

Broward County Board of Rules and Appeals Meeting Agenda

June 8, 2023
Time: 7:00 PM

Zoom Meeting Information:

<https://broward-org.zoomgov.com/j/1605817392>

Meeting ID: 160 581 7392

- I. **Call Meeting to Order**
- II. **Roll Call**
- III. **Approval of Agenda**
- IV. **Approval of Minutes** – May 11, 2023, Regular Meeting
- V. **Public Comment (Except public hearing items on this agenda)**
Public comments are limited to 3 minutes.
- VI. **CONSENT AGENDA**

1. **Certifications** – Staff Recommended

CITY OF COCONUT CREEK

Vaughn, Thomas G., Chief Plumbing Inspector

TOWN OF DAVIE

Allen, Adam, Fire Inspector

CITY OF FORT LAUDERDALE

Mark, Preston G., Structural Inspector – Temporary 120-day

TOWN OF HILLSBORO BEACH

Siravo, Michael, Chief Plumbing Inspector
Switalski, Joseph, Chief Mechanical Inspector

CITY OF HOLLYWOOD

Francois, Louis, Fire Inspector

CITY OF LIGHTHOUSE POINT

Siravo, Michael, Chief Plumbing Inspector
Switalski, Joseph, Chief Mechanical Inspector

CITY OF MIRAMAR

Arcelay, Javon, Fire Inspector
Arcelay, Stephon, Fire Inspector

CITY OF POMPANO BEACH

Pelaez, Jonathan, Electrical Inspector – Temporary 120-day
Sayer, Christopher A., Fire Plans Examiner
Zalewski, Ashley, Fire Plans Examiner

CITY OF TAMARAC

Alexander, Diko, Plumbing Inspector – Provisional

COUNTYWIDE

Monier, Claudio Rubin, Structural Inspector
Quesada, Sandy, Electrical Plans Examiner
Rodriguez-Gonzalez, Jose L., Electrical Plans Examiner/Inspector

VII. REGULAR AGENDA

1. **Appeal 23-01 – Accent Closets Inc. and Pompano Beach Building Department**
 - a. Staff Report
 - b. Appeal Presentation
 - c. Board Questions
 - d. Board Action

2. **Agreement between Broward County Board of Rules and Appeals and Charles Kramer, Esquire for legal services effective July 1, 2023**
 - a. Staff Report
 - b. Board Questions
 - c. Board Action

3. **Director’s Report**

4. **Attorney’s Report**

5. **Committee Reports**

6. **General Board Member Discussion**

7. **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 Dr. Barbosa at 954-931-2393 between 6:00 P.M. and 7:00 P.M.

May 11, 2023
Board Meeting Minutes

Broward County Board of Rules and Appeals Meeting Minutes

May 11, 2023
Time: 7:00 PM

Zoom Meeting Information:

<https://broward-org.zoomgov.com/j/1615942399>

Meeting ID: 161 594 2399

I. Call Meeting to Order

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

II. Roll Call

Daniel Lavrich, Chairman
Gregg D'Attile, Vice Chairman
Stephen P. Bailey
Ron Burr
Jeffrey Falkanger
John Famularo
R. Art Kamm
Sergio Pellecer
Daniel Rourke
Dennis Ulmer
Derek A. Wassink
Lynn E. Wolfson (arrived during Item #2)
Abbas H. Zackria

III. Approval of Agenda

Dr. Barbosa requested that Item 1 be removed from the agenda.

Mr. D'Attile made a motion, and Mr. Falkanger seconded the motion to approve the agenda as noted. The motion was carried out by a unanimous vote of 12-0.

IV. Approval of Minutes – April 13, 2023, Regular Meeting

Mr. Rourke made a motion, and Mr. Wassink seconded the motion to approve the April 13, 2023, minutes as submitted. The motion was carried out by a unanimous vote of 12-0.

V. Public Comment (Except public hearing items on this agenda) - none

Public comments are limited to 3 minutes.

VI. CONSENT AGENDA

1. Certifications – Staff Recommended

BROWARD COUNTY, UNINCORPORATED

Vitorino Da Silva, Eric, Structural Inspector – Provisional

CITY OF NORTH LAUDERDALE

Camacho, Pablo, Chief Plumbing Inspector

TOWN OF PEMBROKE PINES

Heath, Matthew, Fire Inspector

CITY OF PLANTATION

Calvert, Scott, Electrical Inspector – Temporary 120-day
Forges, Bernard, Structural Plans Examiner – Provisional

CITY OF POMPANO BEACH

Canizaro, James, Electrical Inspector – Temporary 120-day
McCrary, Brian, Electrical Inspector – Temporary 120-day

CITY OF WEST PARK

Guanche, Steve, Chief Electrical Inspector

COUNTYWIDE

Diez, Orlando J., Structural Inspector
Madic, Nebojsa, Electrical Inspector

Mr. D'Attile made a motion, and Mr. Falkanger seconded the motion to approve the certifications as recommended. The motion was carried out by a unanimous vote of 12-0.

VII. REGULAR AGENDA

1. **Appeal 23-01 – Accent Closets Inc. and Pompano Beach Building Department** – removed from the agenda
 - a. Appeal Presentation
 - b. Staff Report
 - c. Board Questions
 - d. Board Action

2. **Second reading of revisions to Chapter 1, 2020 Florida Building Code, 7th Edition; Section 104.1.1, Appointment of Building Official, and Section 104.3, Appointment of Chief Electrical, Mechanical, Plumbing, and Structural Inspectors, eliminating the prescriptive requirement of physical presence during regular business hours at building departments and reinstating previously approved code language stating that the Building Officials and Chief Inspectors do not have to be personally present at the government department as long as he or she is available and can perform his or her duties.**
 - a. Staff Report
Mr. Rolando Soto, Chief Mechanical Code Compliance Officer, noted that applications from individuals wanting to be certified for more than two building official or chief positions would be required to secure the Board of Rules and Appeals' approval.
 - b. Board Questions – none
 - c. Public Hearing
There being no one wishing to speak, Chairman Lavrich closed the public hearing.
 - d. Board Action
Mr. D'Attile made a motion, and Mr. Pellecer seconded the motion to approve the code revisions as recommended on the second and final reading. The motion was carried out by a vote of 11-2. Mr. Burr and Mr. Ulmer voted no.

During the discussion of the motion, Dr. Ana Barbosa, Administrative Director, indicated if a member of the Board sees something happening in a city, they are encouraged to contact her, and she will discuss it with the building official. She went on to say that staff is trying to really work together with the cities.

3. **Second reading of proposed revision 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; changing the deadline from April 1, 2023, to the next recertification for individuals holding certifications issued by BORA for the permanent position of Building Official or Chief Inspector in more than two (2) jurisdictions.

- a. Staff Report
Mr. Rolando Soto, Chief Mechanical Code Compliance Officer, noted that this is related to the previous code amendments. It has to do with individuals that are already certified and going through the recertification process. The same concept applies that more than two positions are required to be presented to the Board for approval.
- b. Board Questions – none
- c. Public Hearing
There being no one wishing to speak, Chairman Lavrich closed the public hearing.
- d. Board Action
Mr. D'Attile made a motion, and Mr. Zackria seconded the motion to approve the policy revision as recommended on the second and final reading. The motion was carried out by a unanimous vote of 13-0.

4. Second reading of proposed revisions to Section 110.15, Building Safety Inspection Program, Chapter 1, 2020 Florida Building Code, 7th Edition and Policy #05-05, Building Safety Inspection Program.

- a. Staff Report
Mr. Kenneth Castronovo, Chief Electrical Code Compliance Officer, explained that this policy was revised in 2022, after which some questions arose. An ad-hoc committee formed to develop the policy revisions presented this evening. This matter is being brought forward now in order to prepare and delay the regular information mailing.
- b. Board Questions
Mr. Bailey noticed in the minutes of the last meeting that subsequent to the meeting he attended, a decision was made to remove thermal imaging from the testing. In the meeting that he attended in person, everyone, including himself, felt the single most important thing that could be done on an old electrical system is to test the integrity of the connections of the electrical system, which is done through infrared testing. He did not see how the electrical testing could be considered proper without this test. Dr. Barbosa indicated that the recommendation came from a company that does infrared testing, stating that it is specific testing. The engineer of record would be responsible for determining if required for a building. If it was included in the policy, then everyone would have to do it. Mr. Bailey advised that any electrical system that is tested and does not include infrared testing of the cable connections is not properly tested. He noted that he is a professional electrical engineer, and this is his opinion to the Board.

Chairman Lavrich questioned why this was not discussed at the first reading, and Mr. Bailey noted he was not able to attend that meeting. Further Mr. Bailey indicated that at the committee meeting that he chaired all of the members agreed with him that infrared testing is probably the single most important testing component of any electrical system. He was not copied on the ad hoc committee meeting minutes. It should be required.

Mr. D'Attile agreed with Mr. Bailey on the importance of such testing.

- c. Public Hearing
There being no one wishing to speak, Chairman Lavrich closed the public hearing.
- d. Board Action
Mr. Zackria made a motion, and Mr. Falkanger seconded the motion to approve the code and policy revisions as recommended on the second and final reading. The motion was carried out by a vote of 9-4. Mr. Bailey, Mr. Burr, Mr. D'Attile, and Mr. Rourke voted no.

During the discussion of the motion, Mr. Burr questioned why the change from thirty to twenty-five years for all properties. Mr. Zackria advised that there is a three-mile separation line mandated by the State that is a distinction between the twenty-five and the thirty. The ad hoc committee felt that there is no way to distinguish or even determine which properties are within that three-mile line. The committee decided to set everything at twenty-five. If there are problems with a building, those problems would be caught earlier, and the cost would be less over the long run.

Mr. Zackria advised that thermal imaging was discussed at length and the committee concluded it was an unnecessary burden to require it of every single building. The committee left this decision to the engineer of record or the inspector conducting the building safety program inspection.

Mr. Bailey advised that a professional engineer could perform hot-spot testing. Also, he did not think it was appropriate to make such a code change because of a hurry.

Mr. Burr agreed with Mr. Bailey that this was being rushed. He felt it is unfair to people in buildings beyond the three-mile line. He believed the three-mile line determination should be left to the cities. He felt this was the easy way out and he was opposed to it.

Mr. Charles Kramer, Board Attorney, advised that as an administrative amendment, this is entirely in the hands of the Board and what the Board is doing is perfectly acceptable.

The roll was called, and the vote is reflected above.

5. Director's Report

Dr. Barbosa advised that she has met with all of the building officials and will be sending the Board a report that looks at their top three issues and seeks the Board's recommendation on going forward.

Dr. Barbosa also drew attention to the upcoming code amendments this year.

6. Attorney's Report

Mr. Charles Kramer, Board Attorney, advised that he has not heard back from the appellate panel with respect to the Plantation Inn case. The Board's brief for the virtual inspections is due to the Fourth District Courts of Appeals on June 5.

7. Committee Reports - none

8. General Board Member Discussion

Chairman Lavrich thanked everyone for their help while he was away and particularly Mr. D'Attilio and Dr. Barbosa.

9. Adjournment

There being no further business, the meeting adjourned at 7:30 p.m.

Consent Agenda

Section 1

CITY OF COCONUT CREEK

Vaughn, Thomas G., Chief Plumbing Inspector

TOWN OF DAVIE

Allen, Adam, Fire Inspector

CITY OF FORT LAUDERDALE

Mark, Preston G., Structural Inspector – Temporary 120-day

TOWN OF HILLSBORO BEACH

Siravo, Michael, Chief Plumbing Inspector

Switalski, Joseph, Chief Mechanical Inspector

CITY OF HOLLYWOOD

Francois, Louis, Fire Inspector

CITY OF LIGHTHOUSE POINT

Siravo, Michael, Chief Plumbing Inspector

Switalski, Joseph, Chief Mechanical Inspector

CITY OF MIRAMAR

Arcelay, Javon, Fire Inspector

Arcelay, Stephon, Fire Inspector

CITY OF POMPANO BEACH

Pelaez, Jonathan, Electrical Inspector – Temporary 120-day

Sayer, Christopher A., Fire Plans Examiner

Zalewski, Ashley, Fire Plans Examiner

CITY OF TAMARAC

Alexander, Diko, Plumbing Inspector – Provisional

COUNTYWIDE

Monier, Claudio Rubin, Structural Inspector

Quesada, Sandy, Electrical Plans Examiner

Rodriguez-Gonzalez, Jose L., Electrical Plans Examiner/Inspector

Regular Agenda

Section 1

BORA Staff Report



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

TO: Members of the Board of Rules and Appeals

FROM: Chief Structural Code Compliance Officer

DATE: June 8, 2023

RE: Appeal #23-01 – Accent Closets, Inc., and Pompano Beach Building Department

Recommendation

The Board deny, by vote, the appeal submitted by Accent Closets requesting overturning the City of Pompano Building Official, Mr. Michael Rada's decision on the need for fire sprinklers.

Reasons

This appeal is being brought forward by Mr. Ryan Abrams, legal representative for Accent Closets, stating that the existing occupancy classification (F1) Low Hazard & (G2) Business, which was designated by the 1986 South Florida Building Code (SFBC), stays the same occupancy classification, and therefore does not require sprinklers. This statement is incorrect because when the building code converted from the SFBC to the Florida Building Code (FBC) on March 1, 2002, the FBC automatically changed the designation of the occupancy classifications, but the uses stood the same. It is important to remember that the Brazilian Stone Co. occupied the space from January through December of 2002. The occupancy classification was (F1) Low Hazard & (G2) Business which the 1999 SFBC designated. Best Stone Corporation then occupied the space from January 2003 to 2009. This was used for an office/warehouse, which would have been a Business Occupancy Group (B) and Low-Hazard Storage Group (S-2) designated by the 2001 FBC.

The confusion is the original occupancy classification (F1) Low Hazard under the SFBC is now occupancy classification (F2) Low Hazard when the 2004 FBC took effect on October 1, 2005, including all additional versions of the FBC up to the present. To compound this even further, when Accent Closets took over the space approximately in June of 2013, the occupancy classification for manufacturing closets was an (F1) Moderate Hazard which requires sprinklers if the fire area contains woodworking operations over 2,500 sq. ft. in the area which generates finely divided combustible waste or use finely divided combustible materials. The total square footage of the unit is 7,811, including aggregate accessory occupancy (B), occupying more than 10 percent of the floor area of the story in which its located and having no separation from the primary occupancy. It is important to note from 2002 to 2009, the tenant at the property was a masonry company. From 2013 to the present, Accent Closets, a cabinet manufacturing/woodworking shop, has utilized the space, which changed the use of the space.

Additional Information

The use of the space within the group occupancy classification changed from when Best Stone Corporation occupied the space to when Accent Closets, Inc. took the space over. Besides the sprinkler requirements, other issues come into place, changing the rating requirements. You now have tenant separation that needs to be considered, occupancy separation within the space itself, penetrations, egress paths, high-piled combustible stock, etc. Staff agrees with Mr. Michael Rada's decision that the space now must be sprinkled.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Michael Guerasio".

Michael Guerasio

Progression of the Occupancy Classifications

1986 South Florida Building Code (SFBC)

**CHAPTER 11
REQUIREMENTS OF GROUP F OCCUPANCIES**

- 1101 GROUP F OCCUPANCY DEFINED**
- 1102 CONSTRUCTION, HEIGHT AND AREA ALLOWABLE**
- 1103 LOCATION ON PROPERTY**
- 1104 EGRESS FACILITIES**
- 1105 LIGHT AND VENTILATION**
- 1106 ENCLOSURE OF VERTICAL OPENINGS**
- 1107 SPECIAL HAZARDS**
- 1108 PLUMBING AND SANITATION**
- 1109 MIXED OCCUPANCY**

1101 GROUP F OCCUPANCY DEFINED

Group F Occupancy shall include storage and industrial uses as follows:

DIVISION 1: Storage Occupancy shall include warehouses, storage buildings, freight depots, public garages of any size where repair work is done, parking garages for more than four cars, gasoline service stations, aircraft hangars or similar uses.

DIVISION 2: Industrial Occupancy shall include factories, assembly and manufacturing plants, processing mills, laboratories, loft buildings, creameries, laundries, ice plants, sawmills, planing mills, box factories, woodworking shops with fixed or portable power equipment or tools exceeding a combined total of 20 H.P. and other similar uses.

**CHAPTER 12
REQUIREMENTS OF GROUP G OCCUPANCIES**

- 1201 GROUP G OCCUPANCY DEFINED**
- 1202 CONSTRUCTION, HEIGHT AND AREA ALLOWABLE**
- 1203 LOCATION ON PROPERTY**
- 1204 EGRESS FACILITIES**
- 1205 LIGHT AND VENTILATION**
- 1206 ENCLOSURE OF VERTICAL OPENINGS**
- 1207 SPECIAL HAZARDS**
- 1208 PLUMBING AND SANITATION**
- 1209 MIXED OCCUPANCY**

1201 GROUP G OCCUPANCY DEFINED

Group G Occupancy shall include mercantile and business uses as follows:

DIVISION 1: Mercantile occupancy, shall include retail stores, shops, sales rooms, markets and similar uses.

DIVISION 2: Business occupancy, shall include office buildings, banks, civic-administration buildings, telephone exchanges, museums, art galleries, libraries and similar uses.

1999 South Florida Building Code (SFBC) – Group Occupancy is still the same in the last edition of SFBC.

CHAPTER 11 REQUIREMENTS OF GROUP F OCCUPANCIES

- 1101 GROUP F OCCUPANCY DEFINED**
- 1102 CONSTRUCTION, HEIGHT AND AREA ALLOWABLE**
- 1103 LOCATION ON PROPERTY**
- 1104 EGRESS FACILITIES**
- 1105 LIGHT AND VENTILATION**
- 1106 ENCLOSURE OF VERTICAL OPENINGS**
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DIVISION 2: Industrial Occupancy shall include factories, assembly and manufacturing plants, processing mills, laboratories, loft buildings, creameries, laundries, ice plants, sawmills, planing mills, box factories, woodworking shops with fixed or portable power equipment or tools exceeding a combined total of 20 HP and other similar uses.

CHAPTER 12 REQUIREMENTS OF GROUP G OCCUPANCIES

- 1201 GROUP G OCCUPANCY DEFINED**
- 1202 CONSTRUCTION, HEIGHT AND AREA ALLOWABLE**
- 1203 LOCATION ON PROPERTY**
- 1204 EGRESS FACILITIES**
- 1205 LIGHT AND VENTILATION**
- 1206 ENCLOSURE OF VERTICAL OPENINGS**
- 1207 SPECIAL HAZARDS**
- 1208 PLUMBING AND SANITATION**
- 1209 MIXED OCCUPANCY**

1201 GROUP G OCCUPANCY DEFINED

Group G Occupancy shall include mercantile and business uses as follows:

DIVISION 1: Mercantile occupancy shall include retail stores, shops, sales rooms, markets and similar uses.

DIVISION 2: Business occupancy, shall include office buildings, banks, civic-administration buildings, telephone exchanges, museums, art galleries, libraries and similar uses.

**SECTION 307
FACTORY-INDUSTRIAL OCCUPANCY–GROUP F**

307.1 Scope

307.1.1 Group F occupancy is use of a building or structure, or any portion thereof, for assembling, disassembling, repairing, fabricating, finishing, manufacturing, packaging or processing operations that are not otherwise classified in this code.

307.1.2 Group F occupancy shall include, among others, the occupancies listed in this section, but does not include buildings used principally for any purpose involving highly combustible, flammable or explosive products or materials.(See 308.)

- | | |
|---------------------|------------------|
| Assembly Plant | Mill |
| Factory | Processing Plant |
| Manufacturing Plant | |

307.1.3 Group F Special Purpose Factory-Industrial occupancy includes industrial operations in buildings designed for and suitable only for particular types of operations, characterized by a relatively low density of employee population, with much of the area occupied by machinery or equipment. Group F Special Purpose Factory-Industrial occupancy shall include, among others, the occupancies listed in this section.

- Steel Mills
- Paper Plant
- Generating Plant

307.1.4 Portions of Group F occupancy involving highly combustible, flammable or explosive products or materials shall be properly ventilated, protected and separated from the remainder of the building in accordance with the appropriate NFPA Standard or the entire building will be classified as Hazardous occupancy. (See 308.)

**SECTION 305
BUSINESS OCCUPANCY – GROUP B**

305.1 Scope.

305.1.1 Group B occupancy is the use of a building or structure, or any portion thereof, for office, professional, or service type transactions including normal accessory storage and the keeping of records and accounts.

305.1.2 Group B occupancy shall include, among others, the following:

Air traffic control towers (ARCTs)	Electronic data processing areas
Animal hospitals, kennels, pounds	Florists and nurseries
Automobile and other motor vehicle showrooms	General post offices
Automobile or other vehicle service stations	Greenhouses
Banks	Laboratories; testing and research (nonhazardous)
Barber shops	Laundries; pickup and delivery stations and self-service
Beauty shops	Bowling alleys-lane areas
Carwashes	Office buildings
City Halls	Outpatient clinics, ambulatory
Civic administration areas	Police stations
Clinics - outpatient	Print shops
College and university instructional buildings, classrooms, under 50 persons, and instructional laboratories	Professional services; attorney, dentists, physician, engineer, etc.
Courthouses	Radio and television stations
Dry cleaning; pick-up and delivery stations and self service	Telephone exchanges
Educational occupancies above the 12th grade	Town halls

305.1.3 Occupancy of any room or space for assembly purposes by fewer than 50 persons in a building or other occupancy and incidental to such other occupancy shall be classified as part of the other occupancy and shall be subject to the provisions applicable thereto.

Exception: Provisions of 403.1.3.4, 403.2, 403.3, 1019.10, 1019.11 and 3103 shall apply to buildings used for assembly purposes, regardless of occupant load.

305.1.4 Dry cleaning establishments using solvents which are nonflammable or nonflammable at ordinary temperatures and only moderately flammable at higher temperatures (Class IV System) shall be classified as Group B occupancy.

305.1.5 Sections 423(1) and (2) are applicable to State University Systems.

2004 Florida Building Code – Building

SECTION 306 FACTORY GROUP F

306.1 Factory Industrial Group F. Factory Industrial Group F occupancy includes, among others, the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy.

