08/10-2021	415	342		YES	• 100% Complete
Sea Ranch Lakes	NO INSPECTIONS REQUIRED							
Southwest Ranches	NO INSPECTIONS REQUIRED							
Sunrise	159		August 2019 - September 2021	147	12		YES	• 100% Complete
Tamarac	81		May 2020 - November 2021	65		16		
West Park	50		June-21	25		25		
Weston	164		02/06/2020 - 06/28/2021	110	54		YES	• 100% Complete
Wilton Manors	79		07/14/2021 - 08/26/2021	57	22			• 100% Complete
<b>TOTAL</b>	<b>14,396</b>				<b>14,396</b>			

## Building Safety Inspection Program: Summary of Notices Sent and Inspection Reports Received for 2019, 2020 and 2021

MUNICIPALITY	Total number of buildings for 2019, 2020 and 2021?	BORA BUILDING AUDIT REVIEW	Date range that the notices were sent?	How many inspection reports were returned to your department for 2019, 2020 and 2021?	Sent to Magistrate or Code Enforcement/Extensions	AUDITED BY CITY (AFTER 03-25-22)	NOTES
Broward County	47	OK	July 2019 - August 2021	34	13		• 100% Complete
Coconut Creek	68		June 2019 - June 2021	68			• 100% Complete
Cooper City	14		12/04/2020 - 11/29/2021	13	1	YES	• 100% Complete
Coral Springs	318	OK	June - August	273	45	YES	• 100% Complete
Dania Beach	68		June 2019 - June 2021	60			
Davie	115	OK	07/26/2019 - 07/12/2021	94	19	YES	• 1 property was sold after 1st letter sent. Sent request to new owner; 1 in contact with engineer, reports are done, waiting on submittal. 100% Complete
Deerfield Beach	249	OK	06/20/19 - 06/11/2021	198	51		• 100% Complete
Fort Lauderdale	7,969		08/20/2019 - 10/31/2021	6,253	1,716	YES	• 100% Complete
Hallandale Beach	126		06/30/2021 - 07/22/2021	80			
Hillsboro Beach	6		Summer	5			• 1 complete; 4 repairs/reports in progress.
Hollywood	2,027		June 2019 - December 2021	1,915	112	YES	• Remaining 112: (5) Properties were written up for non-compliant; (107) staff is working on NOV for remainder. 100% Complete
Lauderdale-by-the-Sea	54		07/02/2021 - 08/16/2021	49	4	YES	• 1 removed administratively. 100% Complete
Lauderdale Lakes	110		08/26/2019 - 06/28/2021	56			
Lauderhill	108		July - August 2021	95	13	YES	• 100% Complete
Lazy Lake	NO INSPECTIONS REQUIRED						
Lighthouse Point	32		07/16/2019 - 08/13/2021	25			
Margate	128		09/11/2019 - 08/19/2021	119	10	YES	• 1 Additional Voluntary Report Received. 100% Complete
Miramar	67		08/05/2019 - 07/13/2021	56			
North Lauderdale	87		September 2019 - August 2021	70			
Oakland Park	390		08/29/2019 - 07/14/2021	256	134	YES	• 100% Complete
Parkland	NO INSPECTIONS REQUIRED						
Pembroke Park	27		07/10/2019 - 06/15/2021	23	4		• 100% Complete
Pembroke Pines	89		June 2019 - June 2022	37			
Plantation	983		08/12/2019 - 11/19/2021	815	168	YES	• 129 Special Magistrate; 39 extensions. 100% Complete
Pompano Beach	757		04/20/2021 - 08/10-2021	415	342	YES	• 100% Complete
Sea Ranch Lakes	NO INSPECTIONS REQUIRED						
Southwest Ranches	NO INSPECTIONS REQUIRED						
Sunrise	159		August 2019 - September 2021	147	12	YES	• 100% Complete
Tamarac	81		May 2020 - November 2021	65			
West Park	50		June 2021	25			
Weston	164		02/06/2020 - 06/28/2021	110	54	YES	• 100% Complete
Wilton Manors	79		07/14/2021 - 08/26/2021	57	22		• 100% Complete

**TOTAL** 14,372

14,133

## Building Safety Inspection Program: Summary of Notices Sent and Inspection Reports Received for 2019, 2020 and 2021

MUNICIPALITY	Total notices sent by your department for 2019, 2020 and 2021?	Date range that the notices were sent?	How many inspection reports were returned to your department for 2019, 2020 and 2021?	Sent to Magistrate or Code Enforcement/Extensions	NOTES
Broward County	47	July 2019 - August 2021	34	13	100% Complete
Coconut Creek	68	June 2019 - June 2021	68		100% Complete
Cooper City	14	12/04/2020 - 11/29/2021	13		NO CHANGE
Coral Springs	318	June - August	273	45	NO CHANGE
Dania Beach	68	June 2019 - June 2021	55		NO CHANGE
Davie	115	07/26/2019 - 07/12/2021	94	19	• 1 property was sold after 1st letter sent. Sent request to new owner; 1 in contact with engineer, reports are done, waiting on submittal. 100% Complete
Deerfield Beach	249	06/20/19 - 06/11/2021	198	51	100% Complete
Fort Lauderdale	7,969	08/20/2019 - 10/31/2021	6,253	1,716	100% Complete
Hallandale Beach	126	06/30/2021 - 07/22/2021	80		NO CHANGE
Hillsboro Beach	6	Summer	5		• 1 complete; 4 repairs/reports in progress. NO CHANGES
Hollywood	2,027	June 2019 - December 2021	1,309		
Lauderdale-by-the-Sea	61	07/02/2021 - 08/16/2021	26		
Lauderdale Lakes	110	08/26/2019 - 06/28/2021	56		
Lauderhill	108	July - August 2021	83	25	100% Complete
Lazy Lake	NO INSPECTIONS REQUIRED				
Lighthouse Point	32	07/16/2019 - 08/13/2021	25		NO CHANGE
Margate	127	09/11/2019 - 08/19/2021	102		
Miramar	67	08/05/2019 - 07/13/2021	56	6	
North Lauderdale	87	September 2019 - August 2021	70		
Oakland Park	390	08/29/2019 - 07/14/2021	263		
Parkland	NO INSPECTIONS REQUIRED				
Pembroke Park	27	07/10/2019 - 06/15/2021	23	4	100% Complete
Pembroke Pines	89	June 2019 - June 2022	37		
Plantation	983	08/12/2019 - 11/19/2021	815	168	• 129 Special Magistrate; 39 extensions. 100% Complete
Pompano Beach	344	04/20/2021 - 08/10-2021	301		
Sea Ranch Lakes	NO INSPECTIONS REQUIRED				
Southwest Ranches	NO INSPECTIONS REQUIRED				
Sunrise	159	August 2019 - September 2021	147		
Tamarac	81	May 2020 - November 2021	65		
West Park	50	June-21	25		DID NOT RESPOND
Weston	165	02/06/2020 - 06/28/2021	88		NO CHANGE
Wilton Manors	79	07/14/2021 - 08/26/2021	57	22	100% Complete
<b>TOTAL</b>	<b>13,966</b>		<b>12,690</b>		

## Building Safety Inspection Program: Summary of Notices Sent and Inspection Reports Received for 2019, 2020 and 2021

MUNICIPALITY	Total notices sent by your department for 2019, 2020 and 2021?	Date range that the notices were sent?	How many inspection reports were returned to your department for 2019, 2020 and 2021?	SUBMITTED BY	NOTES
Broward County	47	July 2019 - August 2021	34	Ronald Puentes	• 13 Sent to Magistrate
Coconut Creek	68	June 2019 - June 2021	68	Jack Boone	NO CHANGE
Cooper City	14	12/04/2020 - 11/29/2021	13	Victor Blanco	NO CHANGE
Coral Springs	318	June - August	273	Alex Hernandez	• 45 Sent to Magistrate
Dania Beach	68	June 2019 - June 2021	55	Eleanor Norena	NO CHANGE
Davie	118	07/26/2019 - 07/12/2021	97	Nicholas Todaro	
Deerfield Beach	249	06/20/19 - 06/11/2021	182	Sheila Oliver	• 67 Sent to Magistrate
Fort Lauderdale	7,969	08/20/2019 - 10/31/2021	6,253	Tasha Williams	• 2,905 Sent to Magistrate • 1,045 Cases Accruing Fines
Hallandale Beach	126	06/30/2021 - 07/22/2021	80	Shellie Ransom-Jackson	NO CHANGE
Hillsboro Beach	6	Summer	5	Steve Mitchell	• 1 complete; 4 repairs/reports in progress. NO CHANGES
Hollywood	2,027	June 2019 - December 2021	1,309	Russell Long	
Lauderdale-by-the-Sea	61	07/02/2021 - 08/16/2021	26	Simo Mansor	
Lauderdale Lakes	110	08/26/2019 - 06/28/2021	56	Roman Sanchez	
Lauderhill	108	July - August 2021	83	Randy Youse	25 to Special Magistrate
Lazy Lake	NO INSPECTIONS REQUIRED				
Lighthouse Point	32	07/16/2019 - 08/13/2021	25	Peter Beaudoin	NO CHANGE
Margate	127	09/11/2019 - 08/19/2021	102	Linda McNamara	
Miramar	67	08/05/2019 - 07/13/2021	56	Julio Briceno	
North Lauderdale	87	September 2019 - August 2021	70	Judith M. Kull	
Oakland Park	390	08/29/2019 - 07/14/2021	263	Thomas Schubert	
Parkland	NO INSPECTIONS REQUIRED				
Pembroke Park	27	07/10/2019 - 06/15/2021	23	Miguel Núñez	• 4 Sent to Special Magistrate
Pembroke Pines	89	June 2019 - June 2022	37	Steve Pizzillo, CBO	
Plantation	989	08/12/2019 - 11/19/2021	768	Melissa Hurt	
Pompano Beach	344	04/20/2021 - 08/10-2021	301	Chris Feltgen	
Sea Ranch Lakes	NO INSPECTIONS REQUIRED				
Southwest Ranches	NO INSPECTIONS REQUIRED				
Sunrise	159	August 2019 - September 2021	147	Aaron Silverman	
Tamarac	81	May 2020 - November 2021	65	Rosemary Fisher	
West Park	50	June-21	25	Maritza Prebal	DID NOT RESPOND
Weston	165	02/06/2020 - 06/28/2021	88	Reginald Cox	NO CHANGE
Wilton Manors	79	07/14/2021 - 08/26/2021	39	Roberta Moore	• 11 Sent to Magistrate

<b>TOTAL</b>	<b>13,975</b>
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<b>10,543</b>
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## Building Safety Inspection Program: Summary of Notices Sent and Inspection Reports Received for 2019, 2020 and 2021

