

Broward County Board of Rules and Appeals Meeting Agenda

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**
- II. **Roll Call**
- III. **Approval of Agenda**
- IV. **Approval of Minutes** – April 13, 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

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

VII. **REGULAR AGENDA**

1. **Appeal 23-01 – Accent Closets Inc. and Pompano Beach Building Department**

- 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
 - b. Board Questions
 - c. Public Hearing
 - d. Board Action
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
 - b. Board Questions
 - c. Public Hearing
 - d. Board Action
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
 - b. Board Questions
 - c. Public Hearing
 - d. Board Action
5. **Director's Report**
6. **Attorney's Report**
7. **Committee Reports**
8. **General Board Member Discussion**
9. **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.

April 13, 2023
Board Meeting Minutes

Broward County Board of Rules and Appeals Meeting Agenda

April 13, 2023

Time: 7:00 PM

Zoom Meeting Information:

<https://broward-org.zoomgov.com/j/1611237320>

Meeting ID: 161 123 7320

I. Call Meeting to Order

Vice Chairman Gregg D'Attile called a published virtual meeting of the Broward County Board of Rules and Appeals to order at 7 p.m.

II. Roll Call

Gregg D'Attile, Vice Chairman
Ron Burr
Shalanda Giles-Nelson
R. Art Kamm
Daniel Rourke
Robert Taylor
David Tringo
Dennis Ulmer
Derek Wassink
Lynn E. Wolfson
Abbas Zackria

III. Approval of Agenda

Dr. Ana Barbosa, Administrative Director, noted that the relevant minutes for Item 1 were provided to the Board members yesterday.

Mr. Zackria made a motion, and Mr. Tringo seconded the motion to approve the agenda as noted. The motion was carried out by a unanimous vote of 10-0.

IV. Approval of Minutes – March 9, 2023, Regular Meeting

Mr. Wassink made a motion, and Mr. Zackria seconded the motion to approve the March 9, 2023, minutes as submitted. The motion was carried out by a unanimous vote of 10-0.

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

Public comments are limited to 3 minutes each.

VI. CONSENT AGENDA

1. Certifications – Staff Recommended

TOWN OF DAVIE

Ryanning, Chad, Fire Inspector

CITY OF FORT LAUDERDALE

Delano, David S., Plumbing Inspector – Temporary 120-Day

CITY OF HALLANDALE BEACH

Bostwick, Albert, Jr., Building Official

CITY OF HOLLYWOOD

Clinton, Christopher R., Fire Code Official

TOWN OF LAUDERDALE-BY-THE-SEA

Bias, Jonathan, Fire Inspector
Mangin, Andrew, Fire Inspector

CITY OF MIRAMAR

Martinez, Jonathan I., Structural Inspector – Temporary 120-Day
Perez, Rafael, Fire Plans Examiner

CITY OF PARKLAND

Crisanti, Anthony John, Structural Inspector – Temporary 120-Day

TOWN OF PEMBROKE PARK

Pizzillo, Stephen J., Building Official
Ripoll, Joel, Chief Structural Inspector

CITY OF POMPANO BEACH

Beaudreau, Brandon, Fire Inspector

CITY OF TAMARAC

Palacios, Otoniel, Assistant Building Official

COUNTYWIDE

Castellanos, Leandro A., Structural Plans Examiner
Olsen, Jay, Structural Plans Examiner
Thoner, Robert, Electrical Inspector
Vieira, Pedro P., Electrical Plans Examiner
Zambrana, Kevin, Structural Inspector

Mr. Tringo made a motion, and Mr. Kamm seconded the motion to approve the certifications as recommended. The motion was carried out by a unanimous vote of 11-0.

VII. REGULAR AGENDA

1. **First 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

Dr. Ana Barbosa, Administrative Director, indicated that an ad hoc committee was formed to secure input from building officials as well as Cap Government and Calvin Giordano & Associates. The recommendation of the committee was to remove the previously approved code language. Physical presence would not be required, but they would still have to be available and able to perform their duties. The grandfathering of individuals serving in multiple jurisdictions is also recommended to be changed from April 2023 to the recertification cycle.

b. Board Questions

Mr. Burr indicated that it appears this relieves the building official from being in the building department at any time. Mr. Zackria noted that the code previously stated the building official

did not have to be physically present. The proposal is for that language to be maintained in that there are various communication instruments available. Two points were 1) how many jurisdictions an individual could serve in; and 2) that the individual had to be at a certain place for a certain number of hours. It would be impossible for the Board to control how many hours someone would be in a certain place. It would depend on their workload. The proposal is to allow the building officials and chiefs to manage their own time with a limitation of two jurisdictions. For more than two jurisdictions, the individual would need to seek approval from the Board, which would only be valid for one certification cycle. Individuals that are currently approved for more than two jurisdictions would continue until the recertification cycle.

Mr. Burr felt this would weaken the Board's role. He questioned how a consumer could reach out to a building official. Mr. Zackria pointed out that the language indicating the individual did not have to be physically present in the jurisdiction was already in the code. Mr. Burr commented that particular language may not be appropriate in that he questioned how an individual could manage a department without ever being there. Mr. Zackria indicated that a building official for two jurisdictions could address something in one jurisdiction while present in the other jurisdiction. Mr. Burr indicated that he simply does not agree with the recommendation.