306.2 Factory Industrial F-1 Moderate-Hazard Occupancy. Factory industrial uses which are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:

- Aircraft
- Appliances
- Athletic equipment
- Automobiles and other motor vehicles
- Bakeries
- Beverages; over 12-percent alcohol content
- Bicycles
- Boats
- Brooms or brushes
- Business machines
- Cameras and photo equipment
- Canvas or similar fabric
- Carpets and rugs (includes cleaning)
- Clothing
- Construction and agricultural machinery
- Disinfectants
- Dry cleaning and dyeing
- Electric generation plants
- Electronics
- Engines (including rebuilding)
- Food processing
- Furniture
- Hemp products
- Jute products
- Laundries
- Leather products
- Machinery
- Metals

Millwork (sash & door)
Motion pictures and television filming (without spectators)
Musical instruments
Optical goods
Paper mills or products
Photographic film
Plastic products
Printing or publishing
Recreational vehicles
Refuse incineration
Shoes
Soaps and detergents
Textiles
Tobacco
Trailers
Upholstering
Wood; distillation
Woodworking (cabinet)

306.3 Factory Industrial F-2 Low-Hazard Occupancy. Factory industrial uses that involve the fabrication or manufacturing of noncombustible materials which during finishing, packing or processing do not involve a significant fire hazard shall be classified as F-2 occupancies and shall include, but not be limited to, the following:

Beverages; up to and including 12-percent alcohol content
Brick and masonry
Ceramic products
Foundries
Glass products
Gypsum
Ice
Metal products (fabrication and assembly)

306.4 Special purpose F-3. Factory-industrial occupancy includes industrial operations in buildings designed for and suitable only for particular types of operations, characterized by a relatively low density of employee population, with much of the area occupied by machinery or equipment. Group F-3 special purpose factory-industrial occupancy shall include, among others, the occupancies listed in this section: steel mills, paper plant and generating plant.

SECTION 304 BUSINESS GROUP B

304.1 Business Group B. Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following:

Airport traffic control towers
Animal hospitals, kennels and pounds
Banks
Barber and beauty shops
Car wash
Civic administration
Clinic—outpatient
Dry cleaning and laundries; pick-up and delivery stations
and self-service
Educational occupancies above the 12th grade
Electronic data processing
Laboratories; testing and research
Motor vehicle showrooms
Post offices
Print shops
Professional services (architects, attorneys, dentists, physi-
cians, engineers, etc.)
Radio and television stations
Telephone exchanges

304.2 Sections 423(1) and 423(2) are applicable to community colleges.

2010 Florida Building Code – Building

SECTION 306 FACTORY GROUP F

306.1 Factory Industrial Group F.

Factory Industrial Group F occupancy includes, among others, the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy.

306.2 Factory Industrial F-1 Moderate-hazard Occupancy.

Factory industrial uses which are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:

- Aircraft (manufacturing, not to include repair)
- Appliances
- Athletic equipment
- Automobiles and other motor vehicles
- Bakeries
- Beverages: over 16-percent alcohol content
- Bicycles
- Boats
- Brooms or brushes
- Business machines
- Cameras and photo equipment
- Canvas or similar fabric
- Carpets and rugs (includes cleaning)
- Clothing
- Construction and agricultural machinery
- Disinfectants
- Dry cleaning and dyeing
- Electric generation plants
- Electronics
- Engines (including rebuilding)
- Food processing
- Furniture
- Hemp products
- Jute products
- Laundries
- Leather products
- Machinery
- Metals
- Millwork (sash and door)
- Motion pictures and television filming (without spectators)

- Musical instruments
- Optical goods
- Paper mills or products
- Photographic film
- Plastic products
- Printing or publishing
- Recreational vehicles
- Refuse incineration
- Shoes
- Soaps and detergents
- Textiles
- Tobacco
- Trailers
- Upholstering
- Wood; distillation
- Woodworking (cabinet)

306.3 Factory Industrial F-2 Low-hazard Occupancy.

Factory industrial uses that involve the fabrication or manufacturing of noncombustible materials which during finishing, packing or processing do not involve a significant fire hazard shall be classified as F-2 occupancies and shall include, but not be limited to, the following:

- Beverages: up to and including 16-percent alcohol content
- Brick and masonry
- Ceramic products
- Foundries
- Glass products
- Gypsum
- Ice
- Metal products (fabrication and assembly)

306.4 Special purpose F-3.

Factory-industrial occupancy includes industrial operations in buildings designed for and suitable only for particular types of operations, characterized by a relatively low density of employee population, with much of the area occupied by machinery or equipment. Group F-3 special purpose factory-industrial occupancy shall include, among others, the occupancies listed in this section: steel mills, paper plants and generating plants.

**SECTION 304
BUSINESS GROUP B**

304.1 Business Group B.

Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following:

- Airport traffic control towers
- Ambulatory health care facilities
- Animal hospitals, kennels and pounds
- Banks

Barber and beauty shops
Car wash
Civic administration
Clinic—outpatient
Dry cleaning and laundries: pick-up and delivery stations and self-service
Educational occupancies for students above the 12th grade
Electronic data processing
Laboratories: testing and research
Motor vehicle showrooms
Post offices
Print shops
Professional services (architects, attorneys, dentists, physicians, engineers, etc.)
Radio and television stations
Telephone exchanges
Training and skill development not within a school or academic program

304.1.1 Definitions.

The following words and terms shall, for the purposes of this section and as used elsewhere in this code, have the meanings shown herein.

CLINIC, OUTPATIENT. Buildings or portions thereof used to provide medical care on less than a 24-hour basis to individuals who are not rendered incapable of self-preservation by the services provided.

304.2

Public and private colleges and universities shall comply with Section 443.

304.3

Florida colleges shall comply with Section 423.

2020 Florida Building Code – Building

SECTION 306 FACTORY GROUP F

306.1 Factory Industrial Group F.

Factory Industrial Group F occupancy includes, among others, the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy.

306.2 Moderate-hazard factory industrial, Group F-1.

Factory industrial uses that are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:

- Aircraft (manufacturing, not to include repair)
- Appliances

Athletic equipment
Automobiles and other motor vehicles
Bakeries
Beverages: over 16-percent alcohol content
Bicycles
Boats
Brooms or brushes
Business machines
Cameras and photo equipment
Canvas or similar fabric
Carpets and rugs (includes cleaning)
Clothing
Construction and agricultural machinery
Disinfectants
Dry cleaning and dyeing
Electric generation plants
Electronics
Engines (including rebuilding)
Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities more than 2,500 square feet (232 m²) in area.
Furniture
Hemp products
Jute products
Laundries
Leather products
Machinery
Metals
Millwork (sash and door)
Motion pictures and television filming (without spectators)
Musical instruments
Optical goods
Paper mills or products
Photographic film
Plastic products
Printing or publishing
Recreational vehicles
Refuse incineration
Shoes
Soaps and detergents
Textiles
Tobacco
Trailers
Upholstering
Wood; distillation
Woodworking (cabinet)

306.3 Low-hazard factory industrial, Group F-2.

Factory industrial uses that involve the fabrication or manufacturing of noncombustible materials that during finishing, packing or processing do not involve a significant fire hazard shall be classified as F-2 occupancies and shall include, but not be limited to, the following:

- Beverages: up to and including 16-percent alcohol content
- Brick and masonry
- Ceramic products
- Foundries
- Glass products
- Gypsum
- Ice
- Metal products (fabrication and assembly)

**SECTION 304
BUSINESS GROUP B**

304.1 Business Group B.

Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following:

- Airport traffic control towers
- Ambulatory care facilities*
- Animal hospitals, kennels and pounds
- Banks
- Barber and beauty shops
- Car wash
- Civic administration
- Clinic, outpatient*
- Dry cleaning and laundries: pick-up and delivery stations and self-service
- Educational occupancies for students above the 12th grade
- Electronic data processing
- Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities not more than 2,500 square feet (232 m²) in area.
- Laboratories: testing and research
- Motor vehicle showrooms
- Post offices
- Print shops
- Professional services (architects, attorneys, dentists, physicians, engineers, etc.)
- Radio and television stations
- Telephone exchanges
- Training and skill development not in a school or academic program (this shall include, but not be limited to, tutoring centers, martial arts studios, gymnastics and similar uses regardless of the ages served, and where not classified as a Group A occupancy).

304.2 Definitions.

The following terms are defined in Chapter 2:

AMBULATORY CARE FACILITY.

CLINIC, OUTPATIENT.

304.3

Public and private colleges and universities shall comply with Section 468.

304.4

Florida colleges shall comply with Section 453.

2010 Florida Building Code – Existing Building: Change of Occupancy

CHAPTER 9 CHANGE OF OCCUPANCY

SECTION 901 GENERAL

901.1 Scope.

The provisions of this chapter shall apply where a *change of occupancy* occurs, as defined in Section 202, including:

1. Where the occupancy classification is not changed, or
2. Where there is a change in occupancy classification or the occupancy group designation changes.

901.2 Change in occupancy with no change of occupancy classification.

A change in occupancy, as defined in Section 202, with no *change of occupancy* classification shall not be made to any structure that will subject the structure to any special provisions of the applicable *Florida Building Code*, including the provisions of Sections 902 through 911, without the approval of the code official. A certificate of occupancy shall be issued where it has been determined that the requirements for the change in occupancy have been met.

901.2.1 Repair and alteration with no change of occupancy classification.

Any *repair or alteration* work undertaken in connection with a *change of occupancy* that does not involve a *change of occupancy* classification shall conform to the applicable requirements for the work as classified in Chapter 4 and to the requirements of Sections 902 through 911.

Exception: As modified in Section 1105 for historic buildings.

901.3 Change of occupancy classification.

Where the occupancy classification of a building changes, the provisions of Sections 902 through 912 shall apply. This includes a *change of occupancy* classification within a group as well as a *change of occupancy* classification from one group to a different group.

901.3.1 Partial change of occupancy classification.

Where a portion of an *existing building* is changed to a new occupancy classification, Section 912 shall apply.

901.4 Certificate of occupancy required.

A certificate of occupancy shall be issued where a *change of occupancy* occurs that results in a different occupancy classification as determined by the *Florida Building Code, Building*.

SECTION 904 FIRE PROTECTION

904.1 General.

Fire protection requirements of Section 912 shall apply where a building or portions thereof undergo a *change of occupancy* classification.

SECTION 912 CHANGE OF OCCUPANCY CLASSIFICATION

912.1 General.

The provisions of this section shall apply to buildings or portions thereof undergoing a change of occupancy classification. This includes a change of occupancy classification within a group as well as a change of occupancy classification from one group to a different group. Such buildings shall also comply with Sections 902 through 911. The application of requirements for the change of occupancy shall be as set forth in Sections 912.1.1 through 912.1.4. A change of occupancy, as defined in Section 202, without a corresponding change of occupancy classification shall comply with Section 901.2.

912.1.1 Compliance with Chapter 8.

The requirements of Chapter 8 shall be applicable throughout the building for the new occupancy classification based on the separation conditions set forth in Sections 912.1.1.1 and 912.1.1.2.

912.1.1.1 Change of occupancy classification without separation.

Where a portion of an *existing building* is changed to a new occupancy classification and that portion is not separated from the remainder of the building with a fire-rated wall/ceiling having a fire-resistance rating as required in the *Florida Building Code, Building* for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 8 applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

912.1.1.2 Change of occupancy classification with separation.

Where a portion of an *existing building* that is changed to a new occupancy classification and that portion is separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the *Florida Building Code, Building* for the separate occupancy, that portion shall comply with all the requirements of Chapter 8 for the new occupancy classification and with the requirements of this chapter.

912.1.2 Fire protection and interior finish.

The provisions of Sections 912.2 and 912.3 for fire protection and interior finish, respectively, shall apply to all buildings undergoing a change of occupancy classification.

912.1.3 Change of occupancy classification based on hazard category.

The relative degree of hazard between different occupancy classifications shall be determined in accordance with the category specified in Tables 912.4, 912.5 and 912.6. Such a determination shall be the basis for the application of Sections 912.4 through 912.7.

912.1.4 Accessibility.

All buildings undergoing a *change of occupancy* classification shall comply with Section 912.8.

912.2 Fire protection systems.

Fire protection systems shall be provided in accordance with Sections 912.2.1 and 912.2.2.

912.2.1 Fire sprinkler system.

Where a change in occupancy classification occurs that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the *Florida Building Code, Building*, such system shall be provided throughout the area where the *change of occupancy* occurs.

912.2.2 Fire alarm and detection system.

Where a change in occupancy classification occurs that requires a fire alarm and detection system to be provided based on the new occupancy in accordance with Chapter 9 of the *Florida Building Code, Building*, such system shall be provided throughout the area where the *change of occupancy* occurs. Existing alarm notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm notification appliances shall be provided throughout the area where the *change of occupancy* occurs and shall be automatically activated.

2020 Florida Building Code – Existing Building: Change of Occupancy

CHAPTER 10 CHANGE OF OCCUPANCY

SECTION 1001 GENERAL

1001.1 Scope.

The provisions of this chapter shall apply where a *change of occupancy* occurs, as defined in Section 202.

1001.2 Certificate of occupancy.

A change of occupancy or a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building* shall not be made to any structure without the approval of the *code official*. A certificate of occupancy shall be issued where it has been determined that the requirements for the change of occupancy have been met.

1001.2.1 Change of use.

Any work undertaken in connection with a change in use that does not involve a *change of occupancy* classification or a change to another group within an occupancy classification shall conform to the applicable requirements for the work as classified in **Chapter 6 and to the requirements of Sections 1002 through 1011**.

Exception: As modified in Section 1205 for *historic buildings*.

1001.2.2 Change of occupancy classification or group.

Where the occupancy classification of a building changes, the provisions of Sections 1002 through 1012 shall apply. This includes a *change of occupancy* classification and a change to another group within an occupancy classification.

1001.2.2.1 Partial change of occupancy.

Where the occupancy classification or group of a portion of an *existing building* is changed, Section 1012 shall apply.

1001.3 Certificate of occupancy required.

A certificate of occupancy shall be issued where a *change of occupancy* occurs that results in a different occupancy classification as determined by the *Florida Building Code, Building*.

SECTION 1004 FIRE PROTECTION

1004.1 General.

Fire protection requirements of Section 1012 shall apply where a building or portions thereof undergo a *change of occupancy* classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building*.

SECTION 1012 CHANGE OF OCCUPANCY CLASSIFICATION

1012.1 General.

The provisions of this section shall apply to buildings or portions thereof undergoing a change of occupancy classification. This includes a change of occupancy classification within a group as well as a change of occupancy classification from one group to a different group or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building*. Such buildings shall also comply with Sections 1002 through 1011. The application of requirements for the change of occupancy shall be as set forth in Sections 1012.1.1 through 1012.1.4. A *change of occupancy*, as defined in Section 202, without a corresponding change of occupancy classification shall comply with Section 1001.2.

1012.1.1 Compliance with Chapter 9.

The requirements of Chapter 9 shall be applicable throughout the building for the new occupancy classification based on the separation conditions set forth in Sections 1012.1.1.1 and 1012.1.1.2.

1012.1.1.1 Change of occupancy classification without separation.

Where a portion of an *existing building* is changed to a new occupancy classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building*, and that portion is not separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the *Florida Building Code, Building* for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9 applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

1012.1.1.2 Change of occupancy classification with separation.

Where a portion of an *existing building* is changed to a new occupancy classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building*, and that portion is separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the *Florida Building Code, Building* for the separate occupancy, that portion shall comply with all of the requirements of Chapter 9 for the new occupancy classification and with the requirements of this chapter.

1012.1.2 Fire protection and interior finish.

The provisions of Sections 1012.2 and 1012.3 for fire protection and interior finish, respectively, shall apply to all buildings undergoing a change of occupancy classification.

1012.1.3 Change of occupancy classification based on hazard category.

The relative degree of hazard between different occupancy classifications shall be determined in accordance with the categories specified in Tables 1012.4, 1012.5 and 1012.6. Such a determination shall be the basis for the application of Sections 1012.4 through 1012.7.

1012.1.4 Accessibility.

All buildings undergoing a change of occupancy classification shall comply with Section 1012.8.

1012.2 Fire protection systems.

Fire protection systems shall be provided in accordance with Sections 1012.2.1 and 1012.2.2.

1012.2.1 Fire sprinkler system.

Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building* that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the *Florida Building Code, Building*, such system shall be provided throughout the area where the *change of occupancy* occurs.

1012.2.2 Fire alarm and detection system.

Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building* that requires a fire alarm and detection system to be provided based on the new occupancy in accordance with Chapter 9 of the *Florida Building Code, Building*, such system shall be provided throughout the area where the *change of occupancy* occurs. Existing alarm notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm notification appliances shall be provided throughout the area where the *change of occupancy* occurs in accordance with Section 907 of the *Florida Building Code, Building* as required for new construction.

Appeal 23-01



Broward County Board of Rules & Appeals

955 South Federal Highway, Suite 401

Fort Lauderdale, Florida 33316

Phone 954-765- 4500

Fax 954-765- 4504

http://www.broward.org/codeappeals

Appeal Application

Please Type or Print Information

Appellant Representative Information:

Name Accent Closets, Inc. c/o Abrams Law Firm, P.A.
 Address 888 SE 3rd Ave, Suite 400
 City/State Fort Lauderdale, FL 33316
 Business/Profession Closet manufacture and install
 Phone 954-332-2358 Fax _____
 E-mail Address rabrams@abrams-law.com

<i>Office Use Only</i>	
Date of Receipt:	_____
Appeal #	_____
Hearing Date	_____
Notice Mailed	_____
Code in Effect	_____
Electrical	_____
Fire Code	_____
Mechanical	_____
Plumbing	_____
Structural	_____
Alternate Material	_____
Alternate Method	_____

Project Information:

Address 2266 NW 30 Place, Bay 5, Pompano Beach, FL
 Type of Construction Existing warehouse bay 5
 Height of Building one story
 Square Footage per Floor bay 5 warehouse floor area: 5,956 sq. ft.
 Permit Number 22-5056
 Permit Application Date 6/13/2023
 Group of Occupancy F-1
 Number of Stories one

We, the undersigned, appeal the decision of the Building/Fire Code Official of Pompano Beach as it pertains

to Chapter 2, Section 202, of the (check one) South Florida Building Code / Florida Building Code / Florida Fire Prevention Code, / Other 903.2.4.1, FBC, and as stated in, as applicable to Broward County. (Attach copy of relevant Code sections). attached narrative

Note: The Board shall base their decision upon the section(s) of the Code you have indicated above. If these are in error, you will be required to re-submit your appeal.

The Board is not authorized to grant variances from the Code.

Summary of appeal (attach additional sheets as necessary):

See attached narrative.

Results desired (attach additional sheets as necessary):

reversal of final determination of change of occupancy by building official, and as further requested in attached narrative.

Note: Exhibits intended for distribution to the Board, supporting the appeal, must be submitted with the appeal. No additional material shall be passed out at the appeal hearing. A letter from the Building Official rejecting the applicant's appeal must be included in the appeal packet submitted to the Board of Rules and Appeals

Appellant Name (Please print) Ryan Abrams, Esq.

Appellant Signature 



888 SE 3rd Ave., Suite 400
Fort Lauderdale, FL 33316
Office: 954.332.2358
Email: rabrams@abrams-law.com
Website: www.abrams-law.com

5/23/2023

VIA EMAIL (rulesboard@broward.org)
The Broward County Board of Rules and Appeals
c/o Dr. Ana C. Barbosa, Administrative Director
1 N. University Drive, Suite 3500B
Plantation, FL 33324

**RE: Accent Closets – 2266 SW 30 Place, Pompano Beach, FL (the “Property”)
Building permit no. 22-5056**

To whom it may concern:

This firm represents Accent Closets, Inc. (“Accent Closets”), the building permit applicant and tenant at the above Property. Accent Closets has a permit application pending with the city for interior renovations including steel racking, machinery, electrical connections, and a work sink. The life safety plan submitted with the permit application is attached as **Exhibit “A”**. The permit was rejected and has gone through multiple comment cycles. The application has been pending since June 2022. The City of Pompano Beach (“City”) Building Official issued a final determination on April 9, 2023, finding that the permit application amounts to a “change of occupancy” and new code provisions require automatic fire sprinklers for woodworking operations exceeding 2,500 square feet. The building official’s letter is attached as **Exhibit “B”**, as is referred to herein as the “Letter”. Accent Closets now appeals the building official’s decision to the Board of Rules and Appeals as detailed further below.

Background

Accent Closets manufactures and installs closet furniture from prefabricated particle board parts. Accent Closets moved into the Property in or around July 2013. Before signing the lease, Accent Closets took steps to ensure the City had no objections to its intended use of the Property. Accent Closets requested a voluntary fire inspection of the Property. The first inspection was conducted by inspector Rick Hall on May 16, 2013. Inspector Hall returned for another inspection after Accent Closets moved in, and no additional issues were noted. Annual fire inspections have been conducted each year since moving in. For reference, copies of fire inspection reports from 2013 and 2016 are attached as **Exhibit “C”**.

Accent Closets also applied for a zoning use certificate. The City issued Accent Closets a zoning use certificate and business tax receipt, which characterized the business as “manufacture and install closets”. The zoning use certificate is attached as **Exhibit “D”**. While use certificates are not always relevant to building code issues, this is not the case with Pompano Beach. Per the

City's Code, the zoning use certificate is confirmation by the City that a use "complies with all applicable standards of this Code, Florida Building Code and Florida Fire Prevention Code." Code Sec. 155.2414. D. Accent Closets' use of the property has not changed since the zoning use certificate was issued in 2013. Accent Closets moved to the Property in 2013. It renewed its lease in 2019 for a 5-year term in reliance on the zoning use certificate.

The dispute with the city on sprinklers began in July 2021, when Accent Closets received a failed fire inspection report. The inspector concluded that an automatic sprinkler system was required by the life safety code. The July 2021 fire inspection report is attached as **Exhibit "E"**. There is no automatic sprinkler system at the Property, nor is there believed to be a fire line that would allow for sprinklers to be installed.

Accent Closets contested the issue with the Fire Prevention division. The undersigned counsel attempted to find a resolution and coordinated with the City to allow inspection of the property in October 2021. Following the inspection, the city alleged that interior alterations had been carried out at the Property that required permits. The changes consisted primarily of adding machinery such as a multifunction saw, and installing a work sink, electrical connections, and steel racks. Accent Closets disputed that a permit was required. Meanwhile, Accent Closets attempted to appeal the sprinklers issue to BORA on March 28, 2022. Then, the City initiated a code enforcement case for alleged unpermitted work. Soon after, BORA determined that the sprinklers issue was not yet ripe for review.

Accent Closets applied for a building permit in or around June 2022. The Fire Prevention division maintained its position that sprinklers are required and rejected the permit application. The Building Division added a rejection comment stating that sprinklers are also required under the Florida Building Code ("FBC"). We contested these comments. By March 2023, Fire Prevention conditionally approved the plans. However, as stated in the Letter, the Building Official issued a final determination requiring installation of automatic sprinklers and concluded that the use is a "change of occupancy".

At this juncture, the City will not issue the permit unless fire sprinklers are installed. Accent Closets cannot install automatic fire sprinklers without a fire line, in a building it does not own. Further, Accent Closets cannot enclose a fire area smaller than 2,500 sq. ft. as it would restrict movement and access to the machinery in a way that would negatively impact the operation of its business.