MUNICIPALITY	Total notices sent by your department for 2019, 2020 and 2021?	Date range that the notices were sent?	How many inspection reports were returned to your department for 2019, 2020 and 2021?	SUBMITTED BY	NOTES
Broward County	47	July 2019 - August 2021	24	Ronald Puentes	
Coconut Creek	68	June 2019 - June 2021	68	Jack Boone	
Cooper City	14	12/04/2020 - 11/29/2021	13	Victor Blanco	
Coral Springs	318	June - August	238	Alex Hernandez	
Dania Beach					
Davie	118	07/26/2019 - 07/12/2021	85	Nicholas Todaro	
Deerfield Beach	249	06/20//18 - 06/11/2020	182	Sheila Oliver	67 Sent to Magistrate
Hallandale Beach					
Fort Lauderdale	7,635	08/20/2019 - 10/31/2021	4,539	Tasha Williams	
Hillsboro Beach	6	Summer	5	Steve Mitchell	1 complete; 4 repairs/reports in progress.
Hollywood	2,027	June 2019 - December 2021	143	Russell Long	
Lauderdale-by-the-Sea	61	07/02/2021 - 08/16/2021	22	Simo Mansor	
Lauderdale Lakes	110	08/26/2019 - 06/28/2021	50	Roman Sanchez	
Lauderhill	108	July - August 2021	71	Randy Youse	
Lazy Lake	RESIDENTIAL PROPERTIES ONLY				
Lighthouse Point					
Margate	96	09/11/2019 - 08/19/2021	52	Linda McNamara	
Miramar	67	08/05/2019 - 07/13/2021	55	Julio Briceno	
North Lauderdale	87	September 2019 - August 2021	70	Judith M. Kull	
Oakland Park	390	08/29/2019 - 07/14/2021	251	Thomas Schubert	
Parkland	NO INSPECTIONS REQUIRED				
Pembroke Pines	89	June 2019 - June 2022	33	Steve Pizzillo, CBO	
Pembroke Park	27	07/10/2019 - 06/15/2021	20	Miguel Núñez	
Plantation	989	08/12/2019 - 11/19/2021	759	Melissa Hurt	
Pompano Beach	195	04/20/2021 - 08/10-2021	76	Christopher Feltgen	
Sea Ranch Lakes	NO INSPECTIONS REQUIRED				
Southwest Ranches	NO INSPECTIONS REQUIRED				
Sunrise	159	August 2019 - September 2021	141	Aaron Silverman	
Tamarac	81	May 2020 - November 2021	50	Rosemary Fisher	
West Park	50	June 2021	25	Maritza Prebal	
Weston	165	02/06/2020 - 06/28/2021	88	Reginald Cox	
Wilton Manors	79	07/14/2021 - 08/26/2021	22	Roberta Moore	

<b>TOTAL</b>	<b>13,235</b>
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<b>8,083</b>
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*As of 2:00 PM on January 13, 2022, the survey results from following jurisdictions are missing: Dania Beach, Hallandale Beach and Lighthouse Point.*



# Section 9

SUN-SENTINEL

**Sold To:**

Broward County Clerk Courts - CU00007971  
201 SE 6th St Ste 275  
FORT LAUDERDALE,FL 33301

**Bill To:**

Broward County Clerk Courts - CU00007971  
201 SE 6th St Ste 275  
FORT LAUDERDALE,FL 33301

**Published Daily**

**Fort Lauderdale, Broward County, Florida**  
**Boca Raton, Palm Beach County, Florida**  
**Miami, Miami-Dade County, Florida**

**State Of Florida**  
**County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,  
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the  
attached copy of advertisement, being a Legal Notice in:

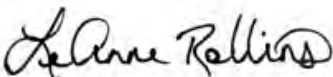
The matter of 11745-Other Legal Notices ,  
Was published in said newspaper by print in the issues of, or by publication on the  
newspaper’s website, if authorized on Jul 28, 2022

Affiant further says that the newspaper complies with all legal requirements for  
publication in Chapter 50, Florida Statutes.



Signature of Affiant

Sworn to and subscribed before me this: July 29, 2022.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped  
Personally Known (X) or Produced Identification ( )

**Affidavit Delivery Method:** E-Mail  
**Affidavit Email Address:** jondajoseph@BROWARD.ORG  
7255074

## SUN-SENTINEL

### NOTICE OF PUBLIC HEARING

Notice is hereby given by the Broward County Board of Rules and Appeals that said Board will hold a public hearing starting at 7:00 p.m. on August 11, 2022, via Zoom. The Board will consider adopting on second reading:

1. An amendment to Section 104.1.1, Appointment of Building Official, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, requiring physical presence during regular business hours at least one (1) day per week for municipalities greater than 1,000 persons but less than 10,000 persons and two (2) days per week during regular business hours for municipalities of 10,000 persons or greater effective April 1, 2023, that an application for permanent certification in more than two jurisdictions be reviewed on a case by case basis by the Board of Rules and Appeals and require that if the Board approves a certification, a notice will be sent to the appointing authority of each jurisdiction by the Board staff. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.



2. An amendment to Section 104.3, Appointment of Chief Electrical, Mechanical, Plumbing and Structural Inspectors, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, requiring physical presence during regular business hours at least one (1) day per week for municipalities greater than 1,000 persons but less than 10,000 persons and two (2) days per week during regular business hours for municipalities of 10,000 persons or greater effective April 1, 2023, that an application for permanent certification in more than two (2) jurisdictions be reviewed on a case-by-case basis by the Board of Rules and Appeals and require that if the Board approves a certification, a notice will be sent to the appointing authority of each jurisdiction by the Board staff. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.

3. Amendment to Board Policy #16-01, Reduction of Paperwork for Building Officials and Chief Inspectors seeking to serve in multiple jurisdictions or moving from one jurisdiction to another within a biennial certification period - The amendment discloses the requirement that any

## SUN-SENTINEL

application for permanent certification in more than two jurisdictions will be reviewed on a case by case basis by the Board of Rules and Appeals. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.

4. Modification of Certification Application for the position of Building Official or Chief Inspector to add a disclosure for the jurisdiction where he or she is currently employed.

Zoom information: <https://broward-org.zoomgov.com/j/1606466895>  
Meeting ID: 160 646 6895

The effective date for these amendments is August 22, 2022.

A copy of the proposed changes are available for review at 1 N. University Drive, Suite 3500B, Plantation, Florida 33324. We can also email you a copy. Call (954) 765-4500. Dated this 24th day of July, 2022.  
7/28/2022 7255074

Order # - 7255074



## Broward County Board of Rules and Appeals

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

Phone: 954-765-4500 | Fax: 954-765-4504

[broward.org/CodeAppeals](http://broward.org/CodeAppeals)

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**TO:** Members of the Board of Rules and Appeals

**FROM:** Administrative Director

**DATE:** August 11, 2022

**RE:** Amendment for 2<sup>nd</sup> Reading – Section 104.3, Appointment of Chief Electrical, Mechanical, Plumbing, and Structural Inspectors, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, requiring physical presence during regular business hours at least one (1) day per week for municipalities greater than 1,000 persons but less than 10,000 persons and two (2) days per week during regular business hours for municipalities of 10,000 persons or greater, that an application for permanent certification in more than two (2) jurisdictions be reviewed on a case-by-case basis by the Board of Rules and Appeals and require that if the Board approves a certification, a notice will be sent to the appointing authority of each jurisdiction by the Board staff. Individuals currently qualifying in more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.

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This code amendment was approved on 1<sup>st</sup> Reading on July 14, 2022. It is now scheduled for 2<sup>nd</sup> Reading and public hearing.

Respectfully Submitted,

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

James DiPietro



## Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324  
Phone: 954-765-4500 | Fax: 954-765-4504  
[broward.org/CodeAppeals](http://broward.org/CodeAppeals)

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**TO:** Members of the Board of Rules and Appeals

**FROM:** Administrative Director

**DATE:** August 11, 2022

**RE:** Second Reading of Amendment to Section 104.3, Appointment of Chief Electrical, Mechanical, Plumbing, and Structural Inspectors, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, requiring physical presence during regular business hours at least one (1) day per week for municipalities greater than 1,000 persons but less than 10,000 persons and two (2) days per week during regular business hours for municipalities of 10,000 persons or greater, that an application for permanent certification in more than two (2) jurisdictions be reviewed on a case-by-case basis by the Board of Rules and Appeals and require that if the Board approves a certification, a notice will be sent to the appointing authority of each jurisdiction by the Board staff. Individuals currently qualifying in more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.

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### **RECOMMENDATION**

It is recommended That the Board approve amendments to building code section 104.3. The changes will require that the Chief Electrical, Mechanical, Plumbing, and Structural Inspectors be physically present at the office for a defined period, depending on the size of the jurisdiction, during regular business hours, effective April 1, 2023. Hybrid work at home and at the office would still be permitted. The proposed law also requires that Chief Electrical, Mechanical, Plumbing, and Structural Inspectors are restricted to qualifying a maximum of two jurisdictions unless specifically authorized by a board vote. The staff will no longer process multiple jurisdictions' approvals between meeting dates until the board has decided. Current people are not required to obtain board approval to maintain their current multiple jurisdiction status until April 1, 2023.

### **REASONS**

Weaknesses in the enforcement of the building safety inspection program are evident by comparing the attached six inspection reports dated January through June 2022, for building safety inspection program years 2019, 2020, and 2021, as follows:

14,441 reports were due. Inspection reports received to the building departments are as follows:

- January 13 – 8,083
- March 16 – 10,543
- March 24 – 12,690
- April 22 – 14,133
- May 24 – 14,396
- June 23 – 14,441


By BORA staff requesting updates from the jurisdictions monthly we helped achieve greater code compliance. Plans examiners and permit support staff should not be making the decision of building officials. The bosses should directly manage the system and make sure that all code requirements are being followed. Government officials such as town/city/county managers, finance directors, public works directors, etc. are available during regular business hours,

on a reasonable basis, to serve the public and are not managing multiple jurisdictions remotely. In addition, government officials do not serve the public after regular hours by serving in a second jurisdiction. Chief Electrical, Mechanical, Plumbing and Structural Inspectors need to be present during regular business hours on a reasonable basis. Employees should be encouraged to work with their building code supervisors and serve the public in person and meet with the BORA staff on-site in person. The charter requires that we monitor and oversee the building construction practices throughout the county. We have an obligation to fix problems when we believe they are occurring.

**ADDITIONAL INFORMATION**

Exemptions to the above code requirements are provided for jurisdictions of under 1000 in population.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "James DiPietro". The signature is stylized with a large, looped initial "J" and a trailing flourish.

James DiPietro

104.3 Appointment of the Chief Electrical, Mechanical, Plumbing and Structural Inspector. As set forth herein:

Each appointing authority shall appoint a person qualified as set forth in the below Sections to serve as Chief Inspector in each discipline stated above. If there is one (1) Inspector (each discipline stated above) hired by an appointing authority in Broward County, that Inspector shall be a Chief Inspector (Chief or Head of the Division). ~~The Chief Inspector (Chief or Head of the Division) does not have to be personally present at the governmental department as long as he or she is available and can perform their duties.)~~ For any municipality with a population of greater than 1,000 but less than 10,000 persons the Building Official shall be physically present during the regular business hours of the building department at least one (1) day per week to perform his or her duties, and similarly, two (2) days per week for municipalities with a population of 10,000 persons or greater. Physical presence of the Chief Inspector is required during the regular business hours of the building department effective April 1, 2023. ~~If the Chief Inspector cannot be physically present as previously set forth herein, an interim Chief Inspector shall be appointed as otherwise set forth in this Section 104.3 of the Code. Individuals holding multiple certifications issued by BORA for permanent position of Chief Inspector are restricted to qualifying a maximum of two (2) jurisdictions unless specifically approved by the Board. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Chief Inspector is approved by the Board to serve more than one jurisdiction.~~



### **Original version of Section 104.3**

104.3 Appointment of the Chief Electrical, Mechanical, Plumbing and Structural Inspector: As set forth herein. There shall be appointed by each governmental AHJ a person qualified as set forth in the below Sections to serve as Chief Inspector in each discipline stated above. If there is one Inspector (each discipline stated above) hired by a governmental AHJ in Broward County, that Inspector shall be a Chief Inspector (Chief or Head of the Division). Based on current technology that the Chief Inspector (Chief or Head of the Division) does not have to be personally present at the governmental department as long as he or she is available by telephone/computer etc. and can perform their duties. To be eligible for appointment as a Chief Inspector (each discipline stated above), such person shall be certified by BORA.