Mr. Wassink felt there are two separate issues: 1) an individual may serve multiple jurisdictions, and 2) an individual must be present at the jurisdictions. Dr. Barbosa explained that the Board of Rules and Appeals does not dictate how a building official runs his or her building department. It is a matter between the building official and the city manager. The only impact is on the small cities that contract for services and pay for an individual to be physically present even if the city is not using the individual. She continues to expect all building officials to be ethical and present. If that is not the case, she will get involved with the pertinent city managers.

Vice Chairman D'Attile did not think it was the role of the Board of Rules and Appeals to manage the building official, but rather to certify that the individual has the correct qualifications as well as the department and its inspectors. He agreed that it is the city manager's job to manage the building official.

Mr. Rourke agreed with Mr. Burr. If an individual is responsible for two jurisdictions, they should be able to be present in both locations. He also raised the concern of a consumer needing to speak with the building official, and that should occur in the jurisdiction where the concern exists. Mr. Zackria did not feel it is necessary for an individual covering two jurisdictions to travel to the jurisdiction where the concern exists when it could be handled with an email, text, or cell phone. There is no way for the Board to enforce a specified number of hours an individual is present in a jurisdiction or how they will manage the job.

Vice Chairman D'Attile noted that this affects not only the building officials, but the chief inspectors for all of the disciplines.

Mr. Rourke cited an example in Miami-Dade County where he must make an appointment to go to the building department to resolve an issue because it is impossible to reach anyone on the phone. He questioned how he would be served in Broward County under this proposal. Ms. Giles-Nelson indicated as a previous contractor; she understands the frustration with reaching staff in the jurisdiction in general. However, it is not the responsibility of the Board of Rules and Appeals. The Board steps in when the building official or chief fails to respond in a timely fashion or is negligent in performing their duties. If an individual has agreed to work for two cities. It is a matter between the city manager and the individual. Vice Chairman D'Attile pointed out that contractors manage multiple jobs. Ms. Giles-Nelson commented that most cities designate a period of time when individuals may meet with building department employees.

c. Board Action

Mr. Tringo made a motion, and Ms. Giles-Nelson seconded the motion to approve the amendment on the first reading. The motion was carried out by a vote of 8-3. Mr. Burr, Mr. Ulmer, and Mr. Rourke voted no.

2. First 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

Dr. Ana Barbosa, Administrative Director, explained this is on the same subject. It changes the deadline from April 1, 2023, to the next recertification cycle for individuals serving in multiple jurisdictions. Individuals would be required to obtain Board approval to serve in more than two jurisdictions.

b. Board Questions – none

c. Board Action

Mr. Tringo made a motion, and Mr. Zackria seconded the motion to approve the policy revision on the first reading. The motion was carried out by a unanimous vote of 11-0.

3. First 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. Ken Castronovo, Chief Electrical Code Compliance Officer, explained when this policy was updated in September. There were a few questions that were subsequently addressed by an ad hoc committee. It was decided that the policy should be closer to the state statute on the subject. For example, milestone inspections were not addressed. The ad hoc committee addressed challenges with the 3-mile (coastal) line.

b. Board Questions

In response to Mr. Burr, Mr. Castronovo advised that the State's timeline was 25 years for buildings within three miles of the coastline. Beyond the 3-mile marker, it was 30 years, and thereafter it mimicked Broward County. The cost for a 3-mile determination would be in the range of \$80,000 and could take up to a year to produce. It was also pointed out that by having an inspection at 25 years, potential disasters and more work in the future are avoided. Ultimately the cost to the property owners would be less. Mr. Burr felt the change from 40 to 25 years is significant. He felt the cost for a 3-mile determination should be borne by the cities. Mr. Castronovo explained the Board administers the program. If it were left to the municipalities, each municipality would contract for the work. Mr. Burr felt a huge burden was being placed on a lot of people. In response to Vice Chairman D'Attile, Mr. Castronovo advised that the inspection scope would be the same at 25 or 40 years. After the 25-year inspection, an inspection would be required at ten-year intervals, in further response to Mr. Burr, Dr. Ana Barbosa, Administrative Director, indicated that Miami-Dade County is ignoring the 3-mile line. They are waiting until next year when the house bill is signed.

Vice Chairman D'Attile asked how many more inspections would be necessary. Mr. Castronovo indicated there are currently around 200-250 annually, but it would be difficult to say how many more inspections would be needed at the 25-year initial threshold.

Mr. Castronovo clarified the definition of minor buildings or structures where a gross area of less than 3,500 square feet and “any building or structure, regardless of size...” are described in definitions of Section 110.15, E. Reference to regardless of size has to do with an accessory to a condominium for example, but because it is a support building, it would need to be inspected.

Mr. Burr recalled that initially, it was felt Broward would mirror Miami-Dade County. He questioned why this is being rushed when Miami-Dade is holding back. Mr. Castronovo explained the goal is to correlate with the State. However, Broward and Miami-Dade forms are 90% the same. Mr. Zackria pointed out that when the ad hoc committee compared Broward and Miami-Dade requirements, they removed what was considered unnecessary. One example is the infrared scanning that the ad hoc committee felt to be an unnecessary cost burden. In further response to Mr. Burr, Dr. Barbosa indicated that Miami-Dade had not done anything with the 3-mile radius this past year.