Issues Appealed and Reasons for Reversal

The Building Official made the following final determinations as stated in the Letter: (1) Accent Closets' use of the Property is one that is not listed within the F-1 occupancy group and requires reclassification to a different occupancy group; and (2) Accent Closets' use of the Property includes woodworking operations on a floor area exceeding 2,500 square feet. Each determination is addressed separately below.

A. Reversal of the building official’s change of use determination is required because Accent Closets’ use does not require change of the occupancy classification or group within a classification.

As the building official stated in the Letter, a change of occupancy triggers the application of current building code requirements to the structure if there is a “change of occupancy classification [or] a change to another group within an occupancy classification”. (Letter, pg. 3); *see also* Section 1012, 2020 FBC, Existing Buildings. The structure at the Property is classified on the certificate of occupancy as “F-1”, which includes the following uses: furniture, machinery, woodworking (cabinet). Sec. 306, FBC, *Buildings*. The certificate of occupancy is attached as **Exhibit “F”**. Accent Closets’ use is consistent with the uses listed under F-1 and does not require a new classification nor a different group within the Group F classification. The city permitted Accent Closets to move into the structure for “manufacture and install closets” in 2013, and there has been no change of use since that time. (Exhibit D)

The building official based his decision on the list of uses under the Group F occupancy in 1986, when the building was constructed.¹ (Letter, pg. 2). This was improper. The building official disregards that the city allowed Accent Closets to take occupancy in the structure in 2013. A change of occupancy is determined based on how uses are classified under the current building code. Sec. 1012, 2020 FBC, Existing Buildings; Sec. 202, FBC, Buildings. The only relevant inquiry is whether the group or classification must change to accommodate the use. If not, then it is clearly not a change of occupancy as defined in Section 202 of FBC, and 1012 of the FBC, *Existing Buildings*. There has been no change of use since 2013.

Additionally, as stated, the City issued a zoning use certificate to Accent Closets in 2013, which cannot be granted unless the city has “competent substantial evidence in the record that the new use...complies with all applicable standards of this Code, Florida Building Code...” Code Sec. 155.2414. D. The City cannot in good faith now reverse position and call it a change of occupancy. The use has all along been “closet manufacturing and installation” as originally approved by the City. The City’s Code requires determinations of the need for a change of occupancy to be made prior to issuance of the zoning use certificate. *Id.* The City followed that procedure and is bound by its initial determination of compliance with the building code.

In sum, Accent Closets is not required to undergo a change of occupancy for the F-1 structure at the Property. The certificate of occupancy designates the property as F-1, and it will remain F-1 as is consistent with the use, which has not changed since 2013.

¹ The Building Official did not consider that there was no automatic fire sprinkler requirement applicable to Group F in 1986, including woodworking.

B. The building official’s decision to require installation of automatic sprinklers must be reversed because the alleged “woodworking” operations are not large enough to trigger sec. 903.2.4.1, FBC.

The woodworking operations on the property do not exceed 2,500 sq. ft. of floor area. The plans show 1,319 sq. ft. of floor area dedicated to the cutting of wood products. (Letter, Ex. 12). The Building Official contends that the floor area of operations refers to “fire area”. (Letter, pg. 5). However, this contradicts Rule 903.2.4.1. This provision applies to “woodworking *operations* in excess of 2,500 sq. ft.” (Letter, pg. 4) (emphasis added). The International Code Council and the International Building Council, which drafted Rule 903.2.4.1, gives the following commentary to explain how the provision is to be applied:

“The extent of sprinkler coverage is only intended to be for the Group F-1 occupancy involved in the woodworking activity. If the fire area is larger than 2,500 square feet but the woodworking area is 2,500 square feet or less, sprinklers are not required.”

Rule 903.2.4.1 was drafted by the IBC and has been adopted without changes in the Florida Building Code. (**Exhibit G**). If the operations are under 2,500 square feet, then regardless of the fire area size, the “particle concentrations” are not expected to reach “the explosive range”.

Conclusion

Accent Closets has not proposed a change of occupancy as defined in Section 1012, FBC, *Existing Buildings*, nor is there a basis to require automatic sprinklers under Section 903.2.4.1, FBC, *Buildings*. The occupancy classification will remain F-1 and has not changed since Accent Closets took occupancy in 2013 with the city’s permission. Further, to the extent there is “woodworking” at the Property, these operations do not exceed 2,500 square feet of floor area as demonstrated by Accent Closets’ life safety plan. Thus, the building officials’ conclusions stated in the Letter must be reversed.

Sincerely,
/s/ Ryan Abrams
Ryan Abrams, Esq.

CC:

Chuck Kramer

EXHIBIT A

EXHIBIT B



DEPARTMENT OF DEVELOPMENT SERVICES
CITY OF POMPANO BEACH
BUILDING INSPECTIONS DIVISION
100 West Atlantic Boulevard - Room 360

April 9, 2023

Ryan Abrams, Esq.
Abrams Law Firm, P.A.
888 SE 3rd Avenue, Suite 400
Fort Lauderdale, FL 33316

Re: Change of Use determination on Permit Application No. 22-5056 ("Permit")
Accent Closets Inc. ("Accent")
2266 NW 30th Place, Pompano Beach (the "Property")

Dear Mr. Abrams

This responds to your email dated February 2, 2023 (**Exhibit 1**) wherein you seek clarification regarding why Accent is required to bring the entire Property up to current Code (rather than just the new work proposed under the Permit), if Accent is not changing the occupancy classification.

By way of background, Accent is the tenant at this 7,712 sq. ft. bay situated within an approximately 50,000 sq. ft. warehouse owned by Colt South Florida Owner LP, a New Jersey limited partnership. A copy of the layout depicted in the proposed Life Safety Plan submitted as part of the Application Package for the Permit is attached as **Exhibit 2**.

Records maintained by the City's Business Tax Receipts Division (**Exhibit 3**) reveal the tenants at the Property were masonry companies from 2002-2009. From 2013 to present, the Property has been occupied by Accent, a cabinet manufacturing/wood-working shop.

For your further reference, applicable Building Code provisions used to make this Change of Use determination are summarized below and particularly relevant provisions have been underlined. Note this determination is not intended to address plan review comments under the Permit, it is strictly a determination of the Change of Use.

The 1986 South Florida Building Code (“1986 SFBC”)

In 1986 the City issued the enclosed Certificate of Occupancy (the “CO” attached as **Exhibit 4**) on the Property. The Occupancy Group on the CO was classified as Factory (F) Division (1) (collectively, “F-1”) and did not require an automatic sprinkler system. Chapter 11 of the 1986 SFBC, *Requirements of Group F Occupancies* (**Exhibit 5**), defined Group F Occupancy as the storage and industrial uses set forth below.

Division (1): Storage Occupancy shall include warehouses, storage buildings, freight depots, public garages of any size where repair work is done, parking garages for more than 4 cars, gasoline service stations, aircraft hangers or similar uses.

Division (2): Industrial Occupancy shall include factories, assembly and manufacturing plants, processing mills, laboratories, loft buildings, creameries, laundries, ice plants, sawmills, planing mills, box factories, wood-working shops with fixed or portable power equipment or tools exceeding a combined total of 20 H.P. and other similar uses.

It is important to note the F-1 occupancy group was the less restrictive of the two Divisions under the 1986 SFBC. The F-1 occupancy group listed on the CO when issued in 1986 did not require an automatic fire sprinkler system. From 2002-2009 the tenants at the Property were masonry companies. From 2013 to present, Accents has utilized the Property as a cabinet manufacturing/woodworking shop, an occupancy specifically identified as a Division 2 Occupancy Group. See also Chapter 11, *Special Hazards*, § 1107.1 (**Exhibit 5**), Chapter 38, *Fire Extinguishing Apparatus* (**Exhibit 6**) and Chapter 31, *Means of Egress*.

The relevant subsection of Chapter 38 is excerpted below.

...

3801.3, Requirements Based on Occupancy, Automatic Fire Sprinkler Systems

...

- (e) Group F Occupancies: approved automatic sprinkler systems shall be installed:
 - (1) In buildings or within fire divisions of Group F, Division 1, Occupancy (other than parking garages) one and two stories in height used for the sale or storage of combustible goods or merchandise and exceeding 20,000 sq. ft. per floor in area.
 - (2) In buildings or within fire divisions of Group F, Division 1, Occupancy (other than parking garages) three or more stories in height used for the sale or storage of combustible goods or merchandise and exceeding 10,000 sq. ft. per floor in area.

...

- (4) In buildings of Group F, Division 2, Occupancy used for shops, plants, or factories where loose combustible fibers, chips, shavings and dust are produced or generated and such buildings are over one story in height, or:
 - (aa) In such buildings of mixed occupancies exceeding 8,000 sq. ft. per floor, or
 - (bb) In such buildings one story in height and exceeding 15,000 sq. ft. in floor area.

...

The 2020 Florida Building Code, Existing Buildings, 7th Edition (“2020 FBC, *Existing Buildings*”)

Section 202, *General Definitions* (**Exhibit 7**)

...

[A] Change of Occupancy. A change of the use of a building or a portion of a building which results in any of the following:

- (1) A change of occupancy classification.
- (2) A change of one group to another group within an occupancy classification.
- (3) Any change in use within a group for which there is a change in the application of the requirements of this code.

...

Deflagration: An exothermic reaction, such as the extremely rapid oxidation of a flammable dust or vapor in the air, in which the reaction progresses through the unburned material at a rate less than the velocity of sound. A deflagration can have an explosive effect.

...

Section 605, *Change of Occupancy* provisions apply where the activity is classified as a change of occupancy as defined in Chapter 2 (**Exhibit 8**). Changes of Occupancy must comply with the provisions of Chapter 10. Specifically, when the occupancy classification of a building changes, the provisions of Sections 1002 through 1012 apply (**Exhibit 9**). This includes a change of occupancy classification and a change to another group within an occupancy classification, both of which require fire protection in the 2020 Florida Building Code, *Building*, 7th Edition (“2020 FBC, *Building*”) further referenced below.

Section 1004, *Fire Protection* (**Exhibit 9**). Fire protection requirements of Section 1012 shall apply where a building or portions thereof undergo a change of occupancy classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the 2020 FBC, *Building*.

The 2020 Florida Building Code, Building, 7th Edition

Section 306, *Factory Group F*, defines the occupancy group (**Exhibit 10**). In this instance, the Property is undergoing a change of occupancy classification within a group. That is, while the occupancy group on the CO is Factory Industrial Group F, Accent’s cabinet manufacturing and woodworking operations are best defined by Moderate-Hazard Factory Industrial, Group F-1, since woodworking is specifically identified in this occupancy group.

306.1 Factory Industrial Group F. Factory Industrial Group F occupancy includes among others, the use of a building or structure, or a portion thereof, for assembling,

disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy.

306.2 Moderate-hazard factory Industrial, Group F-1. Factory industrial uses that are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to the following:

- ...
- Woodworking (cabinet)
- ...

Section 903, *Automatic Fire Sprinkler Systems* (**Exhibit 11**)

...

Section 903.2.4.1 Woodworking operations. An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2500 sq. ft. in areas that generate finely divided combustible waste or use finely divided combustible materials.

...

The key wording in 903.2.4.1 is fire area defined as “the aggregate floor area enclosed and bounded by fire walls, barriers, exterior walls, or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.”

According to the *Full Area Breakdown* (**Exhibit 12**) depicted in the Life Safety Plan submitted as part of the Application Package for the Permit, the fire area exceeds 2,500 square feet. Therefore, it is necessary to either install an automatic sprinkler system or reduce the fire area to less than 2,500 square feet.

As recognized by the foregoing Code provisions, there are significant safety concerns associated with woodworking operations as they have an innate tendency to be combustible. As depicted in the photos attached as **Exhibit 13**, staff’s recent inspection of the Property revealed installation of saws and other heavy-duty woodworking equipment, including a dust collection system, with no permits on record. Note also the inspection revealed loose particles of sawdust throughout the Property despite the dust collection system.

The Florida Building Code Broward County Amendments, 7th Edition (“FBC”)

Pursuant to Section 102.6, *Existing Structures* (**Exhibit 14**), the legal occupancy of any structure existing on the date of adoption of this Code shall be permitted to continue without change, except as is specifically covered in this Code, the FBC Existing Buildings, and/or the Fire Protection Provisions of this Code and FFPC, or as deemed

Ryan Abrams, Esq.
April 12, 2023
Page 5 of 5

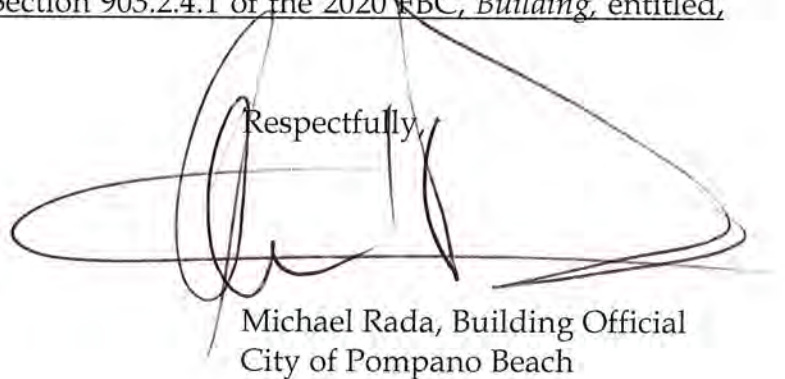
necessary by the Building Official for the general safety and welfare of the occupants and the public.

Conclusion

The 2020 FBC, *Existing Buildings* provides ... any change in use within a group for which there is a change in the application of the requirements of this code ... must be considered. The F-1 occupancy classification on the original CO is less restrictive than Division (2) under the 1986 SFBC. By contrast, *2020 FBC, Building* specifically identifies woodworking as a Moderate-hazard factory Industrial, Group F-1 occupancy group. When Accent began its cabinet manufacturing/ operations at the Property in 2013, the change of occupancy classification created a higher hazard level.

In light of the foregoing Code provisions and the fact that the City's most recent inspection of the Property (**Exhibit 13**) revealed extensive woodworking equipment; the presence of loose dust particles throughout the Property despite installation of a dust collection system; other non-approved electrical upgrades and cited violations of FBC 105.1 for work without permits, fire sprinklers or reducing the fire area to less than 2,500 sq. ft. is required pursuant to Section 903.2.4.1 of the 2020 FBC, Building, entitled, *Woodworking Operations*.

Respectfully,

A large, stylized handwritten signature in black ink, appearing to read 'Michael Rada', is written over the word 'Respectfully' and extends across the line.

Michael Rada, Building Official
City of Pompano Beach

Enclosures: as stated

copy: Andrew J. Bookman, Esq.
Pete McGinnis, Fire Marshall
Charles Rizzuto, Building Safety Chief

Fawn Powers

From: Ryan Abrams <rabrams@abrams-law.com>
Sent: Thursday, February 2, 2023 10:15 AM
To: Fawn Powers
Cc: Ali Rezai (Other); Simeon Kirilov (Work); Triliya Abrams
Subject: RE: Accent Closets resubmittal deadline and response to comments

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Thank you, Fawn. I have all the plans. Almost ready to submit.

In response to Mr. Davis and Mr. McCrary:

“change of occupancy” has a specific meaning in the Florida Building Code. Only changes to certain occupancy classifications trigger new FBC requirements. Please ask Michael Rada about this, and I’m sure he will concur. Accent Closets has not proposed a new occupancy classification. Accent Closets is not required to upgrade this entire space to current code requirements. They are only required to apply the current code with respect to the new work proposed.

The occupancy group shown on the C.O. is F-1. Since we are not changing the occupancy classification, we are only required to comply with the building code provisions applicable to the repairs themselves. I’ve copied several relevant provisions shown below. Regarding Mr. Davis’ comment, please refer him to section 1010.1 shown below. Regarding Mr. McCrary’s comment, please refer him to sections 1008.1 and 1008.2, shown below.

Please note: I am not looking to argue here. We genuinely want to work with staff in a positive and constructive way to move this project forward. We understand that safety paramount. We believe all applicable code requirements and safety concerns are accounted for in the forthcoming resubmittal, and we hope the reviewers will see that. But we have received several unnecessary requests, such as the water fountain and sprinklers, which are not required for repairs to an existing structure.

2020 Florida Building Code:

[A]101.4.7 Existing buildings.

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

CHANGE OF OCCUPANCY. A change in the use of a building or a portion of a building which results in one of the following:

1. 1.A change of occupancy classification.
2. 2.A change from one group to another group within an occupancy classification.
3. 3.Any change in use within a group for which there is a change in the application of the requirements of this code.

Factory and Industrial (see Section 306): Groups F-1 and F-2.

[A]102.6.2 Buildings previously occupied.

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

302.1 Occupancy classification.

Occupancy classification is the formal designation of the primary purpose of the building, structure or portion thereof.

4. Factory and Industrial (see Section 306): Groups F-1 and F-2.

306.2 Moderate-hazard factory industrial, Group F-1.

Factory industrial uses that are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:

- Machinery
- Metals
- Millwork (sash and door)
- Wood; distillation
- Woodworking (cabinet)

2020 Florida Building Code, Existing Buildings:

401.1 Scope.

Repairs shall comply with the requirements of this chapter and with the provisions of Section 706. Repairs to *historic buildings* need only comply with Chapter 12.

401.2 Conformance.

The work shall not make the building less conforming than it was before the *repair* was undertaken.

1001.3 Certificate of occupancy required.

A certificate of occupancy shall be issued where a *change of occupancy* occurs that results in a different occupancy classification as determined by the *Florida Building Code, Building*.

1008.2 Unsafe conditions.

Where the occupancy of an *existing building* or part of an *existing building* is changed, all unsafe conditions shall be corrected without requiring that all parts of the electrical system comply with NFPA 70.

1010.1 Increased demand.

Where the occupancy of an *existing building* or part of an *existing building* is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the *Florida Building Code, Plumbing*, the new occupancy shall comply with the intent of the respective *Florida Building Code, Plumbing* provisions.

1001.2.1 Change of use.

Any work undertaken in connection with a change in use that does not involve a *change of occupancy* classification or a change to another group within an occupancy classification shall conform to the applicable requirements for the work as classified in Chapter 6 and to the requirements of Sections 1002 through 1011.

Exception: As modified in Section 1205 for *historic buildings*.

1002.1 Compliance with the building code.

Where the character or use of an *existing building* or part of an *existing building* is changed to one of the following special use or occupancy categories as defined in the *Florida Building Code, Building*, the building shall comply with all of the applicable requirements of the *Florida Building Code, Building*:

1. 1. Covered and open mall buildings.
2. 2. Atriums.
3. 3. Motor vehicle-related occupancies.
4. 4. Aircraft-related occupancies.
5. 5. Motion picture projection rooms.
6. 6. Stages and platforms.

7. 7.Special amusement buildings.
8. 8.Incidental use areas.
9. 9.Hazardous materials.
10. 10.Ambulatory care facilities.
11. 11.Group I-2 occupancies.

1008.1 Special occupancies.

Where the occupancy of an *existing building* or part of an *existing building* is changed to one of the following special occupancies as described in NFPA 70, the electrical wiring and equipment of the building or portion thereof that contains the proposed occupancy shall comply with the applicable requirements of NFPA 70 whether or not a *change of occupancy* group is involved:

1. 1.Hazardous locations.
2. 2.Commercial garages, *repair*, and storage.
3. 3.Aircraft hangars.
4. 4.Gasoline dispensing and service stations.
5. 5.Bulk storage plants.
6. 6.Spray application, dipping, and coating processes.
7. 7.Health care facilities.
8. 8.Places of assembly.
9. 9.Theaters, audience areas of motion picture and television studios, and similar locations.
10. 10.Motion picture and television studios and similar locations.
11. 11.Motion picture projectors.
12. 12.Agricultural buildings.

Sincerely,

Ryan A. Abrams, Esq.
Founder and Managing Attorney
Abrams Law Firm, P.A.
888 SE 3rd Ave., Suite 400
Fort Lauderdale, FL 33316
Office: 954-332-2358
Direct: 954-406-0280
Cell: 305-775-5958
Email: rabrams@abrams-law.com
Website: www.abrams-law.com

From: Fawn Powers <Fawn.Powers@copbfl.com>

Sent: Wednesday, February 1, 2023 5:39 PM

To: Ryan Abrams <rabrams@abrams-law.com>

Cc: Jeffrey Massie <Jeffrey.Massie@copbfl.com>; Peter McGinnis <Peter.McGinnis@copbfl.com>; Michael Rada <Michael.Rada@copbfl.com>; Jim Galloway <Jim.Galloway@copbfl.com>; Charles Rizzuto <Charles.Rizzuto@copbfl.com>; Fawn Powers <Fawn.Powers@copbfl.com>

Subject: FW: Accent Closets resubmittal deadline and response to comments

Ryan -

Please see the City's response to your questions below regarding plan review comments. Charles has agreed to extend the compliance dated until the pending NOV until March 3rd and the matter will be set for hearing on 3/8.

The deadline for resubmittal is February 12th (60 days from December 12th). Please make sure to timely submit as heretofore repeatedly promised.

Thanks.

Plumbing response to comments:

Good morning,

To verify if this is a change of occupancy, I consulted with the Chief Structural Inspector. This is a change of occupancy due to the change of classification. Minimum plumbing fixtures would be required. The service sink has been added. A drinking fountain is still required.

If you have any questions, please call or email back.

Thank you,



Marvin Davis, Plumbing Plans Examiner, City of Pompano Beach, 954-786-5529.

Fire Prevention response to comments:

- 1 – Page A1.0 plan page states shelves. As per the pictures that have been provided this are Racks as per the definitions provided in comments. Pallet racks must have structural plans and calculations submitted. Fire requires detailed information for height of racks, commodities and method of storage within the racks as per NFPA 1 Chapter 34.
- 2 – Plans do not state anywhere reference the method of glue operations/procedures/product used. If flammable/combustible liquids are to be applied depending on methods provide code references supporting that a spray booth with proper ventilation and fire protection is required or not.

Jim Galloway

Fire Inspector II
Pompano Beach Fire Rescue
120 SW 3rd Street
Pompano Beach, FL 33060
Office: 954-786-4978
Fax: 954-786-4347
jim.galloway@copbfl.com

Electrical response to comments:

Morning,

1. Sheet G0.0 project information has scope of work is to include the installation of new storage racks, a new vacuum line and unit. A new compressor along with lines, a new saw and a sink for display and coffee bar.
2. Sheet A1.1 indicates Existing panel to remain, NO WORK, all breakers are existing to remain. Work is limited to 2 new breakers for fans.
3. Sheet A1.1 has existing equipment that the City Records indicate that no electrical permits have been issued.