### **Proposed Amended version of Section 104.3**

104.3 Appointment of the Chief Electrical, Mechanical, Plumbing and Structural Inspector. As set forth herein:

Each appointing authority shall appoint a person qualified as set forth in the below Sections to serve as Chief Inspector in each discipline stated above. If there is one (1) Inspector (each discipline stated above) hired by an appointing authority in Broward County, that Inspector shall be a Chief Inspector (Chief or Head of the Division). For any municipality with a population of greater than 1,000 but less than 10,000 persons the Chief Inspector shall be physically present at least one (1) day per week to perform his or her duties or as directed by the Appointing Authority, and similarly, two (2) days per week for municipalities with a population of 10,000 persons or greater. Physical presence of the Chief Inspector is required during the regular business hours of the building department effective April 1, 2023. If the Chief Inspector cannot be physically present as previously set forth herein, an interim Chief Inspector shall be appointed as otherwise set forth in this Section 104.3 of the Code. Individuals holding multiple certifications issued by BORA for permanent position of Chief Inspector are restricted to qualifying a maximum of two (2) jurisdictions unless specifically approved by the Board. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status, until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Chief Inspector is approved by the Board to serve more than one jurisdiction.

cial 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 from an accredited school may be credited for a maximum of two (2) years for Bachelor's Degree or a maximum of one (1) year for an Associate Degree towards the combined experience requirements. This credit is not applicable towards the requirements under Section 104.1.3.1.1.

**104.1.3.6** The application for Certification of the Building Official or Assistant Building Official shall be signed by the jurisdiction's chief executive officer (city manager, acting city manager or mayor).

**104.2 Assistant Building Official.** As set forth herein:

**104.2.1 Appointment of an Assistant Building Official.** Each appointing authority may appoint a person qualified as set forth in Section 104.1.3 to serve as an Assistant Building Official. To be eligible for appointment as an Assistant Building Official, such person shall be certified by BORA and shall meet the qualifications equal to the requirements for Building Official. No other title is recognized for certification by BORA.

**104.2.2 Powers and Duties of the Assistant Building Official.** The Assistant Building Official shall be vested with the powers and subject to regulations, as provided by Chapter 468 Florida Statutes and BORA, as set forth in Section 113 of this Code. The Assistant Building Official shall be responsible for duties as assigned by the Building Official. The Assistant Building Official shall fulfill the duties of the Building Official during the absence of the Building Official with full responsibilities of the position.

**104.3 Appointment of the Chief Electrical, Mechanical, Plumbing and Structural Inspector.** As set forth herein:

Each appointing authority shall appoint a person qualified as set forth in the below Sections to serve as Chief Inspector in each discipline stated above. If there is one (1) Inspector (each discipline stated above) hired by an appointing authority in Broward County, that Inspector shall be a Chief Inspector (Chief or Head of the Division). The Chief Inspector (Chief or Head of the Division) does not have to be personally present at the governmental department as long as he or she is avail-

able and can perform their duties. To be eligible for appointment as a Chief Inspector (each discipline stated above), such person shall be certified by BORA.

**104.3.1 Interim Chief Inspector.** In the event that a Chief Inspector's employment is terminated with a jurisdiction, or is otherwise unavailable, an Interim Chief Inspector may be appointed for up to ninety (90) days while the Chief Inspector is being replaced with a permanent appointee. An approved application for a Chief Inspector must be submitted to BORA prior to the expiration of the ninety (90) days. The Interim Chief Inspector shall be qualified as a Chief Inspector as specified in Section 104.5, 104.6, 104.7 or 104.8 of this Code. BORA shall be notified in writing by the Building Official of the name and starting date of the Interim Chief Inspector. The name of the Interim Chief Inspector will be recorded by BORA but he or she will not be issued a certification card as the Chief Inspector.

**104.4 Powers and Duties of the Chief Electrical, Mechanical, Plumbing and Structural Inspector.** The Chief Inspector (each discipline stated above) shall be vested with the powers and subject to regulations by BORA as set forth in Section 113 of this Code. The Chief Inspector shall have the power to delegate powers, duties and assignments to subordinate regular employees working under his or her authority, but only to those employees certified by BORA as qualified to perform such powers, duties and assignments within his or her particular discipline. It shall be his or her duty and responsibility to supervise and coordinate the work of all subordinate Plans Examiners and Inspectors within his or her particular discipline. The Chief Inspector shall have the sole authority to render interpretations of this Code and to adopt policies and procedures in order to clarify the application of its provisions within his or her particular discipline. Such interpretations, policies, and procedures shall be in compliance with the intent and purpose of this Code. Such policies and procedures shall not have the effect of waving requirements specifically provided for in this Code.

**104.5 Certification of the Chief Electrical Inspector.** To be eligible for appointment as a Chief Electrical Inspector, such person shall be certified as required by BCAIB

## Broward County – Municipality Population

1	Fort Lauderdale	177,175
2	Pembroke Pines	166,530
3	Hollywood	149,750
4	Miramar	136,415
5	Coral Springs	130,110
6	Pompano Beach	107,542
7	Davie	101,543
8	Sunrise	92,272
9	Plantation	92,126
10	Deerfield Beach	79,468
11	Lauderhill	70,963
12	Weston	69,802
13	Tamarac	64,262
14	Coconut Creek	59,154
15	Margate	57,045
16	Oakland Park	44,085
17	North Lauderdale	43,574
18	Hallandale Beach	39,285
19	Cooper City	35,081
20	Lauderdale Lakes	34,744
21	Dania Beach	31,526
22	Parkland	28,901
23	West Park	14,960
24	Wilton Manors	12,407
25	Lighthouse Point	11,042
26	Southwest Ranches	7,820
27	Pembroke Park	6,491
28	Lauderdale-By-The-Sea	6,441
29	Hillsboro Beach	1,465
30	Sea Ranch Lakes	572
31	Lazy Lake	30

**Source: Broward County Planning and Development Management Division (2018)**

<https://bcgis.maps.arcgis.com/apps/MapSeries/index.html?appid=948a41100ff84e25a8d49d564814075d>

## Building Safety Inspection Program: Summary of Notices Sent and Inspection Reports Received for 2019, 2020 and 2021

MUNICIPALITY	Total number of buildings for 2019, 2020 and 2021?	BORA BUILDING AUDIT REVIEW	Date range that the notices were sent?	How many inspection reports were returned to your department for 2019, 2020 and 2021?	Sent to Magistrate or Code Enforcement/ Extensions	NO ACTION TAKEN	AUDITED BY CITY (AFTER 03-25-22)	NOTES
Broward County	47	OK	July 2019 - August 2021	34	13			• 100% Complete
Coconut Creek	68		June 2019 - June 2021	68				• 100% Complete
Cooper City	14		12/04/2020 - 11/29/2021	13	1		YES	• 100% Complete
Coral Springs	318	OK	June - August	273	45		YES	• 100% Complete
Dania Beach	68		June 2019 - June 2021	65	3		YES	• 100% Complete
Davie	115	OK	07/26/2019 - 07/12/2021	94	21		YES	• 1 property was sold after 1st letter sent. Sent request to new owner; 1 in contact with engineer, reports are done, waiting on submittal. 100% Complete
Deerfield Beach	249	OK	06/20/19 - 06/11/2021	198	51			• 100% Complete
Fort Lauderdale	7,969		08/20/2019 - 10/31/2021	6,253	1,716		YES	• 100% Complete
Hallandale Beach	126		06/30/2021 - 07/22/2021	80		46		
Hillsboro Beach	6		Summer	5	1		YES	• 100% Complete
Hollywood	2,027		June 2019 - December 2021	1,915	112		YES	• Remaining 112; (5) Properties were written up for non-compliant; (107) staff is working on NOV for remainder. 100% Complete
Lauderdale-by-the-Sea	54		07/02/2021 - 08/16/2021	49	4		YES	• 1 removed administratively. 100% Complete
Lauderdale Lakes	155		08/26/2019 - 06/28/2021	118	37		YES	• 100% Complete
Lauderhill	108		July - August 2021	95	13		YES	• 100% Complete
Lazy Lake	NO INSPECTIONS REQUIRED							
Lighthouse Point	32		07/16/2019 - 08/13/2021	25	5	2	YES	
Margate	128		09/11/2019 - 08/19/2021	119	10		YES	• 1 Additional Voluntary Report Received. 100% Complete
Miramar	67		08/05/2019 - 07/13/2021	56		11		
North Lauderdale	111		September 2019 - August 2021	85	26		YES	• 1 Extension; 25 Code Cases; 100% Complete
Oakland Park	390		08/29/2019 - 07/14/2021	256	134		YES	• 100% Complete
Parkland	NO INSPECTIONS REQUIRED							
Pembroke Park	27		07/10/2019 - 06/15/2021	23	4			• 100% Complete
Pembroke Pines	89		June 2019 - June 2022	37		52		
Plantation	983		08/12/2019 - 11/19/2021	815	168		YES	• 129 Special Magistrate; 39 extensions. 100% Complete
Pompano Beach	757		04/20/2021 - 08/10-2021	415	342		YES	• 100% Complete
Sea Ranch Lakes	NO INSPECTIONS REQUIRED							
Southwest Ranches	NO INSPECTIONS REQUIRED							
Sunrise	159		August 2019 - September 2021	147	12		YES	• 100% Complete
Tamarac	81		May 2020 - November 2021	65		16		
West Park	50		June-21	25		25		
Weston	164		02/06/2020 - 06/28/2021	110	54		YES	• 100% Complete
Wilton Manors	79		07/14/2021 - 08/26/2021	57	22			• 100% Complete
<b>TOTAL</b>	<b>14,441</b>				<b>14,441</b>			