Ms. Giles-Nelson referred to Section E.,3., Reporting Procedures, and asked who is responsible for ensuring each condominium unit owner receives the report. Mr. Castronovo advised that state statute provides that the condominium management company is responsible for providing a copy to every unit owner. Mr. Zackria indicated that the legislature mandated in the legislation that all unit owners receive the report. There could be litigation on this point, but it has nothing to do with the Board of Rules and Appeals. Dr. Barbosa added that there is language providing that regardless of the notice requirement, the condominium and co-op homeowner associations are nevertheless responsible for being aware of when their inspections are due. Mr. Michael Guerasio, Chief Structural Code Compliance Officer, referred to Section C.,4, and indicated it provides that the building owner or association is required to procure the required inspection and any necessary repairs. As to Ms. Giles-Nelson’s reference, he advised that the provision was previously in the policy, and it is in the state law. It is something to help the building officials to be able to enforce this type of program.

c. **Board Action**

Mr. Kamm made a motion, and Mr. Zackria seconded the motion to approve Section 110.15 and Policy #05-05 revisions on the first reading. The motion was carried out by a vote of 10-1. Mr. Burr voted no.

4. Director’s Report

Dr. Barbosa asked if any Board member is interested in receiving the agenda and backup materials electronically, please notify her via email.

5. Attorney’s Report

Mr. Charles Kramer referred to the Plantation Inn access road that was denied by the Board and indicated they had filed an appeal with the 17th Circuit Court. He feels very good about successfully handling the matter. He went on to say that the attorneys for the City of Plantation filed an amicus brief, and the court denied Plantation Inn’s request for oral argument, which he believed was a good sign.

With respect to the My Amelia case concerning virtual inspections, he advised it affects all municipalities. My Amelia would like to conduct virtual inspections for every type of inspection. The Board of Rules and Appeals prevailed twice in circuit court; however, My Amelia has filed an appeal in the Fourth District Court. He noted that because the City Attorney for the City of Hollywood responsible resigned without notice, he is preparing the arguments for the Board of

Rules and Appeals and the City of Hollywood, which will have to be approved by a representative of Hollywood at some point. The Board's brief is due on June 5th. He feels strongly about succeeding.

6. **Committee Reports** - none

7. **General Board Member Discussion**

Electronic Permitting

Mr. Zackria noted that the Board has been advocating for full electronic permitting by Broward municipalities. He had a recent experience where the permitting was electronic, but the city asked that all documents be printed so that they could be on-site. The municipalities need to be encouraged to take the next step by having the documentation available for their inspectors on electronic devices. He asked staff to follow up on this with the municipalities.

Accessibility of Handicapped Restrooms to People with Digestive Diseases

Ms. Wolfson asked what needs to be done to make the handicapped restrooms at the airport more accessible to people with digestive diseases, which would be a hook by the toilet five feet above the floor and a shelf between the toilet and the wall by the toilet paper for medical supplies. She would like to make Broward County an example on this matter to the nation.

8. **Adjournment**

The meeting adjourned at 8 p.m.

DRAFT

Consent Agenda

Section 1

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

Regular Agenda

Section 1

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

4/20/2023

VIA U.S. CERTIFIED MAIL and EMAIL (rulesboard@broward.org)
The Broward County Board of Rules and Appeals
c/o James DiPietro, Executive 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**

Dear Mr. DiPietro,

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. The change of occupancy determination is particularly significant as there are rejection comments by other City departments that go beyond the scope of work of the permit. 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 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. 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*.

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.

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.

As an initial matter, “Woodworking” is an undefined term in the building code. The City did not categorize Accent Closets’ use as woodworking when it approved the zoning use certificate in 2013, which formally confirms compliance with the “Building Code” and “Fire Prevention

¹ The Building Official failed to consider that there was no automatic fire sprinkler requirement applicable to Group F in 1986, including woodworking.

Code”. (Exhibit “A”); *See* Sec. 155.2414. D. It was only after a fire inspection in July 2021 that the City categorized the use as “woodworking”. The City should be bound by its initial determination especially since this concerns an undefined term.

Assuming that there are “woodworking” operations at the Property, they 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, that is not what Section 903.2.4.1 states. This provision applies to “woodworking operations in excess of 2,500 sq. ft.” (Letter, pg. 4). The City’s broad interpretation of this provision would mean that placing a simple table saw in a fire area larger than 2,500 square feet would trigger a requirement for sprinklers throughout the entire space, which would be absurd. In fact, at least one other state, Oregon, has determined that “in excess of 2,500 sq. ft.” literally means area of woodworking operations. The Oregon opinion considered the same provision and concluded: “If the fire area is larger than 2,500 square feet but the woodworking area is less than 2,500 square feet, sprinklers are not required.” The opinion is attached as **Exhibit “G”**.

Based on a plain reading of Sec. 903.2.4.1, sprinklers are not required because the area of woodworking operations is less than 2,500 square feet.

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. 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.