4. Sheet A1.1 indicates connect compressor per manufactures specs, install breakers per manufactures specs. N.E.C. 110.3 (B) (C) requires that all equipment to be listed and labeled. If the equipment is not listed how are we to know the manufacture specs?
5. The submittal has many documents of equipment that are not on the plan. Where are these pieces of equipment going to be installed?
6. This is a change of use occupancy, how do we have existing equipment?
7. What is the existing service and load for the building? Can the additional load be accommodated from the existing service? A change of use with existing circuitry for a wood shop?
8. If you need further assistance to understand these comments I suggest you contact you Design Professional Simeon J Kirilov at SK Architectural Design, 407 616-4334. If HE needs assistance or clarification of this list of comments I can be contacted at 954 786-4906.

Hope this information is helpful.



Ellison (Kay) McCrary
Electrical Plans Examiner
Ellison.McCrary@copbfl.com
954-786-4906
Pompanobeachfl.gov



Business Tax Receipt History for 2266 NW 30 Place Pompano Beach, FL

EXHIBIT

3

BRAZILIAN STONE CO

Year	License Number	Classification	Status
2	35458	MERCHANTS-WHSL \$50,000.01 TO \$100,000.00	TRANSFERRED
2	35457	IMPORT/EXPORT	TRANSFERRED

BEST STONE CORPORATION

Year	License Number	Classification	Status
3	39230	MERCHANTS-WHSL OVER \$100,000.00	RENEWED
4	39230	MERCHANTS-WHSL OVER \$100,000.00	RENEWED
5	39230	MERCHANTS-WHSL OVER \$100,000.00	RENEWED
6	39230	MERCHANTS-WHSL OVER \$100,000.00	RENEWED
7	39230	MERCHANTS-WHSL OVER \$100,000.00	RENEWED
8	39230	MERCHANTS-WHSL OVER \$100,000.00	RENEWED
9	39230	MERCHANTS-WHSL OVER \$100,000.00	TRANSFERRED

ACCENT CLOSETS

Year	License Number	Classification	Status
13	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
13	77466	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
14	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
14	77466	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
15	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
15	77466	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
16	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
16	77466	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
17	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
17	77466	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
18	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
18	77466	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	INACTIVE
19	97382	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
19	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
20	97382	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
20	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
21	97382	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
21	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
22	97382	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
22	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
23	97382	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	ACTIVE
23	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	ACTIVE

CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA

FOLIO No. 8221-06-001

CHECK ONE
 FINAL
 REPEAT FINAL
 PARTIAL
 TEMPORARY
 HOTEL/MOTEL
 MOBILE HOME

CERTIFICATE OF OCCUPANCY

PERMIT No. 86-3334 DATE 9/9/86 BUILDERS NAME Condor Construction
 OWNER'S NAME: Greenwin Florida Investment

LEGAL DESCRIPTION OF PROPERTY

SUBDIVISION: Pompano Ind. Park BLOCK _____ LOT: _____
 STREET ADDRESS OF PROPERTY: 2266 S.W. 30 Place
 ZONING CLASSIFICATION: I-1 PERMIT ISSUED FOR: Interior Alteration

FINAL APPROVALS:

BUILDING <u>9/9/86</u>	GROUP Occ. <u>F-1 & G-2</u>	APPROVED FOR OCCUPANCY: BY: <u>[Signature]</u> BUILDING INSPECTOR
PLUMBING <u>9/8/86</u>	No. DWELLING UNITS _____	
ELECTRIC <u>9/9/86</u>	APPROX. TOTAL Sq.Ft. (FOR GROUP ABOVE) _____	FIRE DEPT. OCCUPANT LOAD _____
GAS _____		TYPE OF CONSTRUCTION _____
A/C <u>9/9/86</u>		UNIT LIVE LOAD _____
PAVING _____		
LANDSCAPE _____		
SEWER CONNECTION FEE: <u>N/A</u>	BALANCE DUE: _____	

Original Certificate of Occupancy

Note: There is a Scrivener's Error. The S.W. direction in the address is incorrect. The correct direction is N.W.

**CHAPTER 11
REQUIREMENTS OF GROUP F OCCUPANCIES**

- 1101 GROUP F OCCUPANCY DEFINED
- 1102 CONSTRUCTION, HEIGHT AND AREA ALLOWABLE
- 1103 LOCATION ON PROPERTY
- 1104 EGRESS FACILITIES
- 1105 LIGHT AND VENTILATION
- 1106 ENCLOSURE OF VERTICAL OPENINGS
- 1107 SPECIAL HAZARDS
- 1108 PLUMBING AND SANITATION
- 1109 MIXED OCCUPANCY

1101 GROUP F OCCUPANCY DEFINED

Group F Occupancy shall include storage and industrial uses as follows:

DIVISION 1: Storage Occupancy shall include warehouses, storage buildings, freight depots, public garages of any size where repair work is done, parking garages for more than four cars, gasoline service stations, aircraft hangars or similar uses.

DIVISION 2: Industrial Occupancy shall include factories, assembly and manufacturing plants, processing mills, laboratories, loft buildings, creameries, laundries, ice plants, sawmills, planing mills, box factories, woodworking shops with fixed or portable power equipment or tools exceeding a combined total of 20 H.P. and other similar uses.

1102 CONSTRUCTION, HEIGHT AND AREA ALLOWABLE

1102.1 GENERAL:

(a) Buildings, or parts of buildings, classed in Group F, Division 1 and Division 2, because of use or occupancy except parking garages, shall be limited in height and area as follows:

Type	Allowable Height	Basic Area
I	Not Limited	Not Limited
II	75 feet (5 stories)	30,000
III (Protected)	60 feet (4 stories)	13,500
III (Unprotected)	20 feet (1 story)	10,000
IV	(1 story)	12,000
V	20 feet (1 story)	10,800

(b) See Section 514 for allowable area increases.

1102.2 SPECIAL PROVISIONS:

(a) Motor Vehicle service stations in Fire Zones 1A and 2A (including canopies over pumps) shall be of Type I, II, or III (protected) Construction. Motor vehicle service stations shall not be Type V Construction in any Fire Zones.

(b) Aircraft hangars shall be of Type I, II, III (protected), or IV Construction, and shall have exterior walls of not less than two-hour fire-resistive construction or be surrounded by public streets not less than 60 feet in width.

(c) (1) Parking garages used exclusively for the parking and storing of passenger motor vehicles shall be of Type I, Type II or Type IV Construction with no combustible materials other than paint or other similarly approved finish and shall be limited in height and area as follows:

Type	Allowable Height	Basic Area
I	Not Limited	Not Limited
II	Not Limited	Not Limited
IV	1 story	Not Limited

(2) Parking garages may be located in any Fire Zone, without reduction in allowable area.

(3) Parking on the roof is not construed to be an additional story.

(4) The horizontal distance from any point on each level to an exterior wall opening facing on a street, or to other permanently maintained open space accessible to a street, or to a wall opening on an interior court at least 10 feet in minimum dimension shall not exceed 200 feet.

(5) Openings in interior court walls shall conform to the requirements for exterior wall openings.

(6) **EXCEPTION:** Open-air parking garages in excess of one story when fully sprinklered, may have exposed pipes and conduits of PVC materials. Fire sprinkler piping must comply with NFPA 13. One story parking garages may have exposed pipes and conduits of PVC material without being sprinklered.

(d) Floors in motor service stations, garages and aircraft hangars shall be incombustible materials protected against saturation.

(e) Ramps used for the transfer of vehicles shall comply with Paragraph 3120.3(c) herein.

1102.3 SPECIAL PURPOSE OCCUPANCY:

(a) (1) Special purpose occupancy is defined as any Group F, Division 2 Occupancy, except High Hazard, designed for and suitable only for particular types of operations characterized by a relatively low density of employee population with much of the area occupied by machinery and equipment.

(2) Vertical openings in special purpose occupancies may be unenclosed where such openings are necessary to manufacturing operations, provided every floor level has direct access to one or more enclosed stairways protected from obstruction by fire or smoke in the open areas connected by such openings.

1103 LOCATION ON PROPERTY

1103.1 Exterior walls shall have fire-resistance and opening protection, determined by location on property, as set forth for the Type of Construction in Part V.

1104 EGRESS FACILITIES

1104.1 Stairs, means of egress and smoke proof enclosures shall be provided as set forth in Chapter 31. (See Section 3120 for specific requirements for Group F Occupancies.)

1105 LIGHT AND VENTILATION

1105.1 All portions of Group F Occupancies customarily used by human beings shall have light and ventilation as set forth in Section 905.

1105.2 All portions of buildings where flammable liquids are used or stored or where automobiles are stored or handled shall be provided with mechanical ventilation as set forth in Chapter 48, except that the Building Official may waive this requirement when the building is provided with unobstructed openings and/or cross ventilation.

1106 ENCLOSURE OF VERTICAL OPENINGS

1106.1 Vertical openings shall be enclosed as set forth in Part V, Types of Construction, and in Chapter 31.

1106.2 Vertical openings not required to be enclosed and abrupt differences in floor level shall be safeguarded as set forth in Section 516 of this Code.

1107 SPECIAL HAZARDS

1107.1 Automatic-sprinkler systems, fire extinguishers and standpipes shall be as set forth in Chapter 38 and fire alarms shall be as set forth in Chapter 31.

1107.2 Chimneys, flues and vents shall be as set forth in Chapter 39.

1107.3 Heat-producing apparatus shall be as set forth in Chapter 40.

1107.4 The service of hazardous utilities shall be as set forth in Section 509 and other portions of this Code applicable hereto.

1107.5 Electrical installations shall be as required herein and as specified in Part XI.

1107.6 Transformer vaults shall be as set forth in Section 4101.

1107.7 The storage of flammable materials shall be as set forth in Chapter 41.

1107.8 Exhaust and dust collecting systems shall be provided on any single piece of equipment or power tool producing or generating combustible fibres, chips, shavings, and dusts and exceeding 2 H.P. or any quantity of equipment or power tools exceeding 5 H.P. Exhaust and collecting systems shall comply with the Standards set forth in Sub-section 4103.5.

1107.9 Buildings shall comply, where required, with Section 515, Facilities for the Physically Disabled and/or Handicapped.

1108 PLUMBING AND SANITATION

1108.1 Plumbing shall be installed as set forth in Part XII.

1108.2 Sanitation shall be as set forth in Section 512 except that the requirements for facilities on upper storage floors of buildings of warehouse occupancy may be proportionately readjusted.

1109 MIXED OCCUPANCY

1109.1 Separation of Group F Occupancies or Divisions thereof from all other Occupancies or Divisions of Occupancies shall be as set forth in Chapter 5.

1109.2 Tenant separation shall be provided as set forth in Sub-section 507.2.

**CHAPTER 38
FIRE-EXTINGUISHING APPARATUS**

- 3801 AUTOMATIC-SPRINKLER SYSTEMS**
- 3802 CARBON DIOXIDE FIRE-EXTINGUISHING SYSTEMS**
- 3803 STANDPIPES AND HOSE STATIONS**
- 3804 WATER SUPPLY**
- 3805 FIRE DEPARTMENT CONNECTIONS**
- 3806 YARD HYDRANTS**
- 3807 PORTABLE FIRE EXTINGUISHERS**
- 3808 INSPECTIONS AND TESTS**

3801 AUTOMATIC-SPRINKLER SYSTEMS**3801.1 GENERAL:**

(a) In new buildings or in buildings altered to increase the area or height, and in existing buildings as set forth in Sub-sections 104.7 and 503.1 of this Code, approved automatic-sprinkler systems shall be installed and maintained as provided in this Chapter and in Chapter 51 of this Code, except that the Building Official may require or may permit a carbon dioxide fire-extinguishing system, as set forth in Section 3802 herein, or other approved automatic fire-extinguishing system, to be used in lieu of such sprinkler system.

(b) As used in this Chapter:

(1) Area shall be the allowable floor area set forth in Part III (Groups of Occupancy) of this Code for the various Types of construction.

(2) Height shall be the vertical distance from grade to the top of the main roof, exclusive of a mechanical penthouse.

(3) Grade shall be as set forth in Paragraph 5101.1 (b) of this Code.

(c) Combustible goods or merchandise shall include those made of wood, plastics, cloth or rubber; those containing flammable liquids; those packed with excelsior, paper or moss; those packaged or packed in paper, cardboard or wood containers and other goods or merchandise of equivalent, or greater, combustibility.

(d) Combustible, incombustible and non-combustible shall be as defined in Section 401 of this Code.

(e) The installation of fire extinguisher or standpipes shall not reduce or nullify the requirements for automatic fire-extinguishing systems as set forth in this Chapter and in Chapter 51 of this Code.

(f) Where automatic fire-extinguishing protection is provided in other than High Hazard Occupancies, the fire-resistive requirements may be reduced by one hour in the area or portion of buildings so protected provided such buildings are not more than 50 feet in height, however, in no case shall it be less than one-hour fire-rated.

3801.2 BASEMENTS: Approved automatic-sprinkler systems shall be required:

(a) In basements or underground structures occupied as bowling lanes, restaurants, or for the manufacture, sale, or storage of combustible goods or merchandise (not including garages) and exceeding 2500 square feet in area.

(b) In basements used as workshops or for storage of combustible goods in buildings used for assembly, educational or residential occupancies where the area used for such workshops or such storage of combustible goods exceeds 2500 square feet.

(c) In basements of buildings used for assembly, educational, or residential occupancies where the area of such basements exceeds 5,000 square feet.

3801.3 REQUIREMENTS BASED ON OCCUPANCY:

(a) **GROUP A OCCUPANCIES:** Every Group A Occupancy shall be protected by approved automatic sprinkler system except in uses within Type I and Type II construction listed below:

(1) Auditoriums with fixed seating.

(2) Multipurpose educational occupancy auditoriums of less than 12,000 sq. ft. in gross area.

(3) Passenger terminals at or above grade under 50 feet in height.

(4) Gymnasiums used for no other purpose.

(5) Skating rinks and swimming pools used exclusively for participant sport and no audience facilities for more than 300 occupants.

(b) GROUP B AND C OCCUPANCIES: Approved automatic-sprinkler systems shall be installed in the entire building of Type V (protected) construction and in the following locations in buildings of Group B and C Occupancies having a stage:

(1) Projection rooms where nitro-cellulose film is used.

(2) All accessible spaces on the stage side of the proscenium opening, including under the stage floor, gridiron and tie and fly galleries.

(3) Dressing rooms, workshops and storerooms.

(4) On the stage side and immediately back of the proscenium curtain and not more than five feet above the proscenium arc.

(5) Projection rooms of buildings of Groups B Occupancies not having a stage and having a seating capacity of 500 or more persons.

(c) GROUP D OCCUPANCIES: Approved automatic-sprinkler systems shall be installed in buildings of Group D as follows:

(1) Type I and Type II buildings exceeding three stories.

(2) Type III buildings for Division 1 and Division 2 and Type III, IV and V buildings for Division 3 only where the capacity exceeds thirteen (13) residents or in facilities with four (4) or more residents deemed incapable of self preservation.

(d) GROUP E OCCUPANCIES: Approved automatic-sprinkler systems shall be installed in buildings of Group E Occupancy, Divisions 1 and 2, over one story in height, or in buildings of mixed Occupancies, or in buildings one story in height exceeding 1500 square feet in area.

(e) GROUP F OCCUPANCIES: Approved automatic-sprinkler systems shall be installed:

(1) In buildings or within fire divisions of Group F, Division 1, Occupancy (other than parking garages) one and two stories in height used for the sale or storage of combustible goods or merchandise and exceeding 20,000 square feet per floor in area.

(2) In buildings or within fire divisions of Group F, Division 1, Occupancy (other than parking garages) three or more stories in height used for the sale or storage of combustible goods or merchandise and exceeding 10,000 square feet per floor in area.

(3) In buildings of Group F, Division 1, Occupancy used for garages as follows:

(aa) In enclosed parking garages over 50 feet in height.

(bb) In open-air parking garages more than 75 feet in height.

(cc) In repair garages over one story in height, or located below another occupancy, exceeding 10,000 square feet per floor if of Type 1 construction, or 8,000 square feet per floor if of protected incombustible construction.

(dd) In one-story repair garages exceeding 15,000 square feet in floor area if of Type 1 construction, 12,000 square feet in floor area if of protected incombustible construction, or 9,000 square feet in floor area if of unprotected, incombustible construction or heavy timber, or Type III Protected construction.

(ee) In any basement-parking or repair garage located under any occupancy other than a parking or repair garage, where such basement garage exceeds 5,000 square feet in floor area.

(4) In buildings of Group F, Division 2, Occupancy used for shops, plants, or factories where loose combustible fibers, chips, shavings and dust are produced or generated and such buildings are over one story in height, or:

per floor, or (aa) In such buildings of mixed occupancies exceeding 8,000 square feet

(bb) In such buildings one story in height and exceeding 15,000 square feet in floor area.

(5) In buildings of Group F, Division 2, Occupancy used for dry goods and apparel manufacturing shops as follows:

(aa) In such buildings one or two stories in height of Type II and Type III (Protected) Construction constructed with incombustible materials and exceeding 10,000 square feet per floor and,

(bb) In such buildings one or two stories in height of Type II and Type II (Protected) Construction constructed wholly or in part with combustible materials and exceeding 2500 square feet per floor and,

(cc) In any such building of Type III (Unprotected), of Type IV, or Type V Construction of any floor area and,

(dd) In any building three or more stories in height of any floor area.

(f) **GROUP G, DIVISION 1, OCCUPANCY:** Approved automatic-sprinkler systems shall be installed:

(1) In buildings or within fire divisions of Group G, Division 1, Occupancy one story in height used for the sale or storage of combustible goods or merchandise and exceeding 15,000 square feet in floor area.

(2) In buildings or within fire divisions of Group G, Division 1, Occupancy over one story in height used for the sale and storage of combustible goods or merchandise and exceeding 30,000 square feet in gross floor area, the total of the floors.

(g) **GROUP H - HOTELS, MOTELS AND TIME-SHARE UNITS:** Automatic sprinkler systems and smoke detection systems shall be installed in buildings of these categories as required by HB 1069, F.S. 509.213.

3801.4 REQUIREMENTS:

(a) Automatic-sprinkler systems shall comply with the Standard -The Installation of Sprinkler Systems-, NFPA 13, as set forth in Section 402 of this Code and the provisions of Chapter 51 of this Code.

(1) Plans for automatic sprinkler systems shall bear the seal of a Florida Registered Engineer.

(b) The alarm valve required for a standard sprinkler system shall be required only in buildings of Group A Occupancy and in basements exceeding 3,000 square feet in floor area of other occupancies.

(c) Buildings not exceeding 50 feet in height may have automatic-sprinkler systems complying with Chapter 51 of this Code and such systems may be supplied from a four inch standpipe.

(d) Sprinklers shall be installed:

(1) At the top and at alternate floors in any trash or linen chute.

(2) In every trash or linen terminal room and in every room exceeding 15 square feet of floor area connected to such trash or linen chute.

(3) In garbage or trash rooms of more than 15 square feet of floor area.

(4) In paint spray booths as provided in Section 4107 of this Code.

(5) In film storage rooms storing nitro-cellulose film as provided in Section 4104 of this Code.

3802 CARBON DIOXIDE FIRE-EXTINGUISHING SYSTEMS

3802.1 GENERAL:

(a) The Building Official may require and may approve substitution for required sprinkler systems in places not commonly used by the public and, where so approved, carbon dioxide or other Underwriter's Laboratories (UL) listed fire-extinguishing systems may be provided.

CHAPTER 2

DEFINITIONS

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words used in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the other *Florida Building Codes*, such terms shall have the meanings ascribed to them in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this chapter, such terms shall have ordinarily accepted meanings such as the context implies.

SECTION 202 GENERAL DEFINITIONS

[A] ADDITION. An extension or increase in floor area, number of stories, or height of a building or structure.

[A] ALTERATION. Any construction or renovation to an existing structure other than a *repair* or *addition*. Alterations are classified as Level 1, Level 2 and Level 3.

[A] APPROVED. Acceptable to the *code official* or authority having jurisdiction.

[A] CHANGE OF OCCUPANCY. A change in the use of a building or a portion of a building which results in any of the following:

1. A change of occupancy classification.
2. A change from one group to another group within an occupancy classification.
3. Any change in use within a group for which there is a change in the application of the requirements of this code.

[A] CODE OFFICIAL. The officer or other designated authority charged with the administration and enforcement of this code.

[BS] DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance

or ornamentation of the building or structure under service loads.

[A] DEFERRED SUBMITTAL. Those portions of the design that are not submitted at the time of the application and that are to be submitted to the *code official* within a specified period.

EQUIPMENT OR FIXTURE. Any plumbing, heating, electrical, ventilating, air conditioning, refrigerating, and fire protection equipment, and elevators, dumb waiters, escalators, boilers, pressure vessels and other mechanical facilities or installations that are related to building services. Equipment or fixture shall not include manufacturing, production, or process equipment, but shall include connections from building service to process equipment.

[A] EXISTING BUILDING. A building erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

EXISTING STRUCTURES. A structure erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

[A] FACILITY. All or any portion of buildings, structures, site improvements, elements and pedestrian or vehicular routes located on a site.

[BS] FLOOD HAZARD AREA. The greater of the following two areas:

1. The area within a flood plain subject to a 1-percent or greater chance of flooding in any year.
2. The area designated as a *flood hazard area* on a community's flood hazard map, or otherwise legally designated.

[A] HISTORIC BUILDING. See Section 1202.

LOAD-BEARING ELEMENT. Any column, girder, beam, joist, truss, rafter, wall, floor or roof sheathing that supports any vertical load in addition to its own weight or any lateral load.

NONCOMBUSTIBLE MATERIAL. A material that, under the conditions anticipated, will not ignite or burn when subjected to fire or heat. Materials that pass ASTM E136 are considered noncombustible materials.

POSITIVE ROOF DRAINAGE. The drainage condition in which consideration has been made for all loading deflections of the roof deck, and additional slope has been provided to ensure drainage of the roof within 48 hours of precipitation.

PRIMARY FUNCTION. A *primary function* is a major activity for which the facility is intended. Areas that contain a *primary function* include, but are not limited to, the customer services lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried

DEFINITIONS

slower rate and/or who have mental and psychiatric complications.

[BS] DALLE GLASS. A decorative composite glazing material made of individual pieces of glass that are embedded in a cast matrix of concrete or epoxy.

DAMPER. See “*Ceiling radiation damper*,” “*Combination fire/smoke damper*,” “*Corridor damper*,” “*Fire damper*” and “*Smoke damper*.”

[BS] DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

[F] DAY BOX. A portable magazine designed to hold explosive materials constructed in accordance with the requirements for a Type 3 magazine as defined and classified in the *Florida Fire Prevention Code*.

[BS] DEAD LOAD. The weight of materials of construction incorporated into the building, including but not limited to walls, floors, roofs, ceilings, *stairways*, built-in partitions, finishes, cladding and other similarly incorporated architectural and structural items, and the weight of fixed service equipment, such as cranes, plumbing stacks and risers, electrical feeders, heating, ventilating and air-conditioning systems and *automatic sprinkler systems*.