## Building Safety Inspection Program: Summary of Notices Sent and Inspection Reports Received for 2019, 2020 and 2021

MUNICIPALITY	Total number of buildings for 2019, 2020 and 2021?	BORA BUILDING AUDIT REVIEW	Date range that the notices were sent?	How many inspection reports were returned to your department for 2019, 2020 and 2021?	Sent to Magistrate or Code Enforcement/ Extensions	NO ACTION TAKEN	AUDITED BY CITY (AFTER 03-25-22)	NOTES
Broward County	47	OK	July 2019 - August 2021	34	13			• 100% Complete
Coconut Creek	68		June 2019 - June 2021	68				• 100% Complete
Cooper City	14		12/04/2020 - 11/29/2021	13	1		YES	• 100% Complete
Coral Springs	318	OK	June - August	273	45		YES	• 100% Complete
Dania Beach	68		June 2019 - June 2021	65	3		YES	• 100% Complete
Davie	115	OK	07/26/2019 - 07/12/2021	94	21		YES	• 1 property was sold after 1st letter sent. Sent request to new owner; 1 in contact with engineer, reports are done, waiting on submittal. 100% Complete
Deerfield Beach	249	OK	06/20/19 - 06/11/2021	198	51			• 100% Complete
Fort Lauderdale	7,969		08/20/2019 - 10/31/2021	6,253	1,716		YES	• 100% Complete
Hallandale Beach	126		06/30/2021 - 07/22/2021	80		46		
Hillsboro Beach	6		Summer	5	1		YES	• 100% Complete
Hollywood	2,027		June 2019 - December 2021	1,915	112		YES	• Remaining 112; (5) Properties were written up for non-compliant; (107) staff is working on NOV for remainder. 100% Complete
Lauderdale-by-the-Sea	54		07/02/2021 - 08/16/2021	49	4		YES	• 1 removed administratively. 100% Complete
Lauderdale Lakes	110		08/26/2019 - 06/28/2021	56		54		
Lauderhill	108		July - August 2021	95	13		YES	• 100% Complete
Lazy Lake	NO INSPECTIONS REQUIRED							
Lighthouse Point	32		07/16/2019 - 08/13/2021	25	5	2	YES	
Margate	128		09/11/2019 - 08/19/2021	119	10		YES	• 1 Additional Voluntary Report Received. 100% Complete
Miramar	67		08/05/2019 - 07/13/2021	56		11		
North Lauderdale	111		September 2019 - August 2021	85	26		YES	• 1 Extension; 25 Code Cases; 100% Complete
Oakland Park	390		08/29/2019 - 07/14/2021	256	134		YES	• 100% Complete
Parkland	NO INSPECTIONS REQUIRED							
Pembroke Park	27		07/10/2019 - 06/15/2021	23	4			• 100% Complete
Pembroke Pines	89		June 2019 - June 2022	37		52		
Plantation	983		08/12/2019 - 11/19/2021	815	168		YES	• 129 Special Magistrate; 39 extensions. 100% Complete
Pompano Beach	757		04/20/2021 - 08/10-2021	415	342		YES	• 100% Complete
Sea Ranch Lakes	NO INSPECTIONS REQUIRED							
Southwest Ranches	NO INSPECTIONS REQUIRED							
Sunrise	159		August 2019 - September 2021	147	12		YES	• 100% Complete
Tamarac	81		May 2020 - November 2021	65		16		
West Park	50		June-21	25		25		
Weston	164		02/06/2020 - 06/28/2021	110	54		YES	• 100% Complete
Wilton Manors	79		07/14/2021 - 08/26/2021	57	22			• 100% Complete
<b>TOTAL</b>	<b>14,396</b>				<b>14,396</b>			

## Building Safety Inspection Program: Summary of Notices Sent and Inspection Reports Received for 2019, 2020 and 2021

MUNICIPALITY	Total number of buildings for 2019, 2020 and 2021?	BORA BUILDING AUDIT REVIEW	Date range that the notices were sent?	How many inspection reports were returned to your department for 2019, 2020 and 2021?	Sent to Magistrate or Code Enforcement/Extensions	AUDITED BY CITY (AFTER 03-25-22)	NOTES
Broward County	47	OK	July 2019 - August 2021	34	13		• 100% Complete
Coconut Creek	68		June 2019 - June 2021	68			• 100% Complete
Cooper City	14		12/04/2020 - 11/29/2021	13	1	YES	• 100% Complete
Coral Springs	318	OK	June - August	273	45	YES	• 100% Complete
Dania Beach	68		June 2019 - June 2021	60			
Davie	115	OK	07/26/2019 - 07/12/2021	94	19	YES	• 1 property was sold after 1st letter sent. Sent request to new owner; 1 in contact with engineer, reports are done, waiting on submittal. 100% Complete
Deerfield Beach	249	OK	06/20/19 - 06/11/2021	198	51		• 100% Complete
Fort Lauderdale	7,969		08/20/2019 - 10/31/2021	6,253	1,716	YES	• 100% Complete
Hallandale Beach	126		06/30/2021 - 07/22/2021	80			
Hillsboro Beach	6		Summer	5			• 1 complete; 4 repairs/reports in progress.
Hollywood	2,027		June 2019 - December 2021	1,915	112	YES	• Remaining 112: (5) Properties were written up for non-compliant; (107) staff is working on NOV for remainder. 100% Complete
Lauderdale-by-the-Sea	54		07/02/2021 - 08/16/2021	49	4	YES	• 1 removed administratively. 100% Complete
Lauderdale Lakes	110		08/26/2019 - 06/28/2021	56			
Lauderhill	108		July - August 2021	95	13	YES	• 100% Complete
Lazy Lake	NO INSPECTIONS REQUIRED						
Lighthouse Point	32		07/16/2019 - 08/13/2021	25			
Margate	128		09/11/2019 - 08/19/2021	119	10	YES	• 1 Additional Voluntary Report Received. 100% Complete
Miramar	67		08/05/2019 - 07/13/2021	56			
North Lauderdale	87		September 2019 - August 2021	70			
Oakland Park	390		08/29/2019 - 07/14/2021	256	134	YES	• 100% Complete
Parkland	NO INSPECTIONS REQUIRED						
Pembroke Park	27		07/10/2019 - 06/15/2021	23	4		• 100% Complete
Pembroke Pines	89		June 2019 - June 2022	37			
Plantation	983		08/12/2019 - 11/19/2021	815	168	YES	• 129 Special Magistrate; 39 extensions. 100% Complete
Pompano Beach	757		04/20/2021 - 08/10-2021	415	342	YES	• 100% Complete
Sea Ranch Lakes	NO INSPECTIONS REQUIRED						
Southwest Ranches	NO INSPECTIONS REQUIRED						
Sunrise	159		August 2019 - September 2021	147	12	YES	• 100% Complete
Tamarac	81		May 2020 - November 2021	65			
West Park	50		June 2021	25			
Weston	164		02/06/2020 - 06/28/2021	110	54	YES	• 100% Complete
Wilton Manors	79		07/14/2021 - 08/26/2021	57	22		• 100% Complete

**TOTAL** 14,372

14,133

## Building Safety Inspection Program: Summary of Notices Sent and Inspection Reports Received for 2019, 2020 and 2021

MUNICIPALITY	Total notices sent by your department for 2019, 2020 and 2021?	Date range that the notices were sent?	How many inspection reports were returned to your department for 2019, 2020 and 2021?	Sent to Magistrate or Code Enforcement/Extensions	NOTES
Broward County	47	July 2019 - August 2021	34	13	100% Complete
Coconut Creek	68	June 2019 - June 2021	68		100% Complete
Cooper City	14	12/04/2020 - 11/29/2021	13		NO CHANGE
Coral Springs	318	June - August	273	45	NO CHANGE
Dania Beach	68	June 2019 - June 2021	55		NO CHANGE
Davie	115	07/26/2019 - 07/12/2021	94	19	• 1 property was sold after 1st letter sent. Sent request to new owner; 1 in contact with engineer, reports are done, waiting on submittal. 100% Complete
Deerfield Beach	249	06/20/19 - 06/11/2021	198	51	100% Complete
Fort Lauderdale	7,969	08/20/2019 - 10/31/2021	6,253	1,716	100% Complete
Hallandale Beach	126	06/30/2021 - 07/22/2021	80		NO CHANGE
Hillsboro Beach	6	Summer	5		• 1 complete; 4 repairs/reports in progress. NO CHANGES
Hollywood	2,027	June 2019 - December 2021	1,309		
Lauderdale-by-the-Sea	61	07/02/2021 - 08/16/2021	26		
Lauderdale Lakes	110	08/26/2019 - 06/28/2021	56		
Lauderhill	108	July - August 2021	83	25	100% Complete
Lazy Lake	NO INSPECTIONS REQUIRED				
Lighthouse Point	32	07/16/2019 - 08/13/2021	25		NO CHANGE
Margate	127	09/11/2019 - 08/19/2021	102		
Miramar	67	08/05/2019 - 07/13/2021	56	6	
North Lauderdale	87	September 2019 - August 2021	70		
Oakland Park	390	08/29/2019 - 07/14/2021	263		
Parkland	NO INSPECTIONS REQUIRED				
Pembroke Park	27	07/10/2019 - 06/15/2021	23	4	100% Complete
Pembroke Pines	89	June 2019 - June 2022	37		
Plantation	983	08/12/2019 - 11/19/2021	815	168	• 129 Special Magistrate; 39 extensions. 100% Complete
Pompano Beach	344	04/20/2021 - 08/10-2021	301		
Sea Ranch Lakes	NO INSPECTIONS REQUIRED				
Southwest Ranches	NO INSPECTIONS REQUIRED				
Sunrise	159	August 2019 - September 2021	147		
Tamarac	81	May 2020 - November 2021	65		
West Park	50	June-21	25		DID NOT RESPOND
Weston	165	02/06/2020 - 06/28/2021	88		NO CHANGE
Wilton Manors	79	07/14/2021 - 08/26/2021	57	22	100% Complete
<b>TOTAL</b>	<b>13,966</b>		<b>12,690</b>		

## Building Safety Inspection Program: Summary of Notices Sent and Inspection Reports Received for 2019, 2020 and 2021

MUNICIPALITY	Total notices sent by your department for 2019, 2020 and 2021?	Date range that the notices were sent?	How many inspection reports were returned to your department for 2019, 2020 and 2021?	SUBMITTED BY	NOTES
Broward County	47	July 2019 - August 2021	34	Ronald Puentes	• 13 Sent to Magistrate
Coconut Creek	68	June 2019 - June 2021	68	Jack Boone	NO CHANGE
Cooper City	14	12/04/2020 - 11/29/2021	13	Victor Blanco	NO CHANGE
Coral Springs	318	June - August	273	Alex Hernandez	• 45 Sent to Magistrate
Dania Beach	68	June 2019 - June 2021	55	Eleanor Norena	NO CHANGE
Davie	118	07/26/2019 - 07/12/2021	97	Nicholas Todaro	
Deerfield Beach	249	06/20/19 - 06/11/2021	182	Sheila Oliver	• 67 Sent to Magistrate
Fort Lauderdale	7,969	08/20/2019 - 10/31/2021	6,253	Tasha Williams	• 2,905 Sent to Magistrate • 1,045 Cases Accruing Fines
Hallandale Beach	126	06/30/2021 - 07/22/2021	80	Shellie Ransom-Jackson	NO CHANGE
Hillsboro Beach	6	Summer	5	Steve Mitchell	• 1 complete; 4 repairs/reports in progress. NO CHANGES
Hollywood	2,027	June 2019 - December 2021	1,309	Russell Long	
Lauderdale-by-the-Sea	61	07/02/2021 - 08/16/2021	26	Simo Mansor	
Lauderdale Lakes	110	08/26/2019 - 06/28/2021	56	Roman Sanchez	
Lauderhill	108	July - August 2021	83	Randy Youse	25 to Special Magistrate
Lazy Lake	NO INSPECTIONS REQUIRED				
Lighthouse Point	32	07/16/2019 - 08/13/2021	25	Peter Beaudoin	NO CHANGE
Margate	127	09/11/2019 - 08/19/2021	102	Linda McNamara	
Miramar	67	08/05/2019 - 07/13/2021	56	Julio Briceno	
North Lauderdale	87	September 2019 - August 2021	70	Judith M. Kull	
Oakland Park	390	08/29/2019 - 07/14/2021	263	Thomas Schubert	
Parkland	NO INSPECTIONS REQUIRED				
Pembroke Park	27	07/10/2019 - 06/15/2021	23	Miguel Núñez	• 4 Sent to Special Magistrate
Pembroke Pines	89	June 2019 - June 2022	37	Steve Pizzillo, CBO	
Plantation	989	08/12/2019 - 11/19/2021	768	Melissa Hurt	
Pompano Beach	344	04/20/2021 - 08/10-2021	301	Chris Feltgen	
Sea Ranch Lakes	NO INSPECTIONS REQUIRED				
Southwest Ranches	NO INSPECTIONS REQUIRED				
Sunrise	159	August 2019 - September 2021	147	Aaron Silverman	
Tamarac	81	May 2020 - November 2021	65	Rosemary Fisher	
West Park	50	June-21	25	Maritza Prebal	DID NOT RESPOND
Weston	165	02/06/2020 - 06/28/2021	88	Reginald Cox	NO CHANGE
Wilton Manors	79	07/14/2021 - 08/26/2021	39	Roberta Moore	• 11 Sent to Magistrate