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

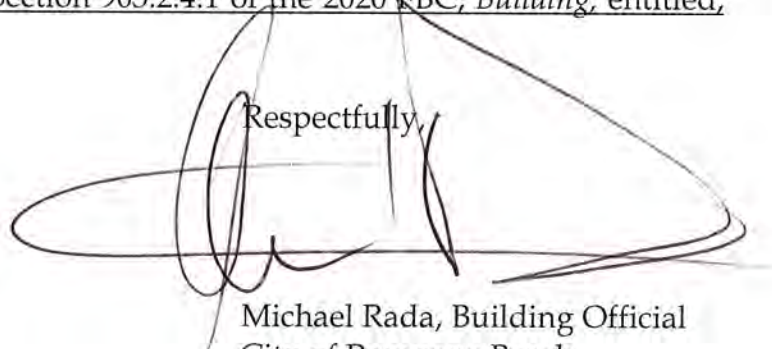
necessary by the Building Official for the general safety and welfare of the occupants and the public.

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 handwritten signature in black ink, appearing to read "Michael Rada", is written over the word "Respectfully,". The signature is stylized and somewhat illegible.

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]102.6.2Buildings 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.

302.1Occupancy 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.

306.2Moderate-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:

401.1Scope.

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.

401.2Conformance.

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

1001.3Certificate 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*.

1008.2Unsafe 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.

1010.1Increased 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.

1001.2.1Change 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*.

1002.1Compliance 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

C E R T I F I C A T E O F O C C U P A N C Y

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: APPROVED FOR OCCUPANCY:
 BUILDING 9/9/86 BY: S.A. Christ
 PLUMBING 9/8/86 GROUP OCC. F-1 & G-2 BUILDING INSPECTOR
 ELECTRIC 9/9/86
 GAS _____
 A/C 9/9/86
 PAVING _____
 LANDSCAPE _____
 SEWER CONNECTION FEE: _____ H/A BALANCE DUES: _____

FIRE DEPT. _____
 OCCUPANT LOAD _____
 TYPE OF _____
 CONSTRUCTION _____
 UNIT LIVE LOAD _____

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

10

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.

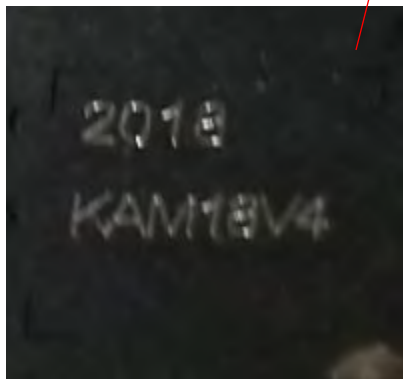




Equipment (Streamer 1057XL Edge Bander) installed without a permit.

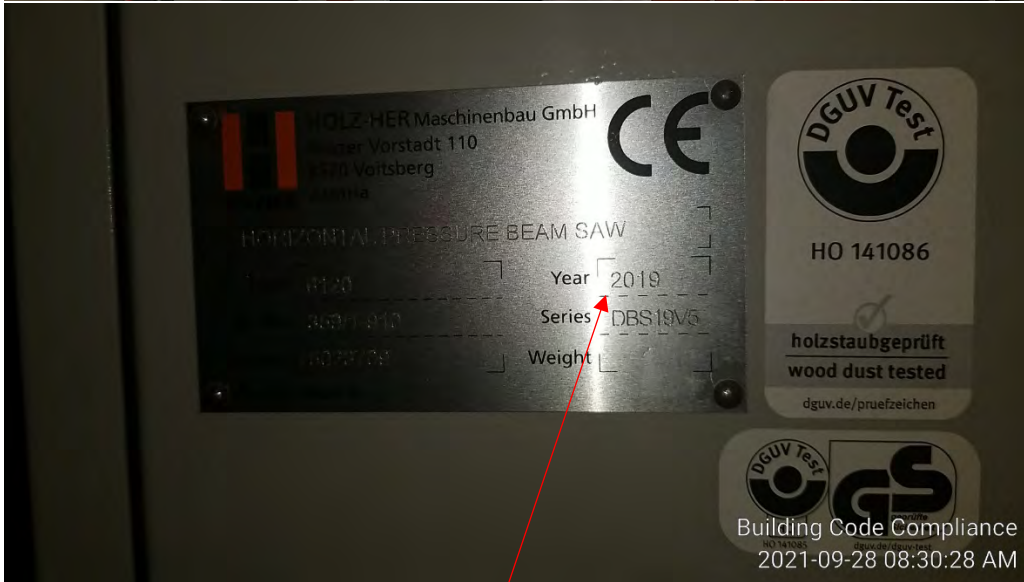


Equipment (Streamer 1057XL Edge Bander) data plate showing **2018** as the year built.

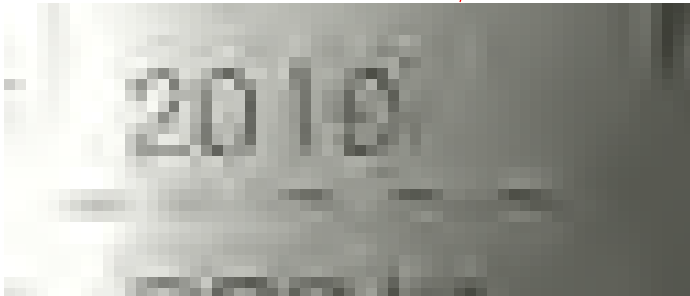




Equipment (Tectra 6120 Beam Saw) installed without a permit.



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

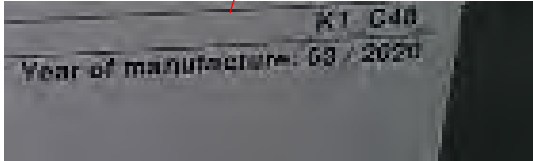




Equipment (Kaeser SK 15 Aircenter Air Compressor)
Installed without a permit.