[BS] DECORATIVE GLASS. A carved, leaded or *Dalle glass* or glazing material whose purpose is decorative or artistic, not functional; whose coloring, texture or other design qualities or components cannot be removed without destroying the glazing material and whose surface, or assembly into which it is incorporated, is divided into segments.

[F] DECORATIVE MATERIALS. All materials applied over the building *interior finish* for decorative, acoustical or other effect including, but not limited to, curtains, draperies, fabrics and streamers; and all other materials utilized for decorative effect including, but not limited to, bulletin boards, artwork, posters, photographs, batting, cloth, cotton, hay, stalks, straw, vines, leaves, trees, moss and similar items, foam plastics and materials containing foam plastics. Decorative materials do not include wall coverings, ceiling coverings, floor coverings, ordinary window shades, *interior finish* and materials 0.025 inch (0.64 mm) or less in thickness applied directly to and adhering tightly to a substrate.

[BS] DEEP FOUNDATION. A deep foundation is a foundation element that does not satisfy the definition of a *shallow foundation*.

DEFEND-IN-PLACE. A method of emergency response that engages building components and trained staff to provide occupant safety during an emergency. Emergency response involves remaining in place, relocating within the building, or both, without evacuating the building.

[A] DEFERRED SUBMITTAL. Those portions of the design that are not submitted at the time of the application and that are to be submitted to the *building official* within a specified period.

[F] DEFLAGRATION. An exothermic reaction, such as the extremely rapid oxidation of a flammable dust or vapor in air, in which the reaction progresses through the unburned material at a rate less than the velocity of sound. A deflagration can have an explosive effect.

DELAYED ACTION CLOSER. Self-closing device that incorporates a delay prior to the initiation of closing. Delayed action closers are mechanical devices with an adjustable delay.

[F] DELUGE SYSTEM. A sprinkler system employing open sprinklers attached to a piping system connected to a water supply through a valve that is opened by the operation of a detection system installed in the same areas as the sprinklers. When this valve opens, water flows into the piping system and discharges from all sprinklers attached thereto.

[BS] DESIGN DISPLACEMENT. See Section 1905.1.1.

[BS] DESIGN EARTHQUAKE GROUND MOTION. The earthquake ground motion that buildings and structures are specifically proportioned to resist in Section 1613.

[BS] DESIGN FLOOD. The *flood* associated with the greater of the following two areas:

1. Area with a flood plain subject to a 1-percent or greater chance of *flooding* in any year.
2. Area designated as a *flood hazard area* on a community's flood hazard map, or otherwise legally designated.

[BS] DESIGN FLOOD ELEVATION. The elevation of the “*design flood*,” including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the *design flood elevation* shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where a depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet (610 mm).

[A] DESIGN PROFESSIONAL, REGISTERED. See “Registered design professional.”

[A] DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, REGISTERED. See “Registered design professional in responsible charge.”

[BS] DESIGN STRENGTH. The product of the nominal strength and a *resistance factor* (or strength reduction factor).

[BS] DESIGNATED SEISMIC SYSTEM. Those nonstructural components that require design in accordance with Chapter 13 of ASCE 7 and for which the component importance factor, I_p , is greater than 1 in accordance with Section 13.1.3 of ASCE 7.

[F] DETACHED BUILDING. A separate single-story building, without a basement or crawl space, used for the storage or *use of hazardous materials* and located an *approved* distance from all structures.

CHAPTER 6

CLASSIFICATION OF WORK

SECTION 601
GENERAL

601.1 Scope. The provisions of this chapter shall be used in conjunction with Chapters 7 through 13 and shall apply to the *alteration, addition and change of occupancy* of existing structures, including historic and moved structures, as referenced in Section 301.3.2. The work performed on an *existing building* shall be classified in accordance with this chapter.

601.1.1 Compliance with other alternatives. *Alterations, additions and changes of occupancy* to existing structures shall comply with the provisions of Chapters 7 through 13 or with one of the alternatives provided in Section 301.3.

601.2 Work area. The *work area*, as defined in Chapter 2, shall be identified on the construction documents.

601.3 Structure seaward of a coastal construction line. Structures located seaward of the coastal construction line shall be designed to resist the predicted forces of a 100-year storm event in accordance with Section 3109 of the *Florida Building Code, Building*.

601.4 Dangerous buildings. When an historic building is determined as dangerous, no work shall be required except as necessary to correct identified dangerous conditions.

SECTION 602
ALTERATION—LEVEL 1

602.1 Scope. Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

602.2 Application. Level 1 *alterations* shall comply with the provisions of Chapter 7.

SECTION 603
ALTERATION—LEVEL 2

603.1 Scope. Level 2 *alterations* include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

603.2 Application. Level 2 *alterations* shall comply with the provisions of Chapter 7 for Level 1 *alterations* as well as the provisions of Chapter 8.

SECTION 604
ALTERATION—LEVEL 3

604.1 Scope. Level 3 *alterations* apply where the work area exceeds 50 percent of the *building area*.

604.2 Application. Level 3 *alterations* shall comply with the provisions of Chapters 7 and 8 for Level 1 and 2 *alterations*, respectively, as well as the provisions of Chapter 9.

SECTION 605
CHANGE OF OCCUPANCY

605.1 Scope. *Change of occupancy* provisions apply where the activity is classified as a *change of occupancy* as defined in Chapter 2.

605.2 Application. *Changes of occupancy* shall comply with the provisions of Chapter 10.

SECTION 606
ADDITIONS

606.1 Scope. Provisions for *additions* shall apply where work is classified as an *addition* as defined in Chapter 2.

606.2 Application. *Additions to existing buildings* shall comply with the provisions of Chapter 11.

SECTION 607
HISTORIC BUILDINGS

607.1 Scope. *Historic building* provisions shall apply to buildings classified as historic as defined in Chapter 12.

607.2 Application. Except as specifically provided for in Chapter 12, *historic buildings* shall comply with applicable provisions of this code for the type of work being performed.

SECTION 608
RELOCATED BUILDINGS

608.1 Scope. Relocated building provisions shall apply to relocated or moved buildings.

608.2 Application. Relocated buildings shall comply with the provisions of Chapter 13.

SECTION 609
RETROFITTING

609.1 Scope. Retrofitting of buildings, as defined in Chapter 2, includes work of a voluntary nature for the purposes of improving the ability of the building or building elements or building components to better serve the purpose for which they were originally intended or the purpose that current building codes intend. Retrofit work shall not include repair work as defined in Chapter 2 and described in Chapter 4.

609.2 Application. Retrofitting of existing buildings shall comply with the provisions of Chapter 17 of this code.

CHAPTER 10 CHANGE OF OCCUPANCY

SECTION 1001 GENERAL

1001.1 Scope. The provisions of this chapter shall apply where a *change of occupancy* occurs, as defined in Section 202.

1001.2 Certificate of occupancy. A change of occupancy or a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building* shall not be made to any structure without the approval of the *code official*. A certificate of occupancy shall be issued where it has been determined that the requirements for the change of occupancy have been met.

1001.2.1 Change of use. Any work undertaken in connection with a change in use that does not involve a *change of occupancy* classification or a change to another group within an occupancy classification shall conform to the applicable requirements for the work as classified in Chapter 6 and to the requirements of Sections 1002 through 1011.

Exception: As modified in Section 1205 for *historic buildings*.

1001.2.2 Change of occupancy classification or group. Where the occupancy classification of a building changes, the provisions of Sections 1002 through 1012 shall apply. This includes a *change of occupancy* classification and a change to another group within an occupancy classification.

1001.2.2.1 Partial change of occupancy. Where the occupancy classification or group of a portion of an *existing building* is changed, Section 1012 shall apply.

1001.3 Certificate of occupancy required. A certificate of occupancy shall be issued where a *change of occupancy* occurs that results in a different occupancy classification as determined by the *Florida Building Code, Building*.

SECTION 1002 SPECIAL USE AND OCCUPANCY

1002.1 Compliance with the building code. Where the character or use of an *existing building* or part of an *existing building* is changed to one of the following special use or occupancy categories as defined in the *Florida Building Code, Building*, the building shall comply with all of the applicable requirements of the *Florida Building Code, Building*:

1. Covered and open mall buildings.
2. Atriums.
3. Motor vehicle-related occupancies.
4. Aircraft-related occupancies.

5. Motion picture projection rooms.
6. Stages and platforms.
7. Special amusement buildings.
8. Incidental use areas.
9. Hazardous materials.
10. Ambulatory care facilities.
11. Group I-2 occupancies.

1002.2 Underground buildings. An underground building in which there is a change of use shall comply with the requirements of the *Florida Building Code, Building* applicable to underground structures.

SECTION 1003 BUILDING ELEMENTS AND MATERIALS

1003.1 General. Building elements and materials in portions of buildings undergoing a *change of occupancy* classification shall comply with Section 1012.

SECTION 1004 FIRE PROTECTION

1004.1 General. Fire protection requirements of Section 1012 shall apply where a building or portions thereof undergo a *change of occupancy* classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building*.

SECTION 1005 MEANS OF EGRESS

1005.1 General. Means of egress in portions of buildings undergoing a *change of occupancy* classification shall comply with Section 1012.

SECTION 1006 ACCESSIBILITY

1006.1 General. Accessibility in portions of buildings undergoing a *change of occupancy* classification shall comply with the provisions of the *Florida Building Code, Accessibility*.

SECTION 1007 STRUCTURAL

[BS] 1007.1 Gravity loads. Buildings or portions thereof subject to a *change of occupancy* where such change in the nature of occupancy results in higher uniform or concentrated loads based on the *Florida Building Code, Building*, Table

305.3 Public and private educational occupancies shall comply with Section 468.

305.4 Public education occupancies shall comply with Section 453.

SECTION 306 FACTORY GROUP F

306.1 Factory Industrial Group F. Factory Industrial Group F occupancy includes, among others, the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy.

306.2 Moderate-hazard factory industrial, Group F-1. Factory industrial uses that are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:

- Aircraft (manufacturing, not to include repair)
- Appliances
- Athletic equipment
- Automobiles and other motor vehicles
- Bakeries
- Beverages: over 16-percent alcohol content
- Bicycles
- Boats
- Brooms or brushes
- Business machines
- Cameras and photo equipment
- Canvas or similar fabric
- Carpets and rugs (includes cleaning)
- Clothing
- Construction and agricultural machinery
- Disinfectants
- Dry cleaning and dyeing
- Electric generation plants
- Electronics
- Engines (including rebuilding)
- Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities more than 2,500 square feet (232 m²) in area.
- Furniture
- Hemp products
- Jute products
- Laundries
- Leather products
- Machinery
- Metals
- Millwork (sash and door)
- Motion pictures and television filming (without spectators)
- Musical instruments
- Optical goods
- Paper mills or products
- Photographic film
- Plastic products
- Printing or publishing

- Recreational vehicles
- Refuse incineration
- Shoes
- Soaps and detergents
- Textiles
- Tobacco
- Trailers
- Upholstering
- Wood; distillation
- Woodworking (cabinet)

EXHIBIT

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306.3 Low-hazard factory industrial, Group F-2. Factory industrial uses that involve the fabrication or manufacturing of noncombustible materials that during finishing, packing or processing do not involve a significant fire hazard shall be classified as F-2 occupancies and shall include, but not be limited to, the following:

- Beverages: up to and including 16-percent alcohol content
- Brick and masonry
- Ceramic products
- Foundries
- Glass products
- Gypsum
- Ice
- Metal products (fabrication and assembly)

SECTION 307 HIGH-HAZARD GROUP H

[F] 307.1 High-hazard Group H. High-hazard Group H occupancy includes, among others, the use of a building or structure, or a portion thereof, that involves the manufacturing, processing, generation or storage of materials that constitute a physical or health hazard in quantities in excess of those allowed in *control areas* complying with Section 414, based on the maximum allowable quantity limits for *control areas* set forth in Tables 307.1(1) and 307.1(2). Hazardous occupancies are classified in Groups H-1, H-2, H-3, H-4 and H-5 and shall be in accordance with this section, the requirements of Section 415 and the *Florida Fire Prevention Code*. Hazardous materials stored, or used on top of roofs or canopies, shall be classified as outdoor storage or use and shall comply with the *Florida Fire Prevention Code*.

[F] 307.1.1 Uses other than Group H. An occupancy that stores, uses or handles hazardous materials as described in one or more of the following items shall not be classified as Group H, but shall be classified as the occupancy that it most nearly resembles.

1. Buildings and structures occupied for the application of flammable finishes, provided that such buildings or areas conform to the requirements of Section 416 and the *Florida Fire Prevention Code*.
2. Wholesale and retail sales and storage of flammable and combustible liquids in mercantile occupancies conforming to the *Florida Fire Prevention Code*.
3. Closed piping system containing flammable or combustible liquids or gases utilized for the operation of machinery or equipment.

EXHIBIT

FIRE PROTECTION SYSTEMS

A-1 occupancies and intervening floors of the building where one of the following conditions exists:

1. The *fire area* exceeds 12,000 square feet (1115 m²).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.
4. The *fire area* contains a multitheater complex.

[F] **903.2.1.2 Group A-2.** An *automatic sprinkler system* shall be provided for *fire areas* containing Group A-2 occupancies and intervening floors of the building where one of the following conditions exists:

1. The *fire area* exceeds 5,000 square feet (464.5 m²).
2. The *fire area* has an *occupant load* of 100 or more.

Exception: A restaurant, cafeteria, or similar dining facility, including an associated commercial kitchen, is required to have sprinklers only if it has a *fire area* occupancy load of 200 patrons or more.

3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

[F] **903.2.1.3 Group A-3.** An *automatic sprinkler system* shall be provided for *fire areas* containing Group A-3 occupancies and intervening floors of the building where one of the following conditions exists:

1. The *fire area* exceeds 12,000 square feet (1115 m²).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

[F] **903.2.1.4 Group A-4.** An *automatic sprinkler system* shall be provided for *fire areas* containing Group A-4 occupancies and intervening floors of the building where one of the following conditions exists:

1. The *fire area* exceeds 12,000 square feet (1115 m²).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

[F] **903.2.1.5 Group A-5.** An *automatic sprinkler system* shall be provided for Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes and other accessory use areas in excess of 1,000 square feet (93 m²).

[F] **903.2.1.6 Assembly occupancies on roofs.** Where an occupied roof has an assembly occupancy with an *occupant load* exceeding 100 for Group A-2 and 300 for other Group A occupancies, all floors between the

occupied roof and the *level of exit discharge* shall be equipped with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.

Exception: Open parking garages of Type I or Type II construction.

903.2.1.7 Multiple fire areas. An *automatic sprinkler system* shall be provided where multiple *fire areas* of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined *occupant load* of these *fire areas* is 300 or more.

[F] **903.2.2 Ambulatory care facilities.** An *automatic sprinkler system* shall be installed throughout the entire floor containing an *ambulatory care facility* where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.
2. One or more care recipients that are incapable of self-preservation are located at other than the *level of exit discharge* serving such a facility.

In buildings where ambulatory care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* shall be installed throughout the entire floor where such care is provided as well as all floors below, and all floors between the *level of exit discharge* and the nearest *level of exit discharge*, including the *level of exit discharge*.

[F] **903.2.3 Group E.** An *automatic sprinkler system* shall be provided for Group E occupancies as follows:

1. Throughout all Group E *fire areas* greater than 12,000 square feet (1115 m²) in area.
2. Throughout every portion of educational buildings below the lowest *level of exit discharge* serving that portion of the building.

Exception: An *automatic sprinkler system* is not required in existing educational buildings unless 50 percent of the aggregate area of the building is being remodeled.

[F] **903.2.4 Group F-1.** An *automatic sprinkler system* shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group F-1 *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group F-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

[F] **903.2.4.1 Woodworking operations.** An *automatic sprinkler system* shall be provided throughout all

FIRE PROTECTION SYSTEMS

Group F-1 occupancy *fire areas* that contain wood-working operations in excess of 2,500 square feet (232 m²) in area that generate finely divided combustible waste or use finely divided combustible materials.

[F] 903.2.5 **Group H.** *Automatic sprinkler systems* shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.

[F] 903.2.5.1 **General.** An *automatic sprinkler system* shall be installed in Group H occupancies.

[F] 903.2.5.2 **Group H-5 occupancies.** An *automatic sprinkler system* shall be installed throughout buildings containing Group H-5 occupancies. The design of the sprinkler system shall be not less than that required by this code for the occupancy hazard classifications in accordance with Table 903.2.5.2.

Where the design area of the sprinkler system consists of a *corridor* protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

[F] TABLE 903.2.5.2
GROUP H-5 SPRINKLER DESIGN CRITERIA

LOCATION	OCCUPANCY HAZARD CLASSIFICATION
Fabrication areas	Ordinary Hazard Group 2
Service corridors	Ordinary Hazard Group 2
Storage rooms without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

[F] 903.2.5.3 **Pyroxylin plastics.** An *automatic sprinkler system* shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).

[F] 903.2.6 **Group I.** An *automatic sprinkler system* shall be provided throughout buildings with a Group I *fire area*.

Exceptions:

1. An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1 Condition 1 facilities.
2. An *automatic sprinkler system* is not required where Group I-4 day care facilities are at the *level of exit discharge* and where every room where care is provided has not fewer than one exterior exit door.
3. In buildings where Group I-4 day care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided, all floors between the level of care and the level of *exit discharge*, and all floors below the *level of exit discharge* other than areas classified as an open parking garage.

[F] 903.2.7 **Group M.** An *automatic sprinkler system* shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group M *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

[F] 903.2.7.1 **High-piled storage.** An *automatic sprinkler system* shall be provided in accordance with the *Florida Fire Prevention Code* in all buildings of Group M where storage of merchandise is in high-piled or rack storage arrays.

[F] 903.2.8 **Group R.** An *automatic sprinkler system* installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R *fire area*.

[F] 903.2.8.1 **Group R-3.** An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.

[F] 903.2.8.2 **Group R-4 Condition 1.** An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in Group R-4 Condition 1 occupancies.

[F] 903.2.8.3 **Group R-4 Condition 2.** An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group R-4 Condition 2 occupancies.

[F] 903.2.8.4 **Care facilities.** An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with five or fewer individuals in a single-family dwelling.

[F] 903.2.9 **Group S-1.** An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group S-1 *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

FULL AREA BREAKDOWN:

DELIVERY/ACCESS/EGRESS	=	1,319 SF
PARTS/ORDERS	=	151 SF
UNBUILT CAB. STORAGE	=	1,459 SF
ASSEMBLY AREA	=	367 SF
STORAGE OF PARTIAL BUILT	=	331 SF
STORAGE OF BUILT CABS.	=	650 SF
WOOD CUTTING	=	1,316 SF
GLUE AREA	=	178 SF
STORAGE	=	92 SF
BREAK SPACE	=	93 SF
<u>TOTAL</u>	=	<u>5,956 SF</u>

The "Full Area Breakdown" above was provided on the Proposed Life Safety Plan A1.0 submitted under permit 22-5056. It shows a total area of 5,956. There are no fire walls dividing this area into separate Fire Areas.



Racking installed without required permits.

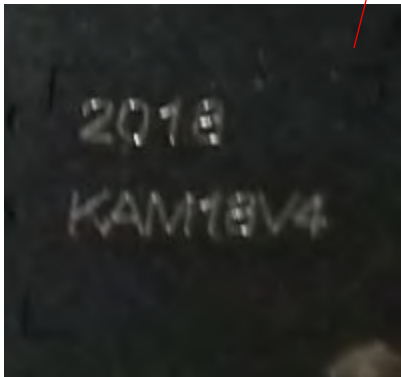




Equipment (Streamer 1057XL Edge Bander) installed without a permit.

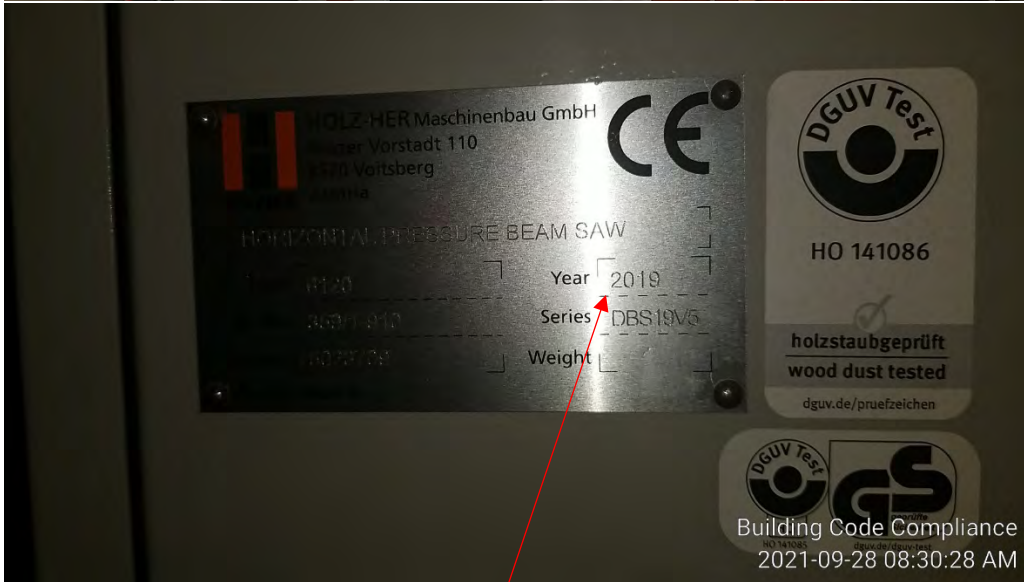


Equipment (Streamer 1057XL Edge Bander) data plate showing **2018** as the year built.

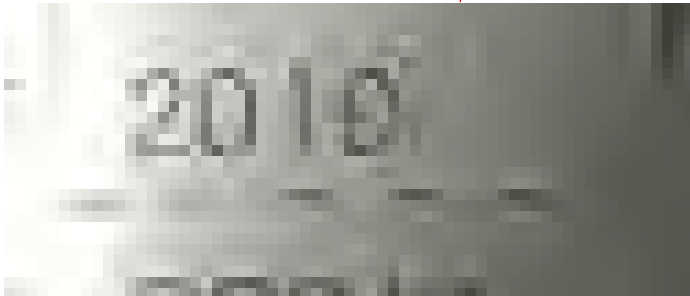




Equipment (Tectra 6120 Beam Saw) installed without a permit.



Equipment (Tectra 6120 Beam Saw) data plate showing **2019** as the year built.