TOTAL	13,975
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10,543
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## Building Safety Inspection Program: Summary of Notices Sent and Inspection Reports Received for 2019, 2020 and 2021

MUNICIPALITY	Total notices sent by your department for 2019, 2020 and 2021?	Date range that the notices were sent?	How many inspection reports were returned to your department for 2019, 2020 and 2021?	SUBMITTED BY	NOTES
Broward County	47	July 2019 - August 2021	24	Ronald Puentes	
Coconut Creek	68	June 2019 - June 2021	68	Jack Boone	
Cooper City	14	12/04/2020 - 11/29/2021	13	Victor Blanco	
Coral Springs	318	June - August	238	Alex Hernandez	
Dania Beach					
Davie	118	07/26/2019 - 07/12/2021	85	Nicholas Todaro	
Deerfield Beach	249	06/20//18 - 06/11/2020	182	Sheila Oliver	67 Sent to Magistrate
Hallandale Beach					
Fort Lauderdale	7,635	08/20/2019 - 10/31/2021	4,539	Tasha Williams	
Hillsboro Beach	6	Summer	5	Steve Mitchell	1 complete; 4 repairs/reports in progress.
Hollywood	2,027	June 2019 - December 2021	143	Russell Long	
Lauderdale-by-the-Sea	61	07/02/2021 - 08/16/2021	22	Simo Mansor	
Lauderdale Lakes	110	08/26/2019 - 06/28/2021	50	Roman Sanchez	
Lauderhill	108	July - August 2021	71	Randy Youse	
Lazy Lake	RESIDENTIAL PROPERTIES ONLY				
Lighthouse Point					
Margate	96	09/11/2019 - 08/19/2021	52	Linda McNamara	
Miramar	67	08/05/2019 - 07/13/2021	55	Julio Briceno	
North Lauderdale	87	September 2019 - August 2021	70	Judith M. Kull	
Oakland Park	390	08/29/2019 - 07/14/2021	251	Thomas Schubert	
Parkland	NO INSPECTIONS REQUIRED				
Pembroke Pines	89	June 2019 - June 2022	33	Steve Pizzillo, CBO	
Pembroke Park	27	07/10/2019 - 06/15/2021	20	Miguel Núñez	
Plantation	989	08/12/2019 - 11/19/2021	759	Melissa Hurt	
Pompano Beach	195	04/20/2021 - 08/10-2021	76	Christopher Feltgen	
Sea Ranch Lakes	NO INSPECTIONS REQUIRED				
Southwest Ranches	NO INSPECTIONS REQUIRED				
Sunrise	159	August 2019 - September 2021	141	Aaron Silverman	
Tamarac	81	May 2020 - November 2021	50	Rosemary Fisher	
West Park	50	June 2021	25	Maritza Prebal	
Weston	165	02/06/2020 - 06/28/2021	88	Reginald Cox	
Wilton Manors	79	07/14/2021 - 08/26/2021	22	Roberta Moore	

<b>TOTAL</b>	<b>13,235</b>
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<b>8,083</b>
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*As of 2:00 PM on January 13, 2022, the survey results from following jurisdictions are missing: Dania Beach, Hallandale Beach and Lighthouse Point.*

# Section 10

SUN-SENTINEL

**Sold To:**

Broward County Clerk Courts - CU00007971  
201 SE 6th St Ste 275  
FORT LAUDERDALE,FL 33301

**Bill To:**

Broward County Clerk Courts - CU00007971  
201 SE 6th St Ste 275  
FORT LAUDERDALE,FL 33301

**Published Daily**

**Fort Lauderdale, Broward County, Florida**  
**Boca Raton, Palm Beach County, Florida**  
**Miami, Miami-Dade County, Florida**

**State Of Florida**  
**County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,  
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the  
attached copy of advertisement, being a Legal Notice in:

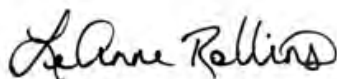
The matter of 11745-Other Legal Notices ,  
Was published in said newspaper by print in the issues of, or by publication on the  
newspaper’s website, if authorized on Jul 28, 2022

Affiant further says that the newspaper complies with all legal requirements for  
publication in Chapter 50, Florida Statutes.



Signature of Affiant

Sworn to and subscribed before me this: July 29, 2022.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped  
Personally Known (X) or Produced Identification ( )

**Affidavit Delivery Method:** E-Mail  
**Affidavit Email Address:** jondajoseph@BROWARD.ORG  
7255074

## SUN-SENTINEL

### NOTICE OF PUBLIC HEARING

Notice is hereby given by the Broward County Board of Rules and Appeals that said Board will hold a public hearing starting at 7:00 p.m. on August 11, 2022, via Zoom. The Board will consider adopting on second reading:

1. An amendment to Section 104.1.1, Appointment of Building Official, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, requiring physical presence during regular business hours at least one (1) day per week for municipalities greater than 1,000 persons but less than 10,000 persons and two (2) days per week during regular business hours for municipalities of 10,000 persons or greater effective April 1, 2023, that an application for permanent certification in more than two jurisdictions be reviewed on a case by case basis by the Board of Rules and Appeals and require that if the Board approves a certification, a notice will be sent to the appointing authority of each jurisdiction by the Board staff. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.

2. An amendment to Section 104.3, Appointment of Chief Electrical, Mechanical, Plumbing and Structural Inspectors, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, requiring physical presence during regular business hours at least one (1) day per week for municipalities greater than 1,000 persons but less than 10,000 persons and two (2) days per week during regular business hours for municipalities of 10,000 persons or greater effective April 1, 2023, that an application for permanent certification in more than two (2) jurisdictions be reviewed on a case-by-case basis by the Board of Rules and Appeals and require that if the Board approves a certification, a notice will be sent to the appointing authority of each jurisdiction by the Board staff. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.



3. Amendment to Board Policy #16-01, Reduction of Paperwork for Building Officials and Chief Inspectors seeking to serve in multiple jurisdictions or moving from one jurisdiction to another within a biennial certification period - The amendment discloses the requirement that any

## SUN-SENTINEL

application for permanent certification in more than two jurisdictions will be reviewed on a case by case basis by the Board of Rules and Appeals. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.

4. Modification of Certification Application for the position of Building Official or Chief Inspector to add a disclosure for the jurisdiction where he or she is currently employed.

Zoom information: <https://broward-org.zoomgov.com/j/1606466895>  
Meeting ID: 160 646 6895

The effective date for these amendments is August 22, 2022.

A copy of the proposed changes are available for review at 1 N. University Drive, Suite 3500B, Plantation, Florida 33324. We can also email you a copy. Call (954) 765-4500. Dated this 24th day of July, 2022.  
7/28/2022 7255074

Order # - 7255074



**Broward County  
Board of Rules and Appeals**

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

Phone: 954-765-4500 | Fax: 954-765-4504

[broward.org/CodeAppeals](http://broward.org/CodeAppeals)

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**TO:** Members of the Board of Rules and Appeals

**FROM:** Administrative Director

**DATE:** August 11, 2022

**RE:** Amendment for 2<sup>nd</sup> Reading – Board Policy #16-01, Reduction of Paperwork for Building Officials and Chief Inspectors seeking to serve in multiple jurisdictions or moving from one jurisdiction to another within a biennial certification period - The amendment discloses the requirement that any application for permanent certification in more than two jurisdictions will be reviewed on a case-by-case basis by the Board of Rules and Appeals. Individuals currently qualifying in more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.

---

This code amendment was approved on 1<sup>st</sup> Reading on July 14, 2022. It is now scheduled for 2<sup>nd</sup> Reading and public hearing.

Respectfully Submitted,

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

James DiPietro



## Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324  
Phone: 954-765-4500 | Fax: 954-765-4504  
[broward.org/CodeAppeals](http://broward.org/CodeAppeals)

---

**TO:** Members of the Board of Rules and Appeals

**FROM:** Administrative Director

**DATE:** August 11, 2022

**RE:** Second Reading of Amendment to Board Policy #16-01, Reduction of Paperwork for Building Officials and Chief Inspectors seeking to serve in multiple jurisdictions or moving from one jurisdiction to another within a biennial certification period - The amendment discloses the requirement that any application for permanent certification in more than two jurisdictions will be reviewed on a case-by-case basis by the Board of Rules and Appeals. Individuals currently qualifying in more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.

---

### **RECOMMENDATION**

It is recommended that the Board adopt amendment updates to Board policy 16-01 titled "*Reduction of paperwork of Building Officials and Chief Inspectors seeking to serve in multiple jurisdictions, or moving from one jurisdiction to another, within a biennial certification period*" to effect two changes:

- a) The officials are restricted to qualifying to a maximum of 2 jurisdictions unless specifically approved by the Board effective April 1, 2023, and
- b) that the city manager of each jurisdiction is to be notified by the BORA staff at any time that the board approves a building official or chief inspectors to serve in more than one jurisdiction.

### **REASONS**

The changes referenced above are consistency with code amendments being considered by the Board of Rules and Appeals this evening. The rule improvements will assist the jurisdictions by letting town/city/county management better know when employees are working in multiple jurisdictions.

Respectfully Submitted,

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

James DiPietro

**FROM: James DiPietro, Administrator Director**

**SUBJECT: Reduction of paperwork for Building Officials and Chief Inspectors seeking to serve in multiple jurisdictions, or moving from one jurisdiction to another, within a biennial certification period.**

**PROCEDURE:**

When a jurisdiction, wishes to hire anyone, currently certified by the Board of Rules and Appeals, in the position of Building Official, Assistant Building Official or Chief Inspector, in another jurisdiction, into that same titled position in their jurisdiction, a letter of intent signed by the Building Official, Chief Executive Officer, Human Resources Director or other duly authorized representative shall be submitted to the Board of Rules and Appeals. (For the position of Building Official, the letter must be signed by the City Manager, the Acting City Manager or the Mayor).

Said letter of intent shall identify the jurisdiction doing the hiring, the name of the appointee, the positions for which they are being hired and the effective date of the hire.

Individuals holding multiple certifications issued by BORA for permanent position of Building Official or Chief Inspector are restricted to qualifying a maximum of two (2) jurisdictions unless specifically approved by the Board. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official or Chief Inspector is approved by the Board to serve more than one jurisdiction.

No further paperwork shall be required, unless the existing file is found to be deficient in any way.