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



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



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



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.

NARRATIVE CORRECT ALL VIOLATIONS IMMEDIATELY 90) Service & Install Additional Emergency lighting 39) 2 exit light packs - 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 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 # 170

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**

~~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.~~

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

INSPECTOR # 100

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. 1701	HSNO 000087	DR 2266	STREET NW 50	TP PL	BLD 1	UNIT 1
OCCUPANT NAME Green Claret				AREA CODE	PHONE	MO. DAY YEAR 12/20/16
OWNERS NAME & ADDRESS Green Claret				MIN.	DISTRICT 30-101	NO. OF OCCUPANTS
SQUARE FOOTAGE 1101000	H/S 7	UNITS 1	AMOUNT CHARGED 125.00	KB 1	MEN 1	SIT 1 1
			SIT 2 1	PG. 1	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

properly

Use Permit Fee 50

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

- 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 # _____, 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: # _____

P FLOW TEST INFORMATION

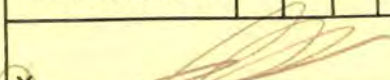
	LO	PT	GPM	ST	RE	SI	#
1							
2							
3							

THIS REPORT MUST ACCOMPANY ALL APPLICATIONS FOR FIRE SPRINKLER PERMITS

NARRATIVE CORRECT ALL VIOLATIONS IMMEDIATELY

(134) violation

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	REINSPECTION DATE	MO.	DAY	YR.
				

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.

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 to 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

James Galloway Jerry

INCIDENT NO. 2110177113302266NN 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
181 OBTAIN 24 HOUR SERVICE CONTRACT FOR FIRE ALARM
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

- 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.

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
165 BACK FLOW PREVENTITIVE DEVICE REQUIRED
166 OTHER SEE NARRATIVE

- 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

- 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
138 COMPLIANCE WITH CODES CAN BE ACHIEVED IN NUMEROUS WAYS. PROFESSIONAL ADVICE SHOULD BE SOUGHT IN REGARD TO VIOLATION.

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

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

THIS REPORT MUST ACCOMPANY ALL APPLICATIONS FOR FIRE SPRINKLER PERMITS
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
X [Signature]

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



No. 08-04
**Automatic Sprinkler Requirements in
F-1 Woodworking Operations.**

In accordance with OAR 918-008-0110, the information contained in this statewide code interpretation is legally binding on any party involved in activities regulated by applicable Oregon law, applicable Oregon regulations or the state building code. If the information contained in this statewide code interpretation is cited as a basis for a civil infraction, a representative of the jurisdiction must cite the interpretation number found in this document.

Code / section: 2019 Oregon Structural Specialty Code (OSSC)—Section 903.2.4.1
Date: Issued—April 2, 2009
Last updated—Oct.1, 2019
Subject: Automatic sprinkler requirements in F-1 woodworking operations

Question:

OSSC Section 903.2.4.1 states that; *“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 in area which generate finely divided combustible waste or use finely divided combustible materials.”*

Is an automatic sprinkler system required where the woodworking area noted above comprises 2,500 square feet or less of the overall F-1 fire area?

Answer:

No.

Analysis:

As noted in the IBC Commentary for this section; *“The extent of the 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 less than 2,500 square feet, sprinklers are not required.”*

Contact: Visit the division website to [contact a building code specialist](#).



From: [Guerasio, Michael](#)
To: [Boselli, Ruth](#)
Cc: [Barbosa, Ana](#); [Parks, Bryan](#); [Morell, John](#); [Guerasio, Michael](#)
Subject: FW: BORA Appeal - Accent Closets Inc.
Date: Tuesday, April 25, 2023 9:21:27 AM

Good morning Ruth,

As we talked about, below is some history of an existing appeal that Fire was working on and told by Chuck to hold on processing, but since, it has now become a building issue. You will receive a second email with the application and documents.

Thank you

Respectfully
Michael Guerasio
Chief Code Compliance Officer, Structural
Board of Rules and Appeals
1 N University Dr., Suite 3500B
Plantation, Florida 33324
954-765-4500 X 9686
broward.org/codeappeals



STRONGER CODES MEAN SAFER BUILDINGS
~ESTABLISHED 1971~



Please consider the Environment before printing

From: Parks, Bryan <BParks@broward.org>
Sent: Friday, April 21, 2023 8:10 AM
To: Ryan Abrams <rabrams@abrams-law.com>; EFax RULESBOARD <RULESBOARD@broward.org>
Cc: 'Accent Closets Inc. (Other)' <accentrva@yahoo.com>; Bethany Ramirez <bethany@abrams-law.com>; Chuck Kramer <ckramer@bmwlawyers.net>; Barbosa, Ana <ABARBOSA@broward.org>; Guerasio, Michael <MGUERASIO@broward.org>; Morell, John <JMORELL@broward.org>; Castronovo, Kenneth <KCASTRONOVO@broward.org>; Soto, Rolando <ROSOTO@broward.org>; Cruz-Vellon, Jose <JCRUZVELLON@broward.org>
Subject: RE: BORA Appeal - Accent Closets Inc.