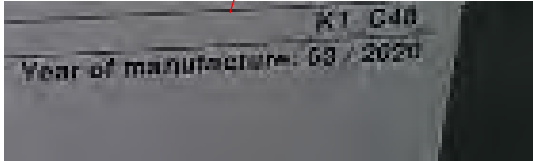
Equipment (Kaeser SK 15 Aircenter Air Compressor)
Installed without a permit.

Building Code Compliance
2021-09-28 08:32:25 AM



Equipment (Kaeser SK 15 Aircenter Air Compressor)
data plate showing **2020** as the year built.

Building Code Compliance
2021-09-28 08:32:37 AM





Dust collection ductwork installed without permits.



Added Electrical Lines installed without permits.



Compressed Air Lines installed without permits.

Photos of Sawdust



Photos Taken by Building Safety Chief Charles Rizzuto September 28, 2021



Photo of Sawdust on Electrical Panel and Added Electrical Lines Installed without a Permit

Building Code Compliance
2021-09-28 08:08:08 AM



Photo of Sawdust on Electrical Shutoff and Added Electrical Lines Installed without a Permit

Building Code Compliance
2021-09-28 08:11:27 AM



A Kitchenette Found Constructed Without Permits.

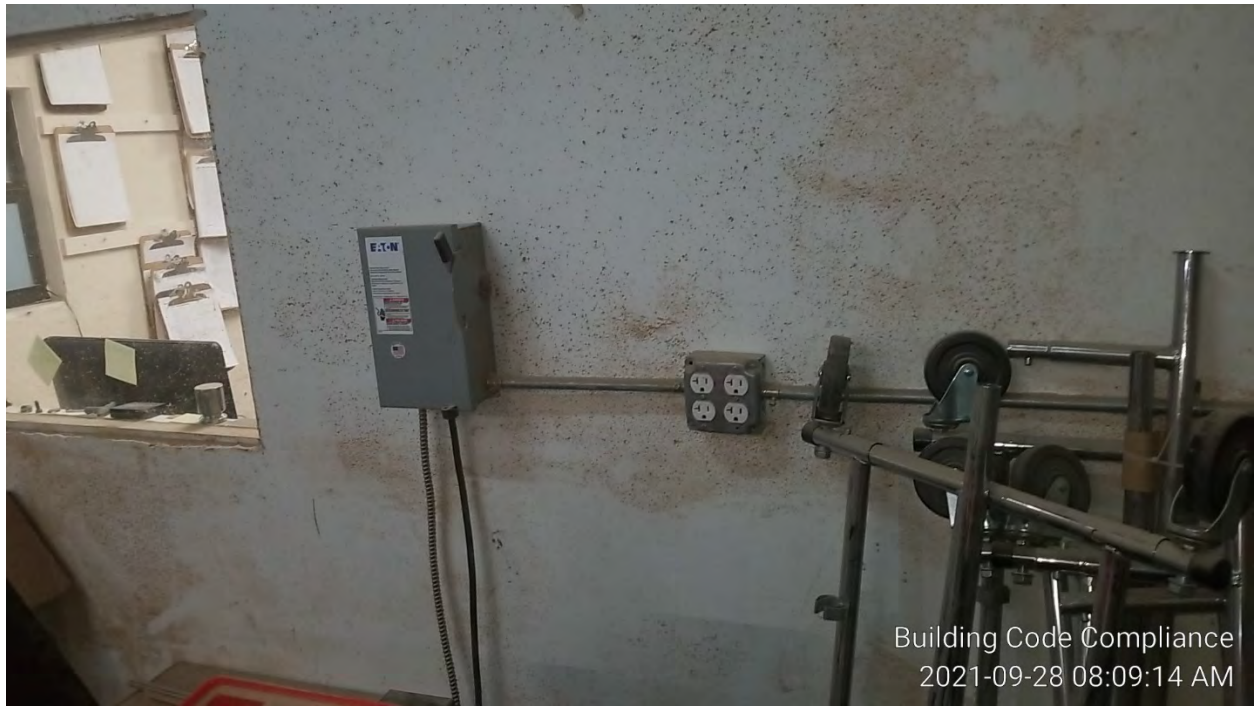
Electrical Line (Car Charger) Without a permit.



Photos Taken by Building Safety Chief Charles Rizzuto September 28, 2021



Electrical Lines Installed
Without a Permit.



Electrical Lines and Shutoffs Installed Without a Permit.



Electrical Line and
Compressed Airline
Installed Without a Permit.



Electrical Disconnect
Installed Without a Permit.



Photo of work area and storage.

5. Electrical, gas, mechanical and plumbing systems meet the codes in force at the time of construction and are operational and safe for reconnection; and
6. Foundation plans are sealed by an Engineer or Architect, if required by the FBC, Building or Residential for all residential buildings or structures of the same occupancy class.

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

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

102.2.5 The Broward County Building and Fire Code enforcement district shall be governed by BORA.

102.2.6 Temporary motion picture and television sets. All temporary plumbing installations shall be installed so as not to create a sanitary nuisance as defined by Section 386.01, Florida Statutes. A permit shall be required and issued to the producer, upon the filing of an application by the producer, for one (1) electrical permit to cover each complete motion picture production or television series.

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

102.4 Referenced codes and standards. The Codes and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

102.4.1 Conflicts. Where conflicts occur between provisions of this Code and referenced codes and standards, the provisions of this Code shall apply.

102.4.2 Provisions in referenced codes and standards.

Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this Code or the Florida Codes listed in Section 101.4, the provisions of this Code or the Florida Codes listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

102.5 Partial invalidity. Reserved.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this Code shall be permitted to continue without change, except as is specifically covered in this Code, the FBC Existing Building, and/or the Fire Protection Provisions of this Code and FFPC, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

102.6.1 Existing Building Code violations that are discovered by the AHJ, owner and/or an owner's representative(s) and/or any interested party shall be cited by the Building Official and/or Fire Marshal/Fire Code Official for such violations. All such violations shall be repaired and corrected in accordance with the SFBC and/or FBC in effect on the date of the structure received a building permit. Existing buildings shall comply with FFPC and this Code.

102.7 Relocation of manufactured buildings.

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

102.8 Existing mechanical equipment. An agency or local government may not require that existing mechan-

EXHIBIT C

INCIDENT NO. 130911704802266 DR NW STREET 130 TP BLD 10 UNIT 5 OCCUPANT NAME Account Closets AREA CODE 954 PHONE 8689978 MO. 05 DAY 16 YEAR 13 OWNERS NAME & ADDRESS Ron MIN. DISTRICT 61 NO. OF OCCUPANTS 8 SQUARE FOOTAGE 8300 H/S UNITS AMOUNT CHARGED 4400 KB MEN SIT 1 SIT 2 PG. A.P.# ZIP CODE

- F EXIT VIOLATIONS () 30 EXITS LOCKED () 31 EXITS BLOCKED () 32 IMPROPER LOCKING DEVICE () 33 DOORS FAIL TO OPEN & CLOSE PROPERLY () 34 POST EXIT SIGNS () 35 INSUFFICIENT EXITS () 36 EXCESSIVE TRAVEL DISTANCE () 37 INSTALL PANIC HARDWARE () 38 INSTALL ILLUMINATED EXIT SIGNS () 39 SERVICE ILLUMINATED EXIT SIGNS () 40 INSTALL EMERGENCY LIGHTING () 41 SERVICE EMERGENCY LIGHTING () 42 POST MAXIMUM CAPACITY SIGN () 43 FAILURE TO MAINTAIN CLEAR AISLES AND WALKWAYS () 44 REMOVE STORAGE / STAIRS () 45 REMOVE STORAGE UNDER STAIRS () 46 OTHER SEE NARRATIVE () 47 "OVERHEAD DOORS MUST REMAIN OPEN" SIGN REQUIRED () 48 INDICATE FLOOR LEVELS ON INSIDE OF STAIRWELL DOORS

- () 110 LOCK OSY/PIV VALVES IN OPEN POSITION () 111 FIRE PUMP LEAKS () 112 MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS () 113 REMOVE STORAGE FROM PUMP ROOM () 114 REMOVE STORAGE WITHIN 18" BELOW SPRINKLER HEADS () 115 OTHER SEE NARRATIVE () 116 TEST AND CERTIFY SPRINKLER SYSTEM () 117 TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM

- L EMERGENCY GENERATOR VIOLATIONS () 150 GENERATOR FAILS TO OPERATE PROPERLY () 151 TEST AND CERTIFY EMERGENCY GENERATOR () 152 "GENERATOR ROOM" SIGN REQUIRED () 153 REMOVE STORAGE FROM GENERATOR ROOM () 154 EMERGENCY EQUIPMENT FAILS TO OPERATE PROPERLY () 155 MAINTAIN GENERATOR TEST & MAINTENANCE LOGS () 156 OTHER SEE NARRATIVE

- I () 175 USER PERMIT: (this form will serve as your permit) PER FLORIDA FIRE PREVENTION CODE User Permit Fee

- M FLAMMABLES VIOLATIONS () 120 IMPROPER DISPENSING OF FLAMMABLES () 121 APPROVED FLAMMABLES CABINETS NEEDED () 122 IMPROPER STORAGE OF FLAMMABLES () 123 IMPROPER GROUNDING / BONDING OF FLAMMABLES () 124 FAILURE TO HAVE EMERGENCY SHUT OFF () 125 IMPROPER VENTILATION OF FLAMMABLES () 126 IMPROPER APPLICATION OF FLAMMABLES () 127 NO SMOKING SIGN NEEDED () 128 OTHER SEE NARRATIVE

- G FIRE ALARM VIOLATIONS () 70 ANNUNCIATOR FAILS TO ANNUNCIATE PROPERLY () 71 PULL STATIONS FAIL TO OPERATE () 72 PULL STATIONS REQUIRE SERVICING () 73 PULL STATIONS OBSTRUCTED () 74 SMOKE DETECTORS FAIL TO FUNCTION PROPERLY () 75 INSTALL ELECTRIC SMOKE DETECTORS () 76 IMPROPER SMOKE DETECTOR PLACEMENT () 77 TAMPER MODE FAILS TO FUNCTION PROPERLY () 78 TROUBLE MODE FAILS TO FUNCTION PROPERLY () 79 INSTALL FIRE ALARM SYSTEM () 80 ALARM FAILS TO CAPTURE ELEVATOR () 81 OBTAIN 24 HOUR SERVICE CONTRACT FOR FIRE ALARM () 82 OBTAIN ALARM REGISTRATION PERMIT AND POST ON DOOR () 83 ALARM PANEL OBSTRUCTED () 84 ALARM ROOM DOOR LOCKED () 85 REMOVE STORAGE FROM ALARM ROOM () 86 OTHER SEE NARRATIVE () 87 TEST AND CERTIFY ALARM SYSTEM () 88 FIRE ALARM FAILS TO FUNCTION PROPERLY

FOR COMMERCIAL, INDUSTRIAL & RESIDENTIAL PROPERTIES MINIMUM FEE FEE PER 1000 SQ. FT. OVER 10,000 SQ. FT. FEE PER DWELLING UNIT OVER 14 UNITS STANDPIPE SYSTEM INSPECTION SPRINKLER SYSTEM INSPECTION FIRE ALARM SYSTEM INSPECTION SMOKE EVACUATION SYSTEM INSPECTION RE-INSPECTION FEE TOTAL FEE: INVOICE TO BE FORWARDED TO RESPONSIBLE PARTY

- N HAZARDOUS MATERIALS VIOLATIONS () 160 SECURE/SEPARATE ALL COMPRESSED GAS CYLINDERS () 161 IMPROPER STORAGE OF HAZARDOUS MATERIALS () 162 PROVIDE MATERIAL SAFETY DATA SHEETS FOR FILE () 163 IMPROPER DISPOSAL OF HAZARDOUS MATERIALS () 164 IMPROPER PLACARDING OF HAZARDOUS MATERIALS () 165 BACK FLOW PREVENTITIVE DEVICE REQUIRED () 166 OTHER SEE NARRATIVE

- H GENERAL VIOLATIONS () 140 FAILURE TO POST ADDRESS ON FRONT OF BUILDING () 141 IMPROPER F.D. ACCESS () 142 IMPROPER STORAGE & HEIGHT () 143 OTHER SEE NARRATIVE () 144 REPLACE MISSING CEILING TILES () 145 SEAL PENETRATIONS IN FIRE RATED CEILINGS, WALLS AND DOORS.

- J FIRE PROTECTION VIOLATIONS () 58 INSTALL/MOUNT 5LB ABC EXTINGUISHER () 51 INSTALL/MOUNT 5LB BC EXTINGUISHER () 52 INSTALL/MOUNT 15 LB. CO2 EXTINGUISHER () 53 ADDITIONAL EXTINGUISHER REQUIRED () 54 SERVICE EXTINGUISHER () 55 POST EXTINGUISHER SIGN () 56 FIRE EXTINGUISHER OBSTRUCTED () 57 INSTALL AUTOMATIC HOOD EXTINGUISHMENT SYSTEM () 58 CLEAN HOOD SYSTEM () 59 SERVICE HOOD SYSTEM () 60 REPAIR TRASH CHUTE DOOR CLOSING DEVICE () 61 HOSE CABINET/STATION REQUIRED () 62 OTHER SEE NARRATIVE () 63 REPLACE FUSIBLE LINK/SPRING ASSEMBLY ON TRASH CHUTE () 64 BREAKING DEVICE REQUIRED ON EXTINGUISHER CABINET

- O NOTES () 130 REFERRED TO FIRE CODE ENFORCEMENT OFFICER () 131 REFERRED TO FIRE PLANS EXAMINER () 132 REFERRED TO OTHER AGENCY SEE NARRATIVE () 133 REFERRED TO BUILDING DEPT. () 134 NO APPARENT VIOLATIONS CITED AT THIS TIME () 135 TO ALL INSPECTORS, SEE NARRATIVE PRIOR TO TAKING ANY FURTHER ACTION () 136 HOLD PRESENT ON FILE () 137 OBTAIN BUILDING PERMITS PRIOR TO CORRECTING VIOLATION # COPIES OF PERMITS WILL BE REQUIRED AT TIME OF REINSPECTION () 138 COMPLIANCE WITH CODES CAN BE ACHIEVED IN NUMEROUS WAYS. PROFESSIONAL ADVICE SHOULD BE SOUGHT IN REGARD TO VIOLATION: #

- I SPRINKLER & STANDPIPE VIOLATIONS () 100 INSTALL SIGN FOR FIRE DEPT. CONNECTION () 101 FIRE DEPT. CONNECTION BLOCKED () 102 INSTALL SPRINKLER SYSTEM () 103 FIRE LANE NEEDED () 104 FIRE LANE BLOCKED () 105 HOSE CABINETS OBSTRUCTED () 106 SERVICE HOSE CABINETS () 107 REPLACE FIRE HOSE/NOZZLE () 108 INSTALL FIRE PROTECTION ON DOCKS () 109 VALVES SEE NARRATIVE

- K ELECTRICAL VIOLATIONS () 90 IMPROPER EXTENSION CORD USE () 91 EXPOSED WIRING () 92 INSTALL BLANK COVER IN BREAKER BOX () 93 ELECTRICAL PANEL OBSTRUCTED () 94 IMPROPER USE OF FIXTURES/OUTLETS () 95 "METER ROOM, NO STORAGE" SIGN REQUIRED () 96 REMOVE ALL STORAGE FROM METER ROOM () 97 ELECTRICAL SHUNT SEE NARRATIVE () 98 OTHER NARRATIVE () 99 IMPROPER WIRING

P FLOW TEST INFORMATION Table with columns: LO, PT, GPM, ST, RE, SI, #. Rows 1, 2, 3. THIS REPORT MUST ACCOMPANY ALL APPLICATIONS FOR FIRE SPRINKLER PERMITS

NARRATIVE CORRECT ALL VIOLATIONS IMMEDIATELY 90) Service & Install Additional Emergency lighting 39) 2 exit light panels - Ron door 50) Need Fire Extinguisher (3) min (4) 90) Branch Cover in Panel

FAILURE TO CORRECT THESE VIOLATIONS MAY RESULT IN LEGAL ACTION AND THE IMPOSITION OF UP TO A \$250.00 PER DAY FINE, PURSUANT TO CHAPTER 37 OF THE CODE OF ORDINANCES OF THE CITY OF POMPANO BEACH, FLORIDA.

REINSPECTION DATE MO. DAY YR. X

PB 1224 FIRE PREVENTION OFFICER INSPECTOR # 170 SIGNATURE OF RECIPIENT. BY SIGNING THIS REPORT I AM ADMITTING NO GUILT FOR THE VIOLATIONS CITED ABOVE. BUT SIMPLY ACKNOWLEDGE HAVING RECEIVED A COPY OF THIS REPORT.

INCIDENT NO 1001100257	HSNO 2266	DR NW	STREET 30	TP PL	BLD	UNIT		
OCCUPANT NAME The Allent Group Inc				AREA CODE 954	PHONE 501880003	MO 11	DAY 16	YEAR 16
OWNERS NAME & ADDRESS Miss Ron Anzecharico				MIN	DISTRICT	NO OF OCCUPANTS		
SQUARE FOOTAGE 2500	H/S	UNITS	AMOUNT CHARGED 75.00	KB	MEN	SIT 1	SIT 2	PG. A.P.#
								ZIP CODE 33069

- F EXIT VIOLATIONS**
- () 30 EXITS LOCKED
 - () 31 EXITS BLOCKED
 - () 32 IMPROPER LOCKING DEVICE
 - () 33 DOORS FAIL TO OPEN & CLOSE PROPERLY
 - () 34 POST EXIT SIGNS
 - () 35 INSUFFICIENT EXITS
 - () 36 EXCESSIVE TRAVEL DISTANCE
 - () 37 INSTALL PANIC HARDWARE
 - () 38 INSTALL ILLUMINATED EXIT SIGNS
 - () 39 SERVICE ILLUMINATED EXIT SIGNS
 - () 40 INSTALL EMERGENCY LIGHTING
 - () 41 SERVICE EMERGENCY LIGHTING
 - () 42 POST MAXIMUM CAPACITY SIGN
 - () 43 FAILURE TO MAINTAIN CLEAR AISLES AND WALKWAYS
 - () 44 REMOVE STORAGE / STAIRS
 - () 45 REMOVE STORAGE UNDER STAIRS
 - () 46 OTHER SEE NARRATIVE
 - () 47 "OVERHEAD DOORS MUST REMAIN OPEN" SIGN REQUIRED
 - () 48 INDICATE FLOOR LEVELS ON INSIDE OF STAIRWELL DOORS

- G FIRE ALARM VIOLATIONS**
- () 70 ANNUNCIATOR FAILS TO ANNUNCIATE PROPERLY
 - () 71 PULL STATIONS FAIL TO OPERATE
 - () 72 PULL STATIONS REQUIRE SERVICING
 - () 73 PULL STATIONS OBSTRUCTED
 - () 74 SMOKE DETECTORS FAIL TO FUNCTION PROPERLY
 - () 75 INSTALL ELECTRIC SMOKE DETECTORS
 - () 76 IMPROPER SMOKE DETECTOR PLACEMENT
 - () 77 TAMPER MODE FAILS TO FUNCTION PROPERLY
 - () 78 TROUBLE MODE FAILS TO FUNCTION PROPERLY
 - () 79 INSTALL FIRE ALARM SYSTEM
 - () 80 ALARM FAILS TO CAPTURE ELEVATOR
 - () 81 OBTAIN 24 HOUR SERVICE CONTRACT FOR FIRE ALARM
 - () 82 OBTAIN ALARM REGISTRATION PERMIT AND POST ON DOOR
 - () 83 ALARM PANEL OBSTRUCTED
 - () 84 ALARM ROOM DOOR LOCKED
 - () 85 REMOVE STORAGE FROM ALARM ROOM
 - () 86 OTHER SEE NARRATIVE
 - () 87 TEST AND CERTIFY ALARM SYSTEM
 - () 88 FIRE ALARM FAILS TO FUNCTION PROPERLY

- H GENERAL VIOLATIONS**
- () 140 FAILURE TO POST ADDRESS ON FRONT OF BUILDING
 - () 141 IMPROPER F.D. ACCESS
 - () 142 IMPROPER STORAGE & HEIGHT
 - () 143 OTHER SEE NARRATIVE
 - () 144 REPLACE MISSING CEILING TILES
 - () 145 SEAL PENETRATIONS IN FIRE RATED CEILINGS, WALLS AND DOORS.

