



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#30)

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Vice-Chair Ron Burr,
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VACANT,
Roofing Contractor

Board Attorney
Charles M. Kramer, Esq.

Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Fee-simple townhouses designed and constructed according to the definitions and requirements for townhouses as stated in the FBC Building and FBC Residential Codes exemption from the Building Safety Inspection Program

At its regularly scheduled meeting on October 12, 2023, the Board approved an interpretation clarifying whether fee-simple townhouses designed and constructed according to the definitions and requirements for townhouses as stated in the FBC Building and FBC Residential Codes are exempt from the Building Safety Inspection Program.

Formal Interpretation:

The Board reviewed documentation and discussed whether fee-simple townhouses designed and constructed according to the definitions and requirements for townhouses as stated in the FBC Building and FBC Residential Codes are exempt from the Building Safety Inspection Program.

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

NOTE: However, townhouse-like structures that are designated “condominiums” by the Broward County Property Appraiser’s website are not exempt and, therefore, are required to comply with the Building Safety Inspection Program.

EFFECTIVE DATE: April 15, 2022
EFFECTIVE DATE: December 31, 2023

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