**FROM: James DiPietro, Administrator Director**

**SUBJECT: Reduction of paperwork for Building Officials and Chief Inspectors seeking to serve in multiple jurisdictions, or moving from one jurisdiction to another, within a biennial certification period.**

**PROCEDURE:**

When a jurisdiction, wishes to hire anyone, currently certified by the Board of Rules and Appeals, in the position of Building Official, Assistant Building Official or Chief Inspector, in another jurisdiction, into that same titled position in their jurisdiction, a letter of intent signed by the Building Official, Chief Executive Officer, Human Resources Director or other duly authorized representative shall be submitted to the Board of Rules and Appeals. (For the position of Building Official, the letter must be signed by the City Manager, the Acting City Manager or the Mayor).

Said letter of intent shall identify the jurisdiction doing the hiring, the name of the appointee, the positions for which they are being hired and the effective date of the hire.

No further paperwork shall be required, unless the existing file is found to be deficient in any way.

# Section 11

SUN-SENTINEL

**Sold To:**

Broward County Clerk Courts - CU00007971  
201 SE 6th St Ste 275  
FORT LAUDERDALE,FL 33301

**Bill To:**

Broward County Clerk Courts - CU00007971  
201 SE 6th St Ste 275  
FORT LAUDERDALE,FL 33301

**Published Daily**

**Fort Lauderdale, Broward County, Florida**  
**Boca Raton, Palm Beach County, Florida**  
**Miami, Miami-Dade County, Florida**

**State Of Florida**  
**County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,  
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the  
attached copy of advertisement, being a Legal Notice in:

The matter of 11745-Other Legal Notices ,  
Was published in said newspaper by print in the issues of, or by publication on the  
newspaper’s website, if authorized on Jul 28, 2022

Affiant further says that the newspaper complies with all legal requirements for  
publication in Chapter 50, Florida Statutes.

Signature of Affiant

Sworn to and subscribed before me this: July 29, 2022.

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped  
Personally Known (X) or Produced Identification ( )

**Affidavit Delivery Method:** E-Mail  
**Affidavit Email Address:** jondajoseph@BROWARD.ORG  
7255074

## SUN-SENTINEL

### NOTICE OF PUBLIC HEARING

Notice is hereby given by the Broward County Board of Rules and Appeals that said Board will hold a public hearing starting at 7:00 p.m. on August 11, 2022, via Zoom. The Board will consider adopting on second reading:

1. An amendment to Section 104.1.1, Appointment of Building Official, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, requiring physical presence during regular business hours at least one (1) day per week for municipalities greater than 1,000 persons but less than 10,000 persons and two (2) days per week during regular business hours for municipalities of 10,000 persons or greater effective April 1, 2023, that an application for permanent certification in more than two jurisdictions be reviewed on a case by case basis by the Board of Rules and Appeals and require that if the Board approves a certification, a notice will be sent to the appointing authority of each jurisdiction by the Board staff. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.

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3. Amendment to Board Policy #16-01, Reduction of Paperwork for Building Officials and Chief Inspectors seeking to serve in multiple jurisdictions or moving from one jurisdiction to another within a biennial certification period - The amendment discloses the requirement that any

## SUN-SENTINEL

application for permanent certification in more than two jurisdictions will be reviewed on a case by case basis by the Board of Rules and Appeals. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction.



4. Modification of Certification Application for the position of Building Official or Chief Inspector to add a disclosure for the jurisdiction where he or she is currently employed.

Zoom information: <https://broward-org.zoomgov.com/j/1606466895>  
Meeting ID: 160 646 6895

The effective date for these amendments is August 22, 2022.

A copy of the proposed changes are available for review at 1 N. University Drive, Suite 3500B, Plantation, Florida 33324. We can also email you a copy. Call (954) 765-4500. Dated this 24th day of July, 2022.  
7/28/2022 7255074

Order # - 7255074



**Broward County  
Board of Rules and Appeals**

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

Phone: 954-765-4500 | Fax: 954-765-4504

[broward.org/CodeAppeals](http://broward.org/CodeAppeals)

---

**TO:** Members of the Board of Rules and Appeals

**FROM:** Administrative Director

**DATE:** August 11, 2022

**RE:** Amendment for 2<sup>nd</sup> Reading – Modification of Certification Application for the position of Building Official or Chief Inspector to add a disclosure for the jurisdiction where he or she is currently employed.

---

This code amendment was approved on 1<sup>st</sup> Reading on July 14, 2022. It is now scheduled for 2<sup>nd</sup> Reading and public hearing.

Respectfully Submitted,

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

James DiPietro



**Broward County  
Board of Rules and Appeals**

1 N. University Drive Suite, 3500B, Plantation, FL 33324  
Phone: 954-765-4500 | Fax: 954-765-4504  
[broward.org/CodeAppeals](http://broward.org/CodeAppeals)

---

**TO:** Members of the Board of Rules and Appeals

**FROM:** Administrative Director

**DATE:** August 11, 2022

**RE:** Second Reading of Modification of Certification Application for the position of Building Official or Chief Inspector to add a disclosure for the jurisdiction where he or she is currently employed.

---

**RECOMMENDATION**

It is recommended that the Board adopt modified application forms for building official and chief inspectors.

**REASONS**

The disclosure by the applicant of what jurisdictions he or she is serving in the above titles will assist the BORA staff with following up on the implementation of two proposed code provisions. These amendments relate to the individual being restricted to qualifying in a maximum of two jurisdictions, unless specifically approved by the Board, and the city manager of each jurisdiction is to be notified by the BORA staff any time that a building official or chief inspector is approved by the Board to serve in more than one jurisdiction.

Respectfully Submitted,

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

James DiPietro

**Broward BORA Certification Forms:  
Building Official/Assistant Building Official**



# Broward County Board of Rules and Appeals

## *Certification Form for the Position of*

***Building Official***

***Assistant Building Official***

For the Building Department of: \_\_\_\_\_

Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Effective date of hire/promotion/contracted staff: \_\_\_\_\_

- All applicants shall sign the attached affidavit to ensure compliance with Chapter 71-575, Paragraph 4(b), Laws of Florida. (BORA Policy #14-02, Effective May 9, 2014.)

### **Please mark in each corresponding box to indicate compliance with appropriate Code Sections:**

**104.1.3 Certification of Building Official and the Assistant Building Official.** To be eligible for appointment as a Building Official or Assistant Building Official, such person shall be certified as required by BCAIB as a Building Code Administrator.

**104.1.3.1** Such person shall be certified by BORA and shall meet at least one of the following qualifications.

**104.1.3.1.1** A Florida Registered Architect or Florida licensed Professional Engineer having practiced for at least seven (7) years, a minimum of five (5) years shall have been within the jurisdiction of the HVHZ.

**104.1.3.1.2** Ten (10) years combined experience as a Master Electrician, Electrical Contractor, General Contractor, Master Mechanical, Mechanical Contractor, Class A Air Conditioning Contractor, Master Plumber, Plumbing Contractor, Chief Inspector, Standard Plans Examiner or Standard Inspector appointed by an AHJ or school board within the State of Florida. A minimum of five (5) years shall have been within the jurisdiction of the HVHZ.

**104.1.3.2** As part of the experience requirements above, the applicant shall have been appointed as Chief Inspector, Standard Plans Examiner or Standard Inspector by an AHJ or school board within the State of Florida for a minimum of two (2) years.

**104.1.3.3** Each of the applicants shall possess a current Certificate of Competency or a Professional Engineer license or Architect registration issued by at least one (1) of the following entities:

- A.** Florida Construction Industry Licensing Board as a General Contractor, Mechanical Contractor or Plumbing Contractor.
- B.** Florida Electrical Contractors Licensing Board as an Electrical Contractor.
- C.** Broward County Central Examining Board of Building Construction Trades. (As Class "A" Unlimited General Contractor).
- D.** Broward County Central Examining Board of Electricians as a Master Electrician and/ or Electrical Contractor.
- E.** Broward County Central Examining Board of Mechanical Contractors and Specialty Mechanical Contractors as a Mechanical Contractor or Class A Air Conditioning Contractor.
- F.** Broward County Central Examining Board of Plumbers as a Master Plumber.
- G.** Miami-Dade County Construction Trades Qualifying Board, for any of the above-referenced disciplines.
- H.** Florida Board of Architecture and Interior Design.
- I.** Florida Board of Professional Engineers.

**104.1.3.4** An applicant for Certification as Building Official or Assistant Building Official under the provisions of this section may only substitute two (2) years HVHZ experience with two (2) years of statewide experience by passing the BORA HVHZ exam.

**104.1.3.5** An applicant for Certification as a Building Official or Assistant Building Official 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 from an accredited school may be credited for a maximum of two (2) years for Bachelor's Degree or a maximum of one (1) year for an Associate Degree towards the combined experience requirements. This credit is not applicable towards the requirements under section 104.1.3.1.1.



**Subject:** Policy/Affidavit to ensure compliance with Chapter 71-575, paragraph 4(b), Laws of Florida

**POLICY/AFFIDAVIT**

The requirements below have been adopted by vote of the Broward County Board of Rules and Appeals on April 10, 2014, to help ensure compliance with Chapter 71-575, paragraph 4(b), Laws of Florida.

**NOTICE**

All applicants for certification or re-certification are required to execute the following statement and to have same notarized by a duly authorized Notary. Failure to execute and have this statement notarized will prevent the certification / re-certification process from proceeding to completion.

**THE UNDERSIGNED HEREBY VOLUNTARILY AND KNOWINGLY STATES AS FOLLOWS:**

The undersigned has read Chapter 71-575, paragraph 4(b), Laws of Florida and has had the opportunity to have same reviewed and explained by legal counsel. Undersigned understands the terms of same and that 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 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 his/her Certificate of Competency to engage in free enterprise thereby, competing against persons or firms that may do business within Broward County whose work he/she may also inspect, nor may he/she allow his/her Certificate of Competency to be used by another person or firm. This includes any activity, such as, but not limited to bidding, contracting, code consulting, design, employment, plan review, special building inspections, etc., regardless of compensation. The undersigned makes application for certification or re-certification, affirms compliance with aforementioned Code Section, and vouches for the truth and accuracy of all statements and answers herein contained by affixing his/her 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.

A copy of a legal opinion with respect to Chapter 71-575 is available upon request.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
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.*

**Broward BORA Certification Forms:  
Electrical, Mechanical, Plumbing and Structural Chief Inspectors**

# Broward County Board of Rules and Appeals

## *Certification Form for the Position of Chief Electrical Inspector*

For the Building Department of: \_\_\_\_\_

Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Effective date of hire/promotion/contracted staff: \_\_\_\_\_

- All applicants shall sign the attached affidavit to ensure compliance with Chapter 71-575, Paragraph 4(b), Laws of Florida. (BORA Policy #14-02, Effective May 9, 2014.)

**104.5 Certification of the Chief Electrical Inspector.** To be eligible for appointment as a Chief Electrical Inspector, such person shall be certified as required by BCAIB as an Electrical Plans Examiner and as an Electrical Inspector. Engineers are exempt from BCAIB certification.

**104.5.1** Such person shall be certified by BORA and shall meet the following qualification:

**104.5.1.1** An Electrical Plans Examiner serving for a minimum of one (1) year for an AHJ or school board within the State of Florida and who complies with at least one (1) of the qualifications of Section 104.10.2.1.