- I SPRINKLER & STANDPIPE VIOLATIONS**
- () 100 INSTALL SIGN FOR FIRE DEPT CONNECTION
 - () 101 FIRE DEPT. CONNECTION BLOCKED
 - () 102 INSTALL SPRINKLER SYSTEM
 - () 103 FIRE LANE NEEDED
 - () 104 FIRE LANE BLOCKED
 - () 105 HOSE CABINETS OBSTRUCTED
 - () 106 SERVICE HOSE CABINETS
 - () 107 REPLACE FIRE HOSE/NOZZLE
 - () 108 INSTALL FIRE PROTECTION ON DOCKS
 - () 109 VALVES SEE NARRATIVE

- () 110 LOCK OSY/PIV VALVES IN OPEN POSITION
- () 111 FIRE PUMP LEAKS
- () 112 MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS
- () 113 REMOVE STORAGE FROM PUMP ROOM
- () 114 REMOVE STORAGE WITHIN 18" BELOW SPRINKLER HEADS
- () 115 OTHER SEE NARRATIVE
- () 116 TEST AND CERTIFY SPRINKLER SYSTEM
- () 117 TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM

I

() 175 USER PERMIT (this form will serve as your permit) PER FLORIDA FIRE PREVENTION CODE

User Permit Fee _____

FOR COMMERCIAL, INDUSTRIAL & RESIDENTIAL PROPERTIES

MINIMUM FEE \$ 75

FEE PER 1000 SQ FT OVER 10,000 SQ FT _____

FEE PER DWELLING UNIT OVER 14 UNITS _____

STANDPIPE SYSTEM INSPECTION _____

SPRINKLER SYSTEM INSPECTION _____

FIRE ALARM SYSTEM INSPECTION 100

SMOKE EVACUATION SYSTEM _____

INSPECTION _____

RE-INSPECTION FEE _____

TOTAL FEE 75

INVOICE TO BE FORWARDED TO RESPONSIBLE PARTY

- J FIRE PROTECTION VIOLATIONS**
- () 50 INSTALL/MOUNT 5LB ABC EXTINGUISHER
 - () 51 INSTALL/MOUNT 5LB BC EXTINGUISHER
 - () 52 INSTALL/MOUNT 15 LB. CO2 EXTINGUISHER
 - () 53 ADDITIONAL EXTINGUISHER REQUIRED
 - () 54 SERVICE EXTINGUISHER
 - () 55 POST EXTINGUISHER SIGN
 - () 56 FIRE EXTINGUISHER OBSTRUCTED
 - () 57 INSTALL AUTOMATIC HOOD EXTINGUISHMENT SYSTEM
 - () 58 CLEAN HOOD SYSTEM
 - () 59 SERVICE HOOD SYSTEM
 - () 60 REPAIR TRASH CHUTE DOOR CLOSING DEVICE
 - () 61 HOSE CABINET/STATION REQUIRED
 - () 62 OTHER SEE NARRATIVE
 - () 63 REPLACE FUSIBLE LINK/SPRING ASSEMBLY ON TRASH CHUTE
 - () 64 BREAKING DEVICE REQUIRED ON EXTINGUISHER CABINET

- K ELECTRICAL VIOLATIONS**
- () 90 IMPROPER EXTENSION CORD USE
 - () 91 EXPOSED WIRING
 - () 92 INSTALL BLANK COVER IN BREAKER BOX
 - () 93 ELECTRICAL PANEL OBSTRUCTED
 - () 94 IMPROPER USE OF FIXTURES/OUTLETS
 - () 95 "METER ROOM, NO STORAGE" SIGN REQUIRED
 - () 96 REMOVE ALL STORAGE FROM METER ROOM
 - () 97 ELECTRICAL SHUNT SEE NARRATIVE
 - () 98 OTHER NARRATIVE
 - () 99 IMPROPER WIRING

- L EMERGENCY GENERATOR VIOLATIONS**
- () 150 GENERATOR FAILS TO OPERATE PROPERLY
 - () 151 TEST AND CERTIFY EMERGENCY GENERATOR
 - () 152 "GENERATOR ROOM" SIGN REQUIRED
 - () 153 REMOVE STORAGE FROM GENERATOR ROOM
 - () 154 EMERGENCY EQUIPMENT FAILS TO OPERATE PROPERLY
 - () 155 MAINTAIN GENERATOR TEST & MAINTENANCE LOGS
 - () 156 OTHER SEE NARRATIVE

- M FLAMMABLES VIOLATIONS**
- () 120 IMPROPER DISPENSING OF FLAMMABLES
 - () 121 APPROVED FLAMMABLES CABINETS NEEDED
 - () 122 IMPROPER STORAGE OF FLAMMABLES
 - () 123 IMPROPER GROUNDING / BONDING OF FLAMMABLES
 - () 124 FAILURE TO HAVE EMERGENCY SHUT OFF
 - () 125 IMPROPER VENTILATION OF FLAMMABLES
 - () 126 IMPROPER APPLICATION OF FLAMMABLES
 - () 127 NO SMOKING SIGN NEEDED
 - () 128 OTHER SEE NARRATIVE

- N HAZARDOUS MATERIALS VIOLATIONS**
- () 160 SECURE/SEPARATE ALL COMPRESSED GAS CYLINDERS
 - () 161 IMPROPER STORAGE OF HAZARDOUS MATERIALS
 - () 162 PROVIDE MATERIAL SAFETY DATA SHEETS FOR FILE
 - () 163 IMPROPER DISPOSAL OF HAZARDOUS MATERIALS
 - () 164 IMPROPER PLACARDING OF HAZARDOUS MATERIALS
 - () 165 BACK FLOW PREVENTITIVE DEVICE REQUIRED
 - () 166 OTHER SEE NARRATIVE

- O NOTES**
- () 130 REFERRED TO FIRE CODE ENFORCEMENT OFFICER
 - () 131 REFERRED TO FIRE PLANS EXAMINER
 - () 132 REFERRED TO OTHER AGENCY SEE NARRATIVE
 - () 133 REFERRED TO BUILDING DEPT.
 - () 134 NO APPARENT VIOLATIONS CITED AT THIS TIME
 - () 135 TO ALL INSPECTORS, SEE NARRATIVE PRIOR TO TAKING ANY FURTHER ACTION
 - () 136 HOLD PRESENT ON FILE
 - () 137 OBTAIN BUILDING PERMITS PRIOR TO CORRECTING VIOLATION
 - () 138 COMPLIANCE WITH CODES CAN BE ACHIEVED IN NUMEROUS WAYS. PROFESSIONAL ADVICE SHOULD BE SOUGHT IN REGARD TO VIOLATION: _____

P FLOW TEST INFORMATION

	LO	PT	GPM	ST	RE	SI	#
1							
2							
3							

THIS REPORT MUST ACCOMPANY ALL APPLICATIONS FOR FIRE SPRINKLER PERMITS

NARRATIVE CORRECT ALL VIOLATIONS IMMEDIATELY

~~Corrected all violations immediately~~

0130 satisfactory

FAILURE TO CORRECT THESE VIOLATIONS MAY RESULT IN LEGAL ACTION AND THE IMPOSITION OF UP TO A \$250.00 PER DAY FINE, PURSUANT TO CHAPTER 37 OF THE CODE OF ORDINANCES OF THE CITY OF POMPANO BEACH, FLORIDA.

X <u>[Signature]</u>	REINSPECTION DATE	MO	DAY	YR.
	X <u>[Signature]</u>			

PB 1224 FIRE PREVENTION OFFICER

SIGNATURE OF RECIPIENT BY SIGNING THIS REPORT I AM ADMITTING NO GUILT FOR THE VIOLATIONS CITED ABOVE BUT SIMPLY ACKNOWLEDGE HAVING RECEIVED A COPY OF THIS REPORT

INSPECTOR # 100

INCIDENT NO. 17011 000087 2266 N 50... OCCUPANT NAME Green Claret... OWNERS NAME & ADDRESS Green Claret... SQUARE FOOTAGE 1101000... ZIP CODE 33069

- F EXIT VIOLATIONS
() 30 EXITS LOCKED
() 31 EXITS BLOCKED
() 32 IMPROPER LOCKING DEVICE
() 33 DOORS FAIL TO OPEN & CLOSE PROPERLY
() 34 POST EXIT SIGNS
() 35 INSUFFICIENT EXITS
() 36 EXCESSIVE TRAVEL DISTANCE
() 37 INSTALL PANIC HARDWARE
() 38 INSTALL ILLUMINATED EXIT SIGNS
() 39 SERVICE ILLUMINATED EXIT SIGNS
() 40 INSTALL EMERGENCY LIGHTING
() 41 SERVICE EMERGENCY LIGHTING
() 42 POST MAXIMUM CAPACITY SIGN
() 43 FAILURE TO MAINTAIN CLEAR AISLES AND WALKWAYS
() 44 REMOVE STORAGE / STAIRS
() 45 REMOVE STORAGE UNDER STAIRS
() 46 OTHER SEE NARRATIVE
() 47 "OVERHEAD DOORS MUST REMAIN OPEN" SIGN REQUIRED
() 48 INDICATE FLOOR LEVELS ON INSIDE OF STAIRWELL DOORS

- () 110 LOCK OSY/PIV VALVES IN OPEN POSITION
() 111 FIRE PUMP LEAKS
() 112 MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS
() 113 REMOVE STORAGE FROM PUMP ROOM
() 114 REMOVE STORAGE WITHIN 18" BELOW SPRINKLER HEADS
() 115 OTHER SEE NARRATIVE
() 116 TEST AND CERTIFY SPRINKLER SYSTEM
() 117 TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM

- L EMERGENCY GENERATOR VIOLATIONS
() 150 GENERATOR FAILS TO OPERATE PROPERLY
() 151 TEST AND CERTIFY EMERGENCY GENERATOR
() 152 "GENERATOR ROOM" SIGN REQUIRED
() 153 REMOVE STORAGE FROM GENERATOR ROOM
() 154 EMERGENCY EQUIPMENT FAILS TO OPERATE PROPERLY
() 155 MAINTAIN GENERATOR TEST & MAINTENANCE LOGS
() 156 OTHER SEE NARRATIVE

- G FIRE ALARM VIOLATIONS
() 70 ANNUNCIATOR FAILS TO ANNUNCIATE PROPERLY
() 71 PULL STATIONS FAIL TO OPERATE
() 72 PULL STATIONS REQUIRE SERVICING
() 73 PULL STATIONS OBSTRUCTED
() 74 SMOKE DETECTORS FAIL TO FUNCTION PROPERLY
() 75 INSTALL ELECTRIC SMOKE DETECTORS
() 76 IMPROPER SMOKE DETECTOR PLACEMENT
() 77 TAMPER MODE FAILS TO FUNCTION PROPERLY
() 78 TROUBLE MODE FAILS TO FUNCTION PROPERLY
() 79 INSTALL FIRE ALARM SYSTEM
() 80 ALARM FAILS TO CAPTURE ELEVATOR
() 81 OBTAIN 24 HOUR SERVICE CONTRACT FOR FIRE ALARM
() 82 OBTAIN ALARM REGISTRATION PERMIT AND POST ON DOOR
() 83 ALARM PANEL OBSTRUCTED
() 84 ALARM ROOM DOOR LOCKED
() 85 REMOVE STORAGE FROM ALARM ROOM
() 86 OTHER SEE NARRATIVE
() 87 TEST AND CERTIFY ALARM SYSTEM
() 88 FIRE ALARM FAILS TO FUNCTION PROPERLY

I () 175 USER PERMIT: (this form will serve as your permit) PER FLORIDA FIRE PREVENTION CODE
properly
Use Permit Fee 50

- M FLAMMABLES VIOLATIONS
() 120 IMPROPER DISPENSING OF FLAMMABLES
() 121 APPROVED FLAMMABLES CABINETS NEEDED
() 122 IMPROPER STORAGE OF FLAMMABLES
() 123 IMPROPER GROUNDING / BONDING OF FLAMMABLES
() 124 FAILURE TO HAVE EMERGENCY SHUT OFF
() 125 IMPROPER VENTILATION OF FLAMMABLES
() 126 IMPROPER APPLICATION OF FLAMMABLES
() 127 NO SMOKING SIGN NEEDED
() 128 OTHER SEE NARRATIVE

FOR COMMERCIAL, INDUSTRIAL & RESIDENTIAL PROPERTIES
MINIMUM FEE \$ 75
FEE PER 1000 SQ. FT. OVER 10,000 SQ. FT.
FEE PER DWELLING UNIT OVER 14 UNITS
STANDPIPE SYSTEM INSPECTION
SPRINKLER SYSTEM INSPECTION
FIRE ALARM SYSTEM INSPECTION
SMOKE EVACUATION SYSTEM INSPECTION
RE-INSPECTION FEE
TOTAL FEE: 125
INVOICE TO BE FORWARDED TO RESPONSIBLE PARTY

- N HAZARDOUS MATERIALS VIOLATIONS
() 160 SECURE/SEPARATE ALL COMPRESSED GAS CYLINDERS
() 161 IMPROPER STORAGE OF HAZARDOUS MATERIALS
() 162 PROVIDE MATERIAL SAFETY DATA SHEETS FOR FILE
() 163 IMPROPER DISPOSAL OF HAZARDOUS MATERIALS
() 164 IMPROPER PLACARDING OF HAZARDOUS MATERIALS
() 165 BACK FLOW PREVENTITIVE DEVICE REQUIRED
() 166 OTHER SEE NARRATIVE

- H GENERAL VIOLATIONS
() 140 FAILURE TO POST ADDRESS ON FRONT OF BUILDING
() 141 IMPROPER F.D. ACCESS
() 142 IMPROPER STORAGE & HEIGHT
() 143 OTHER SEE NARRATIVE
() 144 REPLACE MISSING CEILING TILES
() 145 SEAL PENETRATIONS IN FIRE RATED CEILINGS, WALLS AND DOORS.

- J FIRE PROTECTION VIOLATIONS
() 50 INSTALL/MOUNT 5LB ABC EXTINGUISHER
() 51 INSTALL/MOUNT 5LB BC EXTINGUISHER
() 52 INSTALL/MOUNT 15 LB. CO2 EXTINGUISHER
() 53 ADDITIONAL EXTINGUISHER REQUIRED
() 54 SERVICE EXTINGUISHER
() 55 POST EXTINGUISHER SIGN
() 56 FIRE EXTINGUISHER OBSTRUCTED
() 57 INSTALL AUTOMATIC HOOD EXTINGUISHMENT SYSTEM
() 58 CLEAN HOOD SYSTEM
() 59 SERVICE HOOD SYSTEM
() 60 REPAIR TRASH CHUTE DOOR CLOSING DEVICE
() 61 HOSE CABINET/STATION REQUIRED
() 62 OTHER SEE NARRATIVE
() 63 REPLACE FUSIBLE LINK/SPRING ASSEMBLY ON TRASH CHUTE
() 64 BREAKING DEVICE REQUIRED ON EXTINGUISHER CABINET

- O NOTES
() 130 REFERRED TO FIRE CODE ENFORCEMENT OFFICER
() 131 REFERRED TO FIRE PLANS EXAMINER
() 132 REFERRED TO OTHER AGENCY SEE NARRATIVE
() 133 REFERRED TO BUILDING DEPT.
() 134 NO APPARENT VIOLATIONS CITED AT THIS TIME
() 135 TO ALL INSPECTORS, SEE NARRATIVE PRIOR TO TAKING ANY FURTHER ACTION
() 136 HOLD PRESENT ON FILE
() 137 OBTAIN BUILDING PERMITS PRIOR TO CORRECTING VIOLATION #... COPIES OF PERMITS WILL BE REQUIRED AT TIME OF REINSPECTION
() 138 COMPLIANCE WITH CODES CAN BE ACHIEVED IN NUMEROUS WAYS. PROFESSIONAL ADVICE SHOULD BE SOUGHT IN REGARD TO VIOLATION: #...

- I SPRINKLER & STANDPIPE VIOLATIONS
() 100 INSTALL SIGN FOR FIRE DEPT. CONNECTION
() 101 FIRE DEPT. CONNECTION BLOCKED
() 102 INSTALL SPRINKLER SYSTEM
() 103 FIRE LANE NEEDED
() 104 FIRE LANE BLOCKED
() 105 HOSE CABINETS OBSTRUCTED
() 106 SERVICE HOSE CABINETS
() 107 REPLACE FIRE HOSE/NOZZLE
() 108 INSTALL FIRE PROTECTION ON DOCKS
() 109 VALVES SEE NARRATIVE

- K ELECTRICAL VIOLATIONS
() 90 IMPROPER EXTENSION CORD USE
() 91 EXPOSED WIRING
() 92 INSTALL BLANK COVER IN BREAKER BOX
() 93 ELECTRICAL PANEL OBSTRUCTED
() 94 IMPROPER USE OF FIXTURES/OUTLETS
() 95 "METER ROOM, NO STORAGE" SIGN REQUIRED
() 96 REMOVE ALL STORAGE FROM METER ROOM
() 97 ELECTRICAL SHUNT SEE NARRATIVE
() 98 OTHER NARRATIVE
() 99 IMPROPER WIRING

P FLOW TEST INFORMATION
Table with columns: LO, PT, GPM, ST, RE, SI, #
Rows 1, 2, 3
THIS REPORT MUST ACCOMPANY ALL APPLICATIONS FOR FIRE SPRINKLER PERMITS

NARRATIVE CORRECT ALL VIOLATIONS IMMEDIATELY
034) satisfactory

FAILURE TO CORRECT THESE VIOLATIONS MAY RESULT IN LEGAL ACTION AND THE IMPOSITION OF UP TO A \$250.00 PER DAY FINE, PURSUANT TO CHAPTER 37 OF THE CODE OF ORDINANCES OF THE CITY OF POMPANO BEACH, FLORIDA.

REINSPECTION DATE MO. DAY YR.
X

X PB 1224 INSPECTOR # FIRE PREVENTION OFFICER SIGNATURE OF RECIPIENT. BY SIGNING THIS REPORT I AM ADMITTING NO GUILT FOR THE VIOLATIONS CITED ABOVE. BUT SIMPLY ACKNOWLEDGE HAVING RECEIVED A COPY OF THIS REPORT. 73

EXHIBIT D



City of Pompano Beach
 Department of Development Services
 Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060

Phone: 954.786.4668 or 954.786.4633 Fax: 954.786.4666

Zoning Use Certificate

\$25.00 Processing Fee

- Approval of a Zoning Use Certificate does not give you permission to open for business.
- You must complete a Business Tax Receipt application and pay the appropriate fees before opening for business.
- Approval of a Zoning Use Certificate is only good for 60 days, after which you must re-apply and pay a new fee.
- Prior to installing any sign you must obtain a sign permit. For specific details regarding the City's Sign Code regulations please contact the Zoning Department at 954-786-4679.

Does this Use include any of the following? Please (✓)	Alcoholic Beverage Establishment _____	Outdoor Storage _____	Gas Station _____
	Sexually Oriented Business _____	Drive-Through _____	Amusement Arcade _____
	Overnight stays (i.e. Hotel or Group Home) _____	Outdoor Seating _____	Outdoor Display _____

Please describe the operation of your business IN SUFFICIENT DETAIL to enable the City to determine whether the proposed activity is permitted by zoning regulations.
 Depending on the type of business additional documentation and/or a more detailed description of the business could be required prior to or at time of filing for the Business Tax Receipt.

- MANUFACTURE AND INSTALL CLOSETS - SMALL SHOWROOM TO DISPLAY CLOSETS

Applicant		Business		
Print Name and Title	Name of Business			
<i>RON ANNEGIARICO - President</i>	<i>Accent Closets INC.</i>			
Street Address	Street Address			
<i>3700 NE 3RD AVE</i>	<i>2266 NW 30th place (Building 10)</i>			
Mailing Address City/ State/ Zip	Mailing Address City/ State/ Zip			
<i>DARIAN PARK FL 33334</i>	<i>Pompano Beach FL 33069</i>			
Phone Number	<i>954-868-9978</i>	Phone Number	<i>954-561-8800</i>	
Fax Number	<i>954-561-4468</i>	Fax Number	<i>954-561-4468</i>	
Email	<i>ACCENTRNA@YAHOO.COM</i>	Email	<i>INFO@ACCENTCLOSET.COM</i>	
Number of Employees	<i>16</i>	Square Feet occupied	<i>8354</i>	
Signature			Date	<i>5/31/13</i>

FOR STAFF USE ONLY (DO NOT WRITE BELOW THIS LINE)

Zoning District: <i>0-11</i>	Paid by: Cash <input checked="" type="checkbox"/> Check No. <i>30258</i> (non-refundable)	Date Paid: <i>5/31/13</i>	Receipt No.: <i>117412</i>
The above described business has been determined to be	<input checked="" type="checkbox"/>	in compliance with use requirements of the district in which the activity is proposed to be located.	
	<input type="checkbox"/>	not in conformance with the use requirements of the district in which the activity is proposed to be located.	

Additional comments:

Reviewed by: 	Approved: <input checked="" type="checkbox"/>	Date: <i>6.11.13</i>	Date Applicant Notified: <i>CP. 6-12-13-12:21</i> <i>Spoke E Ron</i>
Denied:			

No 82210 20210

EXHIBIT E

OFFICE PHONE - 786-4326

POMPAÑO BEACH FIRE PREVENTION REPORT

FIRE PREVENTION BUREAU P.O. Drawer 1300 Pompano Beach, Florida 33061

951 James Galloway Jerry

INCIDENT NO. 2110177113302266NN STREET 301 PL TP BLD UNIT OCCUPANT NAME Accent Cliffs AREA CODE 954 PHONE 561-880-0719 MO 07 DAY 19 YEAR 21 OWNERS NAME & ADDRESS MIN. DISTRICT NO. OF OCCUPANTS ZIP CODE 33069

- F EXIT VIOLATIONS
130 EXITS LOCKED
131 EXITS BLOCKED
132 IMPROPER LOCKING DEVICE
133 DOORS FAIL TO OPEN & CLOSE PROPERLY
134 POST EXIT SIGNS
135 INSUFFICIENT EXITS
136 EXCESSIVE TRAVEL DISTANCE
137 INSTALL PANIC HARDWARE
138 INSTALL ILLUMINATED EXIT SIGNS
139 SERVICE ILLUMINATED EXIT SIGNS
140 INSTALL EMERGENCY LIGHTING
141 SERVICE EMERGENCY LIGHTING
142 POST MAXIMUM CAPACITY SIGN
143 FAILURE TO MAINTAIN CLEAR AISLES AND WALKWAYS
144 REMOVE STORAGE / STAIRS
145 REMOVE STORAGE UNDER STAIRS
146 OTHER SEE NARRATIVE
147 "OVERHEAD DOORS MUST REMAIN OPEN" SIGN REQUIRED
148 INDICATE FLOOR LEVELS ON INSIDE OF STAIRWELL DOORS

- 110 LOCK OSY/PIV VALVES IN OPEN POSITION
111 FIRE PUMP LEAKS
112 MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS
113 REMOVE STORAGE FROM PUMP ROOM
114 REMOVE STORAGE WITHIN 18" BELOW SPRINKLER HEADS
115 OTHER SEE NARRATIVE
116 TEST AND CERTIFY SPRINKLER SYSTEM
117 TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM

- L EMERGENCY GENERATOR VIOLATIONS
150 GENERATOR FAILS TO OPERATE PROPERLY
151 TEST AND CERTIFY EMERGENCY GENERATOR
152 "GENERATOR ROOM" SIGN REQUIRED
153 REMOVE STORAGE FROM GENERATOR ROOM
154 EMERGENCY EQUIPMENT FAILS TO OPERATE PROPERLY
155 MAINTAIN GENERATOR TEST & MAINTENANCE LOGS
156 OTHER SEE NARRATIVE

- G FIRE ALARM VIOLATIONS
170 ANNUNCIATOR FAILS TO ANNUNCIATE PROPERLY
171 PULL STATIONS FAIL TO OPERATE
172 PULL STATIONS REQUIRE SERVICING
173 PULL STATIONS OBSTRUCTED
174 SMOKE DETECTORS FAIL TO FUNCTION PROPERLY
175 INSTALL ELECTRIC SMOKE DETECTORS
176 IMPROPER SMOKE DETECTOR PLACEMENT
177 TAMPER MODE FAILS TO FUNCTION PROPERLY
178 TROUBLE MODE FAILS TO FUNCTION PROPERLY
179 INSTALL FIRE ALARM SYSTEM
180 ALARM FAILS TO CAPTURE ELEVATOR
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182 OBTAIN ALARM REGISTRATION PERMIT AND POST ON DOOR
183 ALARM PANEL OBSTRUCTED
184 ALARM ROOM DOOR LOCKED
185 REMOVE STORAGE FROM ALARM ROOM
186 OTHER SEE NARRATIVE
187 TEST AND CERTIFY ALARM SYSTEM
188 FIRE ALARM FAILS TO FUNCTION PROPERLY

I 175 USER PERMIT (this form will serve as your permit) PER FLORIDA FIRE PREVENTION CODE PROPANE Use: Permit Fee 150

- M FLAMMABLES VIOLATIONS
120 IMPROPER DISPENSING OF FLAMMABLES
121 APPROVED FLAMMABLES CABINETS NEEDED
122 IMPROPER STORAGE OF FLAMMABLES
123 IMPROPER GROUNDING / BONDING OF FLAMMABLES
124 FAILURE TO HAVE EMERGENCY SHUT OFF
125 IMPROPER VENTILATION OF FLAMMABLES
126 IMPROPER APPLICATION OF FLAMMABLES
127 NO SMOKING SIGN NEEDED
128 OTHER SEE NARRATIVE

FOR COMMERCIAL, INDUSTRIAL & RESIDENTIAL PROPERTIES
MINIMUM FEE \$ 75
FEE PER 1000 SQ. FT. OVER 10,000 SQ. FT.
FEE PER DWELLING UNIT OVER 14 UNITS
STANDPIPE SYSTEM INSPECTION
SPRINKLER SYSTEM INSPECTION
FIRE ALARM SYSTEM INSPECTION
SMOKE EVACUATION SYSTEM INSPECTION
RE-INSPECTION FEE
TOTAL FEE 225
INVOICE TO BE FORWARDED TO RESPONSIBLE PARTY

- N HAZARDOUS MATERIALS VIOLATIONS
160 SECURE/SEPARATE ALL COMPRESSED GAS CYLINDERS
161 IMPROPER STORAGE OF HAZARDOUS MATERIALS
162 PROVIDE MATERIAL SAFETY DATA SHEETS FOR FILE
163 IMPROPER DISPOSAL OF HAZARDOUS MATERIALS
164 IMPROPER PLACARDING OF HAZARDOUS MATERIALS
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166 OTHER SEE NARRATIVE

- H GENERAL VIOLATIONS
140 FAILURE TO POST ADDRESS ON FRONT OF BUILDING
141 IMPROPER F.D. ACCESS
142 IMPROPER STORAGE & HEIGHT
143 OTHER SEE NARRATIVE
144 REPLACE MISSING CEILING TILES
145 SEAL PENETRATIONS IN FIRE RATED CEILINGS, WALLS AND DOORS.