Good morning Mr. Abrams

As indicated yesterday we have received your appeal application and backup materials on 4/20/2023

at 3:47pm regarding Accent Closets, 2266 SW 30 Place, Pompano Beach

I would like to inform you that Mr. James Dipietro has retired and Dr. Ana Barbosa (who is cc in this response) is now the Director of the Board of Rules and Appeals.

After a review of the appeal application, I noticed that you are appealing a Florida Building Code section. I also noted that you mention other disciplines which I will also notify. I as the Fire Code Official will forward your appeal and accompanying documents to Chief Structural, Mike Guerasio for his review and comment along with electrical, plumbing and myself.

Thank you

Bryan Parks
Chief Fire Code Official
Suite 3500 B
Broward Board of Rules and Appeals
1 North University Drive
Plantation, Florida 33324

From: Ryan Abrams <rabrams@abrams-law.com>
Sent: Thursday, April 20, 2023 3:47 PM
To: EFax RULESBOARD <RULESBOARD@broward.org>
Cc: Parks, Bryan <BParks@broward.org>; 'Accent Closets Inc. (Other)' <accentrva@yahoo.com>;
Bethany Ramirez <bethany@abrams-law.com>; Chuck Kramer <ckramer@bmwlawyers.net>;
jdipietro@broward.org
Subject: RE: BORA Appeal - Accent Closets Inc.

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Good afternoon,

Please see attached completed BORA appeal packet including exhibits. Please confirm receipt. Thank you.

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



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From: [Guerasio, Michael](#)
To: [Ryan Abrams](#)
Cc: [Barbosa, Ana](#); [Morell, John](#); [Castronovo, Kenneth](#); [Soto, Rolando](#); [Cruz-Vellon, Jose](#); [Parks, Bryan](#); [Boselli, Ruth](#); [Curry, Brianna](#); [Guerasio, Michael](#)
Subject: RE: BORA Appeal - Accent Closets Inc.
Date: Wednesday, April 26, 2023 11:57:36 AM

Mr. Abrams, we have spoken to the building official, Mr. Michael Rada, and we are currently in the process of reviewing the appeal.

Thank you

Respectfully
Michael Guerasio
Chief Code Compliance Officer, Structural
Board of Rules and Appeals
1 N University Dr., Suite 3500B
Plantation, Florida 33324
954-765-4500 X 9686
broward.org/codeappeals



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Please consider the Environment before printing

From: Ryan Abrams <rabrams@abrams-law.com>
Sent: Wednesday, April 26, 2023 11:25 AM
To: Guerasio, Michael <MGUERASIO@broward.org>
Cc: Barbosa, Ana <ABARBOSA@broward.org>; Morell, John <JMORELL@broward.org>; Castronovo, Kenneth <KCASTRONOVO@broward.org>; Soto, Rolando <ROSOTO@broward.org>; Cruz-Vellon, Jose <JCRUZVELLON@broward.org>; Parks, Bryan <BParks@broward.org>; Boselli, Ruth <RBOSELLI@broward.org>; Curry, Brianna <BCURRY@broward.org>
Subject: RE: BORA Appeal - Accent Closets Inc.

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Thank you, Michael. That is appreciated.

Will there be any attempts to work with the city on a resolution before the hearing?

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: Guerasio, Michael <MGUERASIO@broward.org>

Sent: Wednesday, April 26, 2023 11:22 AM

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

Cc: Barbosa, Ana <ABARBOSA@broward.org>; Morell, John <JMORELL@broward.org>; Castronovo, Kenneth <KCASTRONOVO@broward.org>; Soto, Rolando <ROSOTO@broward.org>; Cruz-Vellon, Jose <JCRUZVELLON@broward.org>; Parks, Bryan <BParks@broward.org>; Boselli, Ruth <RBOSELLI@broward.org>; Curry, Brianna <BCURRY@broward.org>; Guerasio, Michael <MGUERASIO@broward.org>

Subject: FW: BORA Appeal - Accent Closets Inc.

Good morning Mr. Abrams

We have received your appeal application, and it is being processed. You should receive a notification for the May 11th agenda once it has been finalized.

Thank you

Respectfully

Michael Guerasio

Chief Code Compliance Officer, Structural

Board of Rules and Appeals

1 N University Dr., Suite 3500B

Plantation, Florida 33324

954-765-4500 X 9686

broward.org/codeappeals





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To: Ryan Abrams <rabrams@abrams-law.com>; EFax RULESBOARD <RULESBOARD@broward.org>
Cc: 'Accent Closets Inc. (Other)' <accentrva@yahoo.com>; Bethany Ramirez <bethany@abrams-law.com>; Chuck Kramer <ckramer@bmwlawyers.net>; Barbosa, Ana <ABARBOSA@broward.org>; Guerasio, Michael <MGUERASIO@broward.org>; Morell, John <JMORELL@broward.org>; Castronovo, Kenneth <KCASTRONOVO@broward.org>; Soto, Rolando <ROSOTO@broward.org>; Cruz-Vellon, Jose <JCRUZVELLON@broward.org>
Subject: RE: BORA Appeal - Accent Closets Inc.

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Thank you

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Cc: Parks, Bryan <BParks@broward.org>; 'Accent Closets Inc. (Other)' <accentrva@yahoo.com>; Bethany Ramirez <bethany@abrams-law.com>; Chuck Kramer <ckramer@bmwlawyers.net>; jdipietro@broward.org
Subject: RE: BORA Appeal - Accent Closets Inc.