**104.5.2** Each of the applicants shall possess a current Certificate of Competency or a Professional License in the discipline requested as a Master Electrician or Electrical Contractor or Engineer issued by at least one of the following entities:

- A. Florida Construction Industry Licensing Board
- B. Broward County Central Examining Board of Electricians
- C. Miami-Dade County Construction Trades Qualifying Board
- D. Florida Board of Professional Engineers

# Broward County Board of Rules and Appeals

- Note:** All applications shall include the required information in the following order. Failure to include these items shall be cause for rejection.
1. This application is to be signed by the Building Official, Chief Executive Officer, Human Resources Director, or other duly authorized representative. For Building Official, the CEO (City Manager, Acting City Manager or Mayor) shall sign.
  2. A clear copy of a current photo ID.
  3. A copy of State Certification, State Provisional License or letter from employing official verifying applicant's submittal to State for each BCAIB certification and copies of appropriate Certificate of Competency or license.
  4. Résumé of education and experience.
  5. Verifiable evidence of employment such as, IRS forms, tax returns, W-2 forms or notarized written statements (affidavit) including contact information attesting to employment from former employers, partners or design professionals knowledgeable of the applicant professional or trade experience.
  6. BORA staff is authorized to request additional information to verify employment and/or experience.
- Note:** For first time applicants only, upon staff approval, a 120-day temporary staff approval of bora certification application form will be issued; upon obtaining BCAIB Provisional and BORA approval, a certification card will be issued and mailed to the Building Official.

Please list below all jurisdictions and positions of Building Official, Assistant Building Official and/or Chiefs for which you are currently serving.

Jurisdiction	_____	<input type="checkbox"/>	B.O.	<input type="checkbox"/>	A.B.O.	<input type="checkbox"/>	Chief (Discipline)	_____
Jurisdiction	_____	<input type="checkbox"/>	B.O.	<input type="checkbox"/>	A.B.O.	<input type="checkbox"/>	Chief (Discipline)	_____
Jurisdiction	_____	<input type="checkbox"/>	B.O.	<input type="checkbox"/>	A.B.O.	<input type="checkbox"/>	Chief (Discipline)	_____

The undersigned makes application for certification and indicates compliance with aforementioned Code Sections and vouches for the truth and accuracy of all statements and answers herein contained by affixing his/her signature below.

Printed Name of Applicant \_\_\_\_\_ 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 declaring same to be true to his/her knowledge and belief.

Notary-Public: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

The undersigned makes application for certification and indicates compliance with aforementioned Code Sections and vouches for the truth and accuracy of all statements and answers herein contained by affixing his/her signature below.

Printed Name of Building Official, Chief Executive Officer, Human Resources Director, or other duly authorized representative. \_\_\_\_\_

Signature of Building Official, Chief Executive Officer, Human Resources Director, or other duly authorized representative. \_\_\_\_\_

State of Florida SS  
County of Broward

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me the above-named individual who signed the foregoing declaring same to be true to his/her knowledge and belief.

Notary-Public: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chief Code Compliance Officer

Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chief Code Compliance Officer

Approved by BORA on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Subject:** Policy/Affidavit to ensure compliance with Chapter 71-575, paragraph 4(b), Laws of Florida

**POLICY/AFFIDAVIT**

The requirements below have been adopted by vote of the Broward County Board of Rules and Appeals on April 10, 2014, to help ensure compliance with Chapter 71-575, paragraph 4(b), Laws of Florida.

**NOTICE**

All applicants for certification or re-certification are required to execute the following statement and to have same notarized by a duly authorized Notary. Failure to execute and have this statement notarized will prevent the certification / re-certification process from proceeding to completion.

**THE UNDERSIGNED HEREBY VOLUNTARILY AND KNOWINGLY STATES AS FOLLOWS:**

The undersigned has read Chapter 71-575, paragraph 4(b), Laws of Florida and has had the opportunity to have same reviewed and explained by legal counsel. Undersigned understands the terms of same and that 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 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 his/her Certificate of Competency to engage in free enterprise thereby, competing against persons or firms that may do business within Broward County whose work he/she may also inspect, nor may he/she allow his/her Certificate of Competency to be used by another person or firm. This includes any activity, such as, but not limited to bidding, contracting, code consulting, design, employment, plan review, special building inspections, etc., regardless of compensation. The undersigned makes application for certification or re-certification, affirms compliance with aforementioned Code Section, and vouches for the truth and accuracy of all statements and answers herein contained by affixing his/her 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.

A copy of a legal opinion with respect to Chapter 71-575 is available upon request.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
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.*

# Broward County Board of Rules and Appeals

## *Certification Form for the Position of Chief Mechanical Inspector*

For the Building Department of: \_\_\_\_\_

Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Effective date of hire/promotion/contracted staff: \_\_\_\_\_

- All applicants shall sign the attached affidavit to ensure compliance with Chapter 71-575, Paragraph 4(b), Laws of Florida. (BORA Policy #14-02, Effective May 9, 2014.)

**104.6 Certification of the Chief Mechanical.** To be eligible for appointment as a Chief Mechanical Inspector, such person shall be certified as required by BCAIB as a Mechanical Plans Examiner and as a Mechanical Inspector. Engineers are exempt from BCAIB certification.

**104.6.1** Such person shall be certified by BORA and shall meet the following qualification:

**104.6.1.1** A Mechanical Plans Examiner serving for a minimum of one (1) year for an AHJ or school board within the State of Florida and who complies with at least one (1) of the qualifications of Section 104.10.3.1.

**104.6.2** Each of the applicants shall possess a current Certificate of Competency or a Professional License in the discipline requested as a Master Mechanical or Mechanical Contractor or Class "A" Air Conditioning Contractor or Engineer issued by at least one 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



# Broward County Board of Rules and Appeals

**Note:** All applications shall include the required information in the following order. Failure to include these items shall be cause for rejection.

1. This application is to be signed by the Building Official, Chief Executive Officer, Human Resources Director, or other duly authorized representative. For Building Official, the CEO (City Manager, Acting City Manager or Mayor) shall sign.
2. A clear copy of a current photo ID.
3. A copy of State Certification, State Provisional License or letter from employing official verifying applicant's submittal to State for each BCAIB certification and copies of appropriate Certificate of Competency or license.
4. Résumé of education and experience.
5. Verifiable evidence of employment such as, IRS forms, tax returns, W-2 forms or notarized written statements (affidavit) including contact information attesting to employment from former employers, partners or design professionals knowledgeable of the applicant professional or trade experience.
6. BORA staff is authorized to request additional information to verify employment and/or experience.

**Note:** For first time applicants only, upon staff approval, a 120-day temporary staff approval of bora certification application form will be issued; upon obtaining BCAIB Provisional and BORA approval, a certification card will be issued and mailed to the Building Official.

Please list below all jurisdictions and positions of Building Official, Assistant Building Official and/or Chiefs for which you are currently serving.

Jurisdiction _____	<input type="checkbox"/>	B.O.	<input type="checkbox"/>	A.B.O.	<input type="checkbox"/>	Chief (Discipline)	_____
Jurisdiction _____	<input type="checkbox"/>	B.O.	<input type="checkbox"/>	A.B.O.	<input type="checkbox"/>	Chief (Discipline)	_____
Jurisdiction _____	<input type="checkbox"/>	B.O.	<input type="checkbox"/>	A.B.O.	<input type="checkbox"/>	Chief (Discipline)	_____

The undersigned makes application for certification and indicates compliance with aforementioned Code Sections and vouches for the truth and accuracy of all statements and answers herein contained by affixing his/her signature below.

\_\_\_\_\_  
Printed Name of Applicant 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 declaring same to be true to his/her knowledge and belief.

Notary-Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

The undersigned makes application for certification and indicates compliance with aforementioned Code Sections and vouches for the truth and accuracy of all statements and answers herein contained by affixing his/her signature below.

\_\_\_\_\_  
Printed Name of Building Official, Chief Executive Officer, Human Resources Director, or other duly authorized representative.

\_\_\_\_\_  
Signature of Building Official, Chief Executive Officer, Human Resources Director, or other duly authorized representative.

State of Florida SS  
County of Broward

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me the above-named individual who signed the foregoing declaring same to be true to his/her knowledge and belief.

Notary-Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chief Code Compliance Officer

Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chief Code Compliance Officer

Approved by BORA on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Subject:** Policy/Affidavit to ensure compliance with Chapter 71-575, paragraph 4(b), Laws of Florida

**POLICY/AFFIDAVIT**

The requirements below have been adopted by vote of the Broward County Board of Rules and Appeals on April 10, 2014, to help ensure compliance with Chapter 71-575, paragraph 4(b), Laws of Florida.

**NOTICE**

All applicants for certification or re-certification are required to execute the following statement and to have same notarized by a duly authorized Notary. Failure to execute and have this statement notarized will prevent the certification / re-certification process from proceeding to completion.

**THE UNDERSIGNED HEREBY VOLUNTARILY AND KNOWINGLY STATES AS FOLLOWS:**

The undersigned has read Chapter 71-575, paragraph 4(b), Laws of Florida and has had the opportunity to have same reviewed and explained by legal counsel. Undersigned understands the terms of same and that 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 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 his/her Certificate of Competency to engage in free enterprise thereby, competing against persons or firms that may do business within Broward County whose work he/she may also inspect, nor may he/she allow his/her Certificate of Competency to be used by another person or firm. This includes any activity, such as, but not limited to bidding, contracting, code consulting, design, employment, plan review, special building inspections, etc., regardless of compensation. The undersigned makes application for certification or re-certification, affirms compliance with aforementioned Code Section, and vouches for the truth and accuracy of all statements and answers herein contained by affixing his/her 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.

A copy of a legal opinion with respect to Chapter 71-575 is available upon request.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
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.*

# Broward County Board of Rules and Appeals

## *Certification Form for the Position of Chief Plumbing Inspector*

For the Building Department of: \_\_\_\_\_

Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Effective date of hire/promotion/contracted staff: \_\_\_\_\_

- All applicants shall sign the attached affidavit to ensure compliance with Chapter 71-575, Paragraph 4(b), Laws of Florida. (BORA Policy #14-02, Effective May 9, 2014.)

**104.7 Certification of the Chief Plumbing Inspector.** To be eligible for appointment as a Chief Plumbing Inspector, such person shall be certified as required by BCAIB as a Plumbing Plans Examiner and as a Plumbing Inspector. Engineers are exempt from BCAIB certification only.

**104.7.1** Such person shall be certified by BORA and shall meet the following qualification:

**104.7.1.1** A Plumbing Plans Examiner serving for a minimum of one (1) year for an AHJ or school board within the State of Florida and who complies with at least one (1) of the qualifications of Section 104.10.4.1.

**104.7.2** Each of the applicants shall possess a current Certificate of Competency or a Professional License in the discipline requested as a Master Plumber or Plumbing Contractor or Engineer issued by at least one 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

# Broward County Board of Rules and Appeals

**Note:** All applications shall include the required information in the following order. Failure to include these items shall be cause for rejection.

1. This application is to be signed by the Building Official, Chief Executive Officer, Human Resources Director, or other duly authorized representative. For Building Official, the CEO (City Manager, Acting City Manager or Mayor) shall sign.
2. A clear copy of a current photo ID.
3. A copy of State Certification, State Provisional License or letter from employing official verifying applicant's submittal to State for each BCAIB certification and copies of appropriate Certificate of Competency or license.
4. Résumé of education and experience.
5. Verifiable evidence of employment such as, IRS forms, tax returns, W-2 forms or notarized written statements (affidavit) including contact information attesting to employment from former employers, partners or design professionals knowledgeable of the applicant professional or trade experience.
6. BORA staff is authorized to request additional information to verify employment and/or experience.