- J FIRE PROTECTION VIOLATIONS
150 INSTALL/MOUNT 5LB ABC EXTINGUISHER
151 INSTALL/MOUNT 5LB BC EXTINGUISHER
152 INSTALL/MOUNT 15 LB. CO2 EXTINGUISHER
153 ADDITIONAL EXTINGUISHER REQUIRED
154 SERVICE EXTINGUISHER
155 POST EXTINGUISHER SIGN
156 FIRE EXTINGUISHER OBSTRUCTED
157 INSTALL AUTOMATIC HOOD EXTINGUISHMENT SYSTEM
158 CLEAN HOOD SYSTEM
159 SERVICE HOOD SYSTEM
160 REPAIR TRASH CHUTE DOOR CLOSING DEVICE
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164 BREAKING DEVICE REQUIRED ON EXTINGUISHER CABINET

- O NOTES
130 REFERRED TO FIRE CODE ENFORCEMENT OFFICER
131 REFERRED TO FIRE PLANS EXAMINER
132 REFERRED TO OTHER AGENCY SEE NARRATIVE
133 REFERRED TO BUILDING DEPT
134 NO APPARENT VIOLATIONS CITED AT THIS TIME
135 TO ALL INSPECTORS, SEE NARRATIVE PRIOR TO TAKING ANY FURTHER ACTION
136 HOLD PRESENT ON FILE
137 OBTAIN BUILDING PERMITS PRIOR TO CORRECTING VIOLATION
138 COMPLIANCE WITH CODES CAN BE ACHIEVED IN NUMEROUS WAYS. PROFESSIONAL ADVICE SHOULD BE SOUGHT IN REGARD TO VIOLATION.

- I SPRINKLER & STANDPIPE VIOLATIONS
100 INSTALL SIGN FOR FIRE DEPT. CONNECTION
101 FIRE DEPT. CONNECTION BLOCKED
102 INSTALL SPRINKLER SYSTEM
103 FIRE LANE NEEDED
104 FIRE LANE BLOCKED
105 HOSE CABINETS OBSTRUCTED
106 SERVICE HOSE CABINETS
107 REPLACE FIRE HOSE/NOZZLE
108 INSTALL FIRE PROTECTION ON DOCKS
109 VALVES SEE NARRATIVE

- K ELECTRICAL VIOLATIONS
190 IMPROPER EXTENSION CORD USE
191 EXPOSED WIRING
192 INSTALL BLANK COVER IN BREAKER BOX
193 ELECTRICAL PANEL OBSTRUCTED
194 IMPROPER USE OF FIXTURES/OUTLETS
195 "METER ROOM, NO STORAGE" SIGN REQUIRED
196 REMOVE ALL STORAGE FROM METER ROOM
197 ELECTRICAL SHUNT SEE NARRATIVE
198 OTHER NARRATIVE
199 IMPROPER WIRING

P FLOW TEST INFORMATION table with columns LO, PT, GPM, ST, RE, SI and rows 1, 2, 3.

NARRATIVE CORRECT ALL VIOLATIONS IMMEDIATELY
No spraying of flammable glue w/ spray booth - need flammable cabinets and fire extinguishers
Need working and exceed 2500 SOFT in non sprinkler building

FAILURE TO CORRECT THESE VIOLATIONS MAY RESULT IN LEGAL ACTION AND THE IMPOSITION OF UP TO A \$250.00 PER DAY FINE, PURSUANT TO CHAPTER 37 OF THE CODE OF ORDINANCES OF THE CITY OF POMPAÑO BEACH, FLORIDA.

REINSPECTION DATE MO 08 DAY 21 YR 21

PR 1224 FIRE PREVENTION OFFICER SIGNATURE OF RECIPIENT. BY SIGNING THIS REPORT I AM ADMITTING NO GUILT FOR THE VIOLATIONS CITED ABOVE. BUT SIMPLY ACKNOWLEDGE HAVING RECEIVED A COPY OF THIS REPORT

EXHIBIT F

CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA

FOLIO No. 8221-05-001

CHECK ONE

FINAL REPEAT FINAL PARTIAL TEMPORARY HOTEL/MOTEL MOBILE HOME

CERTIFICATE OF OCCUPANCY

PERMIT No. 85-2988 DATE 6/6/86 BUILDERS NAME Condor Const. Co. Inc.
OWNER'S NAME: Greenwin Florida Investment

LEGAL DESCRIPTION OF PROPERTY

SUBDIVISION: Pompano Industrial Park BLOCK LOT: 20 - 26
STREET ADDRESS OF PROPERTY: 2250-2270 N.W. 30 Place
ZONING CLASSIFICATION: M-3 (County) PERMIT ISSUED FOR: Warehouse Shell

FINAL APPROVALS:

BUILDING 6/6/86
PLUMBING 5/16/86
ELECTRIC 6/2/86
GAS _____
A/C _____
PAVING 6/2/86
LANDSCAPE 5/20/86
SEWER CONNECTION FEE: _____

APPROVED FOR OCCUPANCY:

GROUP Occ. F-1
No. DWELLING UNITS _____
APPROX. TOTAL SQ.FT. (FOR GROUP ABCEFG) 50,480

BY: *[Signature]*
BUILDING INSPECTOR
FIRE DEPT. _____
OCCUPANT LOAD _____
TYPE OF CONSTRUCTION _____
UNIT LIVE LOAD _____

N/C BALANCE DUE: _____

CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA

FOLIO No. 8221-05-001

CHECK ONE

FINAL REPEAT FINAL PARTIAL TEMPORARY HOTEL/MOTEL MOBILE HOME

CERTIFICATE OF OCCUPANCY

PERMIT No. 86-3334 DATE 9/9/86 BUILDERS NAME Condor Construction
OWNER'S NAME: Greenwin Florida Investment

LEGAL DESCRIPTION OF PROPERTY

SUBDIVISION: Pompano Ind. Park BLOCK LOT: _____
STREET ADDRESS OF PROPERTY: 2266 S.W. 30 Place
ZONING CLASSIFICATION: I-1 PERMIT ISSUED FOR: Interior Alteration

FINAL APPROVALS:

BUILDING 9/9/86
PLUMBING 9/9/86
ELECTRIC 9/9/86
GAS _____
A/C 9/9/86
PAVING _____
LANDSCAPE _____
SEWER CONNECTION FEE: _____

APPROVED FOR OCCUPANCY:

GROUP Occ. F-1 & G-2
No. DWELLING UNITS _____
APPROX. TOTAL SQ.FT. (FOR GROUP ABCEFG) _____

BY: *[Signature]*
BUILDING INSPECTOR
FIRE DEPT. _____
OCCUPANT LOAD _____
TYPE OF CONSTRUCTION _____
UNIT LIVE LOAD _____

N/A BALANCE DUE: _____

EXHIBIT G

CHAPTER 9: FIRE PROTECTION AND LIFE SAFETY SYSTEMS

[F] 903.2.4.1 Woodworking operations.

An *automatic sprinkler system* shall be provided throughout all Group F-1 occupancy *fire areas* that contain woodworking operations in excess of 2,500 square feet (232 m²) in area that generate finely divided combustible waste or use finely divided combustible materials.

❖ Because of the potential amount of combustible dust that could be generated during woodworking operations, an automatic sprinkler system is required throughout a fire area when it contains a woodworking operation that exceeds 2,500 square feet (232 m²) in area. Facilities where woodworking operations take place, such as cabinet making, are considered Group F-1 occupancies. The intent of the phrase “finely divided combustible waste” is to describe particle concentrations that are in the explosive range (see [Chapter 22](#) of the *IFC* for discussion of dust-producing operations).

The extent of sprinkler coverage is only intended to be for the Group F-1 occupancy involved in the woodworking activity. If the fire area is larger than 2,500 square feet (232 m²) but the woodworking area is 2,500 square feet (232 m²) or less, sprinklers are not required. It is not the intent to require the installation of sprinklers throughout the building but rather in the fire area where the hazard may be present.

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

TO: Members of the Board of Rules and Appeals

FROM: Administrative Director

DATE: June 8, 2023

RE: Agreement between Broward County Board of Rules and Appeals and Charles M. Kramer, Esquire for legal services effective July 1, 2023

Recommendation

It is recommended that the Board approve the contract for legal services between Broward County Board of Rules and Appeals and Charles M. Kramer, effective July 1, 2023, until June 30, 2026.

Reasons

Discussions have occurred over the past six weeks with the Board Attorney, Charles Kramer, and me before the expiry of the current contract to renegotiate a future contract. Mutual terms and conditions have been reasonably accomplished.

A review of the past legal services provided by the Board Attorney shows that the previous contract was a significantly lower hourly rate than other municipalities, the county, and ½ the hourly rate of the prior contract for legal services. The contract was created to control costs. Nevertheless, with a historical amount litigation, costs remain a factor for which there is no easy solution. It may be possible to save money on legal fees through proper due diligence prior to engaging the Board Attorney, but that would require at least a partial assumption that legal action by third parties can be controlled by BORA, the director, or staff. Underpaying the Board Attorney is not reasonable or sustainable by the Board's attorney. The cost of living with the rapidly increasing inflation merits a standard hourly rate and a return to at least those rates for fees from 2020.

Charles Kramer provided the Board of Rules and Appeals with thorough, credible, and sound counsel for well over 12 years and will continue to render services above and beyond other counsels.

Respectfully Submitted,

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

Dr. Ana Barbosa

AGREEMENT
Between
BROWARD COUNTY BOARD OF RULES AND APPEALS

and

CHARLES M. KRAMER, ESQUIRE FOR
LEGAL SERVICES

This is an Agreement (the “Agreement”), consists of nine (9) pages, and is made and entered into by and between:

BROWARD COUNTY BOARD OF RULES AND APPEALS,
hereinafter referred to as “BOARD,”

THE LAW OFFICE OF CHARLES M. KRAMER, hereinafter
referred to as “COUNSEL.”

WHEREAS, the BOARD wishes to enter into an agreement (“Agreement”) with COUNSEL for his employment in connection with certain legal representation; NOW, THEREFORE,

In consideration of the mutual terms and conditions, promises, covenants, and payments hereinafter set forth, parties agree as follows:

ARTICLE I
SCOPE OF SERVICES

1.1 COUNSEL agrees to provide legal services to and on behalf of BOARD in all matters involving BOARD as BOARD’S General Counsel.

1.2 COUNSEL is permitted to delegate the performance of services and work with other attorneys of similar experience (Co-Counsel), associate attorneys (Associates)(attorneys with less than seven (7) years of experience in the applicable area of practice), and paralegals/legal assistants, in the law firm of Benson, Mucci & Weiss, P.L.

-1- ForBOARD _____

For COUNSEL _____

**ARTICLE II
COMPENSATION: METHOD OF PAYMENT**

2.1 Compensation shall be paid to the COUNSEL in accordance with the terms set forth herein below.

2.2 For professional services rendered, COUNSEL's, Co-Counsel's, and Associate's fees shall be based on the hourly rate as follows:

PROPOSED FEES:	07/01/2023- 06/30/2023
<hr/>	
Office and Non-Litigation Time (COUNSEL & Co- Counsel)	\$265.00/hour
(Associates)	\$190.00/hour
Litigation Time (COUNSEL & Co- Counsel)	\$324.00/hour
Board and Committee Meetings (Fee is for 3 hours)	\$525.00
Each hour or fraction thereof above of 3 hours	\$195.00
Paralegal Time	\$130.00/hour
Travel outside Broward County	\$60/hour

2.3 COUNSEL agrees that there will be no charge for review of emails, correspondence, or other communication(s) received from BOARD or its administrative personnel by COUNSEL's paralegal(s) or support staff. This provision shall not apply if COUNSEL or Co-Counsel is/are personally unable to retrieve and review such communication(s) due to circumstances beyond their control and require the assistance of COUNSEL's paralegal(s) or support staff.

-2- For BOARD _____

For COUNSEL _____

2.4 Review of emails, correspondence, or communication received from BOARD or its administrative staff, which are sent for the purpose of updating or informing on matters not requiring the direct or ongoing assistance of COUNSEL or Co-Counsel, shall be billed in increments of .10 hours.

2.5 COUNSEL agrees that there will be no charge for review of emails, correspondence, or other communication(s) received from BOARD or its administrative personnel by COUNSEL's paralegal(s) or support staff. This provision shall not apply if COUNSEL or Co-Counsel is/are personally unable to retrieve and review such communication(s) due to circumstances beyond their control and require the assistance of COUNSEL's paralegal(s) or support staff.

2.6 Review of emails, correspondence, or communication received from BOARD or its administrative staff, which are sent for the purpose of updating or informing on matters not requiring the direct or ongoing assistance of COUNSEL or Co-Counsel, shall be billed in increments of .10 hours.

2.7 In addition to the charges for professional fees set forth in Subsection 2.2 above, BOARD shall reimburse COUNSEL for out-of-pocket expenses reasonably incurred in the course of rendering such legal services, including costs, printing, costs of reproduction, secretarial overtime, computer time, and necessary travel expenses incurred in accordance with the requirements of Chapter 112, F.S. COUNSEL shall not charge for travel of attorneys within Broward County offices and pledges that it shall provide the best available and most appropriate lawyer in any of its office locations for the issues involved.

2.8 COUNSEL shall submit invoices on a monthly basis for the payment of out-of-pocket expenses. Each invoice shall include a signed certificate listing all costs, fees, vouchers, invoices, and other documentary evidence that will describe in reasonable detail the basis for expenditures for which reimbursement is sought.

2.9 In the event that COUNSEL, CO-COUNSEL, or ASSOCIATE(s) is/are required or requested to perform any additional or extraordinary services not herein contemplated, COUNSEL, CO-COUNSEL, or ASSOCIATE(s) shall be entitled to apply for additional compensation, the amount of which shall be subject to the approval of BOARD and no such additional compensation in excess of the amount herein stated shall be paid unless specifically authorized in advance by BOARD, in its sole discretion.

2.10 All amounts paid by BOARD to COUNSEL shall be subject to audit by BOARD and Broward County. All charges incurred under this Agreement shall be due and payable only after services have been rendered or expenses incurred and invoice submitted.

-3- For BOARD _____

For COUNSEL _____

2.11 Payment shall be made on a monthly basis to: THE LAW OFFICE OF CHARLES M. KRAMER.

**ARTICLE III
TERM AND TERMINATION OF AGREEMENT**

3.1 This Agreement shall commence on July 1, 2023, and shall continue until June 30, 2026.

3.2 It is expressly understood and agreed that the occurrence of an Event of Default, as set forth in Article IV herein, will give rise to a right of termination by the non-defaulting party. Termination shall be upon ten (10) days written notice to the Defaulting Party after the expiration of the cure period provided for in Article IV herein. In the event of termination by BOARD, COUNSEL shall not undertake any new work under this Agreement after receipt of the notice.

3.3 In the event of termination and upon receipt of written notice from BOARD of such termination, COUNSEL shall promptly submit an invoice to BOARD for the out-of-pocket expenses actually incurred and not reimbursed prior to the termination date and a final invoice for all services rendered prior to the termination of this Agreement. Upon payment of such invoices by BOARD, COUNSEL shall have no further obligation to COUNSEL monetarily or otherwise. Likewise, COUNSEL'S obligations to the BOARD as provided for hereunder shall cease, except for participating in an orderly and professional transfer of such responsibilities and files or copies of files to the BOARD or its designee.

**ARTICLE IV
DEFAULT**

4.1 Failure or refusal of either party to perform or do any act herein required of that party after thirty (30) days written notice from the non-defaulting party shall constitute a default ("Event of Default").

4.2 In the event of any default, in addition to any other remedy available to the non-defaulting party, this Agreement may be terminated pursuant to Article III hereof. Such termination shall not waive any other legal remedies available to the non-defaulting party.

**ARTICLE V
RECORD AUDIT AND INSPECTION**

5.1 COUNSEL agrees to maintain and make available all financial records, supporting documents, records, and any other documents pertinent to the funding under this Agreement.

-4- For BOARD _____

For COUNSEL _____

5.2 COUNSEL shall maintain such data and financial records in an accessible location and condition for a period of not less than three (3) years after final payment under this Agreement or until after the final audit has been resolved, whichever is later.

5.3 COUNSEL shall permit BOARD or its designee to audit, examine and make excerpts and transcripts from such records.

**ARTICLE VI
CONFLICT OF INTEREST**

6.1 COUNSEL states that he is familiar with and will comply with the terms and conditions of Chapter 112, Part III, Florida Statutes (Code of Ethics), and Broward Ethics Ordinance 2015-55, and will make himself aware and comply with any amendments thereto.

6.2 It is important that COUNSEL be independent and impartial in order to properly conduct his services to the BOARD. COUNSEL shall not act as counsel in any lawsuit or other adversary proceeding in which BOARD is named as an adversary party or in which COUNSEL takes an adverse position to the BOARD.

**ARTICLE VII
PUBLIC RECORDS-LAW**

7.1 It is important that COUNSEL be independent and impartial in order to properly conduct his services to the BOARD. COUNSEL shall not act as counsel in any lawsuit or other adversary proceeding in which BOARD is named as an adversary party or in which COUNSEL takes an adverse position to the BOARD.

7.2 COUNSEL agrees that he will comply with all BOARD policies and procedures in observing the requirements of said laws.

**ARTICLE VIII
INSURANCE**

8.1 COUNSEL will maintain in force, during the life of this Agreement, Professional Liability Insurance with limits not less than Five Hundred Thousand Dollars (\$500,000.00) for each occurrence with the maximum deduction of Fifty Thousand Dollars (\$50,000.00).

-5- For BOARD _____

For COUNSEL _____

**ARTICLE IX
OWNERSHIP OF RESULTS**

9.0 Any interest of COUNSEL in reports, memoranda, or other documents Prepared or received by COUNSEL in connection with services performed or to be performed under this Agreement shall be the property of the BOARD and will be transmitted to BOARD or its designee upon request.

**ARTICLE X
INDEPENDENT CONTRACTOR**

10.0 COUNSEL is an independent contractor under this Agreement. Services provided by COUNSEL shall not be as an officer, employee, or agent of BOARD.

**ARTICLE XI
SUBCONTRACTING**

11.1 Neither party to this Agreement shall contract on behalf or in the name of the other party.

11.2 Any violation of this provision shall confer no rights in favor of anyone and shall be void.

11.3 COUNSEL is expressly prohibited from subcontracting the legal services required hereunder unless such subcontracting is agreed to in writing by BOARD.

**ARTICLE XII
WAIVER**

12. The omission of either party at any time to enforce any default or right reserved to it, or to require the performance of any of the terms, covenants, or provisions hereof by the other party at the time designated, shall not be a waiver of any such default or right to which the party is entitled, nor shall it in any way affect the right of the party to enforce such provisions thereafter.

-6- For BOARD _____

For COUNSEL _____

**ARTICLE XIII
VENUE AND WAIVER OF JURY TRIAL**

13. This Agreement shall be construed according to the laws of the State of Florida, and the appropriate venue for any actions arising out of this Agreement, or the making of this Agreement, shall be either the Circuit Court of Broward County, Florida. To encourage prompt and equitable resolution of any litigation that may arise hereunder, the parties hereby waive any rights that either may have to a trial by jury of any such litigation. Alternatively, the parties may jointly agree to resolve any dispute(s) under the JAMS Streamlined Arbitration Rules and Procedures. Any decision(s) rendered by JAMS shall be final and binding on the parties.

**ARTICLE XIV
SEVERABILITY**

14. In the event that any term or provision of this Agreement shall be determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed or deleted as such authority determines, and the remainder of the Agreement shall be construed to be in full force and effect.

**ARTICLE XV
AMENDMENTS/ ASSIGNMENTS**

15.1 No modification, amendment, or alteration in the terms or conditions of this Agreement shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

15.2 COUNSEL shall not transfer or assign any duties or obligations hereunder without the prior written consent of the BOARD.

-7- For BOARD _____

For COUNSEL _____

**ARTICLE XVI
NOTICES**

16. Whenever either party desires to give notice unto the other, it must be given by written notice, sent by registered or certified United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place last specified. The place for giving notice shall remain such until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice, to-wit:

FOR BOARD:

Broward County Board of Rules and Appeals
1 N. University Drive Suite 3500B,
Plantation, FL 33324

FOR COUNSEL:

The Law Office of Charles M. Kramer, PLLC
5561 N. University Drive, Suite 103
Coral Springs, FL 33067

-8- For BOARD _____

For COUNSEL_____

ARTICLE XVII
ENTIRE AGREEMENT

18. This Agreement constitutes the entire understanding and agreement between the parties, and no warranties, express or implied, representations, promises, or statements have been made by either party unless endorsed herein.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY BOARD OF RULES AND APPEALS through its BOARD OF DIRECTORS, signing by and through its Chair, authorized to execute same by Board action on the _____ day of June 2023.

ATTEST:

BROWARD COUNTY BOARD
OF RULES AND APPEALS

By: _____
For BOARD

Dated: _____

COUNSEL

By: _____
Charles M. Kramer, Esq

Dated: _____