Good afternoon,

Please see attached completed BORA appeal packet including exhibits. Please confirm receipt. Thank you.

Sincerely,

Ryan A. Abrams, Esq.

Founder and Managing Attorney

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Fort Lauderdale, FL 33316

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MEMORANDUM

DATE: December 2, 2022

TO: Mr. Ryan Abrams, Esq.

RE: Accent Closets – Life Safety

Mr. Abrams,

The purpose of this memorandum is to provide opinion on the allocation of the space operated and or known as Accent Closets, Inc. with respect to Life Safety.

The undersigned has observed and concluded that the area within the Accent Closets space that provides for the assembly and fabrication of the primarily particle board products, with some medium-density fiberboard (MDF) components, is exclusively confined to an area of approximately 2,038 sq. ft, out of the total warehouse area of approximately 5,956 sq. ft.

It is therefore the opinion of the undersigned that the assembly and fabrication area falls well below the threshold of 2,500 sq. ft. that would require the use of fire sprinklers within the warehouse space.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul J. Del Vecchio', is written over a light blue horizontal line.

Paul J. Del Vecchio, CGC

6413 Congress Avenue, Suite 200
Boca Raton, FL 33487
(561) 477-9911 Office
(561) 939-2760 Fax
www.pjdcci.com



Paul J. Del Vecchio Curriculum Vitae

Paul J. Del Vecchio is a seasoned construction and real estate development professional with over 35 years of experience in Florida project development and construction services.

Early in his career, Mr. Del Vecchio worked as an owner's representative for a regional engineering firm that provided management services to county school boards, ports, power companies and a variety of developers including regional retail, multi-family and condominium developers. Duties included attaining local government approvals, conceptual costs, construction document development and coordination, construction compliance with respect to codes, contract documents, and contract administration.

Later, Mr. Del Vecchio joined a then regional and now national construction firm as a project manager and then became a projects manager. This position of management grew from a single project to multiple projects, which consisted of the construction operations of multiple condominiums from 14 stories to 32 stories, parking garages, shopping malls, hospitals, and government facilities.

From there, Mr. Del Vecchio served as vice president of construction for a local development firm. This entailed the management of daily operations for the development and construction of some 740 residential units in a variety of configurations from single-family homes and garden apartments to a 15-story condominium over several developments throughout south and central Florida. This included the construction and operation of the infrastructures to support these developments.

Mr. Del Vecchio also served as vice president of operations and president for a local general contracting firm whose focus was the construction of federal projects. Duties included all aspects of its existence including staff development, financial management, field operations and estimating. Projects included general contracting services for the U. S. Army Corp. of Engineers, the U. S. Department of the Navy, the U. S. Department of Commerce, NASA, the U. S. Department of the Air Force, the U. S. Postal Service, and the Smithsonian Institute. The firm received outstanding reviews and awards for its performance as a contractor for the U. S. Department of Defense.

During Paul J. Del Vecchio's career, he has provided consulting, arbitration and mediation participation as well as expert witness testimony to an array of clients to include owners, sureties, insurance companies, law firms and their clients and state agencies. Subject matter has included:

- ◆ Defective Work
- ◆ Building Envelope

-1-

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Paul J. Del Vecchio Curriculum Vitae

- ◆ Contract Compliance
- ◆ Construction Costs & Damages
- ◆ Scheduling Analysis & Reconstruction
- ◆ Means & Methods Analysis
- ◆ Delay & Acceleration Claims Analysis
- ◆ Claims Preparation
- ◆ Licensure

Licenses & Certifications

- ◆ State of Florida Certified General Contractor Since 1979
- ◆ Construction Industry Licensing Board Continuing Education Provider
- ◆ Dispute Resolution Board Foundation Certification

Publications

- ◆ Co-author of “The Florida Contractors Manual, 2017 Edition, 2013 Edition, 2009 Edition and Millennium Edition. This publication is used as required reference material for the State of Florida Contractor’s Exam. Area of authorship is the chapter entitled “Project Management”.
- ◆ Author of Florida Administrative Code Rule 61G4–17.001 Disciplinary Guides/Normal Penalty Ranges (11/02/2006)
- ◆ Author of Florida Administrative Code Rule 61G4–15.006 Certification & Registration/Financial Responsibility & Financial Stability, Grounds for Denial (02/12/2008)
- ◆ Author of Florida Administrative Code Rule 61G4–15.001(2)(3)(4) Certification & Registration/Qualification for Certification (11/26/2008)

Subject Matter Instructor

- ◆ Associated Builders & Contractors – Continuing Education Courses
2012: Advanced Building Code/2010 & Wind Mitigation Methodologies
2014: Advanced Building Code/2010 with 2012 Amendments & Wind Mitigation Methodologies
2016: 2014 Advanced Building Code/Significant Changes & Wind Mitigation Methodologies
- ◆ Dade County Bar Association Construction Law Committee
The Construction Industry Licensing Board & Chapter 489