**Note:** For first time applicants only, upon staff approval, a 120-day temporary staff approval of bora certification application form will be issued; upon obtaining BCAIB Provisional and BORA approval, a certification card will be issued and mailed to the Building Official.

Please list below all jurisdictions and positions of Building Official, Assistant Building Official and/or Chiefs for which you are currently serving.

Jurisdiction _____	<input type="checkbox"/>	B.O.	<input type="checkbox"/>	A.B.O.	<input type="checkbox"/>	Chief (Discipline) _____
Jurisdiction _____	<input type="checkbox"/>	B.O.	<input type="checkbox"/>	A.B.O.	<input type="checkbox"/>	Chief (Discipline) _____
Jurisdiction _____	<input type="checkbox"/>	B.O.	<input type="checkbox"/>	A.B.O.	<input type="checkbox"/>	Chief (Discipline) _____

The undersigned makes application for certification and indicates compliance with aforementioned Code Sections and vouches for the truth and accuracy of all statements and answers herein contained by affixing his/her signature below.

\_\_\_\_\_  
 Printed Name of Applicant 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 declaring same to be true to his/her knowledge and belief.

Notary-Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

The undersigned makes application for certification and indicates compliance with aforementioned Code Sections and vouches for the truth and accuracy of all statements and answers herein contained by affixing his/her signature below.

\_\_\_\_\_  
 Printed Name of Building Official, Chief Executive Officer, Human Resources Director,  
 or other duly authorized representative.

\_\_\_\_\_  
 Signature of Building Official, Chief Executive Officer, Human Resources Director,  
 or other duly authorized representative.

State of Florida  
                                 SS  
 County of Broward

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me the above-named individual who signed the foregoing declaring same to be true to his/her knowledge and belief.

Notary-Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
                                 Chief Code Compliance Officer

Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_  
                                 Chief Code Compliance Officer

Approved by BORA on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Subject:** Policy/Affidavit to ensure compliance with Chapter 71-575, paragraph 4(b), Laws of Florida

**POLICY/AFFIDAVIT**

The requirements below have been adopted by vote of the Broward County Board of Rules and Appeals on April 10, 2014, to help ensure compliance with Chapter 71-575, paragraph 4(b), Laws of Florida.

**NOTICE**

All applicants for certification or re-certification are required to execute the following statement and to have same notarized by a duly authorized Notary. Failure to execute and have this statement notarized will prevent the certification / re-certification process from proceeding to completion.

**THE UNDERSIGNED HEREBY VOLUNTARILY AND KNOWINGLY STATES AS FOLLOWS:**

The undersigned has read Chapter 71-575, paragraph 4(b), Laws of Florida and has had the opportunity to have same reviewed and explained by legal counsel. Undersigned understands the terms of same and that 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 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 his/her Certificate of Competency to engage in free enterprise thereby, competing against persons or firms that may do business within Broward County whose work he/she may also inspect, nor may he/she allow his/her Certificate of Competency to be used by another person or firm. This includes any activity, such as, but not limited to bidding, contracting, code consulting, design, employment, plan review, special building inspections, etc., regardless of compensation. The undersigned makes application for certification or re-certification, affirms compliance with aforementioned Code Section, and vouches for the truth and accuracy of all statements and answers herein contained by affixing his/her 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.

A copy of a legal opinion with respect to Chapter 71-575 is available upon request.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
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.*

# Broward County Board of Rules and Appeals

## *Certification Form for the Position of Chief Structural Inspector*

For the Building Department of: \_\_\_\_\_

Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Effective date of hire/promotion/contracted staff: \_\_\_\_\_

- All applicants shall sign the attached affidavit to ensure compliance with Chapter 71-575, Paragraph 4(b), Laws of Florida. (BORA Policy #14-02, Effective May 9, 2014.)

**104.8 Certification of Chief Structural Inspector.** To be eligible for appointment as a Chief Structural Inspector, such person shall be certified as required by BCAIB as a Standard Plans Examiner and Standard Inspector or be a Florida Registered Architect or Florida Licensed Professional Engineer in the discipline requested.

**104.8.1** Such person shall be certified by BORA and shall meet the following qualification:

**104.8.1.1** Be a Standard Plans Examiner appointed as such, for a minimum of one (1) year by an AHJ or school board within the State of Florida and who complies with at least one (1) of the qualifications of Section 104.10.1.1.

**104.8.2** Each of the applicants shall possess a current Certificate of Competency as a G.C. or a Professional Engineer license or Architect registration issued by at least one of the following entities:

- A. Florida Construction Industry Licensing Board
- B. Broward County Central Examining Board of Building Construction Trades
- C. Miami-Dade County Construction Trades Qualifying Board
- D. Florida Board of Professional Engineers
- E. Department of Business and Professional Regulation as an Architect



**Subject:** Policy/Affidavit to ensure compliance with Chapter 71-575, paragraph 4(b), Laws of Florida

**POLICY/AFFIDAVIT**

The requirements below have been adopted by vote of the Broward County Board of Rules and Appeals on April 10, 2014, to help ensure compliance with Chapter 71-575, paragraph 4(b), Laws of Florida.

**NOTICE**

All applicants for certification or re-certification are required to execute the following statement and to have same notarized by a duly authorized Notary. Failure to execute and have this statement notarized will prevent the certification / re-certification process from proceeding to completion.

**THE UNDERSIGNED HEREBY VOLUNTARILY AND KNOWINGLY STATES AS FOLLOWS:**

The undersigned has read Chapter 71-575, paragraph 4(b), Laws of Florida and has had the opportunity to have same reviewed and explained by legal counsel. Undersigned understands the terms of same and that 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 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 his/her Certificate of Competency to engage in free enterprise thereby, competing against persons or firms that may do business within Broward County whose work he/she may also inspect, nor may he/she allow his/her Certificate of Competency to be used by another person or firm. This includes any activity, such as, but not limited to bidding, contracting, code consulting, design, employment, plan review, special building inspections, etc., regardless of compensation. The undersigned makes application for certification or re-certification, affirms compliance with aforementioned Code Section, and vouches for the truth and accuracy of all statements and answers herein contained by affixing his/her 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.

A copy of a legal opinion with respect to Chapter 71-575 is available upon request.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
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.*



# Section 12

## Building Safety Inspection Program: Summary of Notices Sent and Inspection Reports Received for 2019, 2020 and 2021

MUNICIPALITY	Total number of buildings for 2019, 2020 and 2021?	BORA BUILDING AUDIT REVIEW	Date range that the notices were sent?	How many inspection reports were returned to your department for 2019, 2020 and 2021?	Sent to Magistrate or Code Enforcement/Extensions	NO ACTION TAKEN	AUDITED BY CITY (AFTER 03-25-22)	NOTES
Broward County	47	OK	July 2019 - August 2021	34	13			• 100% Complete
Coconut Creek	68	OK	June 2019 - June 2021	68				• 100% Complete
Cooper City	14	OK	12/04/2020 - 11/29/2021	13	1		YES	• 100% Complete
Coral Springs	318	OK	June - August	273	45		YES	• 100% Complete
Dania Beach	68		June 2019 - June 2021	65	3		YES	• 100% Complete
Davie	115	OK	07/26/2019 - 07/12/2021	94	21		YES	• 1 property was sold after 1st letter sent. Sent request to new owner; 1 in contact with engineer, reports are done, waiting on submittal. 100% Complete
Deerfield Beach	249	OK	06/20/19 - 06/11/2021	198	51			• 100% Complete
Fort Lauderdale	7,969		08/20/2019 - 10/31/2021	6,253	1,716		YES	• 100% Complete
Hallandale Beach	113		06/30/2021 - 07/22/2021	36	44	33	YES	• 100% Complete
Hillsboro Beach	6	OK	Summer	5	1		YES	• 100% Complete
Hollywood	2,027		June 2019 - December 2021	1,915	112		YES	• Remaining 112: (5) Properties were written up for non-compliant; (107) staff is working on NOV for remainder. 100% Complete
Lauderdale-by-the-Sea	54		07/02/2021 - 08/16/2021	49	4		YES	• 1 removed administratively. 100% Complete
Lauderdale Lakes	155		08/26/2019 - 06/28/2021	118	37		YES	• 100% Complete
Lauderhill	108		July - August 2021	95	13		YES	• 100% Complete
Lazy Lake	NO INSPECTIONS REQUIRED							
Lighthouse Point	32		07/16/2019 - 08/13/2021	27	5		YES	• 100% Complete
Margate	128		09/11/2019 - 08/19/2021	119	10		YES	• 1 Additional Voluntary Report Received. 100% Complete
Miramar	67		08/05/2019 - 07/13/2021	65	2			
North Lauderdale	111		September 2019 - August 2021	85	26		YES	• 1 Extension; 25 Code Cases; 100% Complete
Oakland Park	390		08/29/2019 - 07/14/2021	256	134		YES	• 100% Complete
Parkland	NO INSPECTIONS REQUIRED							
Pembroke Park	27		07/10/2019 - 06/15/2021	23	4			• 100% Complete
Pembroke Pines	89		June 2019 - June 2022	37		52		
Plantation	983		08/12/2019 - 11/19/2021	815	168		YES	• 129 Special Magistrate; 39 extensions. 100% Complete
Pompano Beach	757		04/20/2021 - 08/10-2021	415	342		YES	• 100% Complete
Sea Ranch Lakes	NO INSPECTIONS REQUIRED							
Southwest Ranches	NO INSPECTIONS REQUIRED							
Sunrise	159		August 2019 - September 2021	147	12		YES	• 100% Complete
Tamarac	81		May 2020 - November 2021	65	16			
West Park	50		June-21	25	25		YES	• 100% Complete
Weston	164		02/06/2020 - 06/28/2021	110	54		YES	• 100% Complete
Wilton Manors	79		07/14/2021 - 08/26/2021	57	22			• 100% Complete
<b>TOTAL</b>	<b>14,428</b>			<b>11,462</b>	<b>2,881</b>	<b>85</b>		

## 2022 Building Safety Inspection Program: Early Notices Sent

MUNICIPALITY	RESPONSE	
	YES	NO
Broward County	YES	
Coconut Creek	YES	
Cooper City	YES	
Coral Springs	YES	
Dania Beach	YES	
Davie	YES	
Deerfield Beach	YES	
Fort Lauderdale	YES	
Hallandale Beach	YES	
Hillsboro Beach	YES	
Hollywood	YES	
Lauderdale-by-the-Sea	YES	
Lauderdale Lakes	YES	
Lauderhill	YES	
Lazy Lake	NO INSPECTIONS REQUIRED	NO INSPECTIONS REQUIRED
Lighthouse Point	YES	
Margate	YES	
Miramar	YES	
North Lauderdale	YES	
Oakland Park	YES	
Parkland	NO INSPECTIONS REQUIRED	NO INSPECTIONS REQUIRED
Pembroke Park	YES	
Pembroke Pines	YES	
Plantation	YES	
Pompano Beach	YES	
Sea Ranch Lakes	NO INSPECTIONS REQUIRED	NO INSPECTIONS REQUIRED
Southwest Ranches	YES	
Sunrise	YES	
Tamarac	YES	
West Park	YES	
Weston	YES	
Wilton Manors	YES	
<b>TOTAL</b>	29	0