-2-



Paul J. Del Vecchio Curriculum Vitae

- ◆ Broward County Bar Association Construction Law Committee:
The Construction Industry Licensing Board & Chapter 489
Florida State Statute 489 Licensing Issues for Various Construction Delivery Systems
Florida State Statute 553 Building Construction Standards
Florida State Statute 489 & Florida Administrative Code 61G4
- ◆ Palm Beach County Bar Association Construction Law Section
The Construction Industry Licensing Board & Chapter 489
- ◆ Construction Law Institute – 2013
Workshop: Florida State Statute 489 Licensing Issues for Various Delivery Systems (Panel Discussion)
- ◆ Associated Builders & Contractors Institute
Blueprint Reading & Construction Estimating
- ◆ Florida Association of Plumbing, Heating, Cooling Contractors – 2014 Continuing Education Course
Advanced Building Code
- ◆ Windstorm Insurance Network 2019 Conference
Building Code Compliance in Emergencies
- ◆ The Seminar Group – 9th Annual Construction Law in Florida - 2020 Continuing Education Course
Building Codes Update – New in 2020/Hurricane Preparedness
- ◆ Berger Singerman
Don't Get Caught in the Storm: Practical Considerations for Construction Projects During Hurricane Season

Present & Past Professional Experiences

- ◆ Dispute Resolution Board Foundation – Member
- ◆ International Code Council – Corporate Member

-3-

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Paul J. Del Vecchio Curriculum Vitae

- ◆ Broward County Bar Association Construction Law Committee – Associate Member
- ◆ American Bar Association Forum on Construction Law – Associate Member
- ◆ Construction Specifications Institute – Professional Member
- ◆ Construction Industry Licensing Board for the State of Florida – Past Board Member & Past Board Chair
- ◆ National Association of State Contracting Licensing Agencies – Past State of Florida Representative
- ◆ PSI Services, LLC – Past Subject Matter Expert for Alabama, Georgia, Mississippi, South Carolina & Virgin Islands General Contracting Exam
- ◆ Professional Testing Incorporated – Past Subject Matter Expert for Florida General Contracting Exam
- ◆ Contractors Disaster Network for the State of Florida – Past Member
- ◆ Associated Builders & Contractors National – Past Board Member
- ◆ Associated Builders & Contractors State & East Coast Chapter – Past Board Member & Chairman

-4-

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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: May 11, 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 in excess of 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**
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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.

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: May 11, 2023

RE: 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.

The revisions were approved on first reading on April 13, 2023. It is now scheduled for second reading and public hearing.

Respectfully Submitted,

Dr. Ana Barbosa



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 Mechanical Code Compliance Officer

DATE: May 11, 2023

RE: 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.

Recommendation

Staff recommends that the Board approves by vote the proposed 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.

Reasons

On November 17, 2023, the Board approved the creation of an Ad Hoc Committee to review the recent changes 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. These changes prescribed, among others, minimum amounts of time of physical presence during regular business hours at building departments for the above positions. The Ad Hoc Committee met twice and recommended revisions to the aforementioned sections. See attached draft of Sections 104.1.1 and 104.3.

Additional Information

1. Draft of revised section 104.1.1 Appointment of a Building Official.
2. Draft of revised section 104.3 Appointment of the Chief Electrical, Mechanical, Plumbing, and Structural Inspector.
3. Ad Hoc Committee minutes.

Respectfully Submitted,

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

Rolando Soto

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

104.3 Appointment of the Chief Electrical, Mechanical, Plumbing and Structural Inspector. As set forth herein:

Each appointing authority shall appoint a person qualified as set forth in the below Sections to serve as Chief Inspector in each discipline stated above. If there is one (1) Inspector (each discipline stated above) hired by an appointing authority in Broward County, that Inspector shall be a Chief Inspector (Chief or Head of the Division). The Chief Inspector (Chief or Head of the Division) does not have to be personally present at the governmental department as long as he or she is available and can perform their duties. ~~For any municipality with a population of greater than 1,000 but less than 10,000 persons the Building Official shall be physically present during the regular business hours of the building department at least one (1) day per week to perform his or her duties, and similarly, two (2) days per week for municipalities with a population of 10,000 persons or greater. Physical presence of the Chief Inspector is required during the regular business hours of the building department effective April 1, 2023. If the Chief Inspector cannot be physically present as previously set forth herein, an interim Chief Inspector shall be appointed as otherwise set forth in this Section 104.3 of the Code.~~ Individuals holding multiple certifications issued by BORA for permanent position of Chief Inspector are restricted to qualifying a maximum of two (2) jurisdictions unless specifically approved by the Board. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until ~~April 1, 2023~~ recertification. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Chief Inspector is approved by the Board to serve more than one jurisdiction.

**Broward County Board of Rules and Appeals
Ad Hoc Committee on Building Official – Chief Physical Presence**

MINUTES

March 22, 2023

Time: 1:30 PM

1. Call Meeting to Order

Chairman Abbas Zackria called a published meeting of the Broward County Board of Rules and Appeals' Ad Hoc Committee on Building Official – Discipline Chiefs Physical Presence to order at 1:37 p.m. at the Broward County West Regional Library, 8601 West Broward Boulevard, 2nd floor, Plantation, FL 33324

2. Roll Call

Abbas Zackria, Chairman
Julio Briceno
Marc LaFerrier (arrived at 1:50 p.m.)
Claudio Grande
Sheila Oliver
Ronald Puentes
Rolando Soto
Carlos Vega

Also in Attendance: Adam Attah, representing Cities of North Lauderdale, Lazy Lake

3. Approval of Minutes – January 30, 2023

Mr. Grande made a motion, and Mr. Soto seconded the motion to approve the January 30, 2023, minutes as submitted. The motion was carried out by a unanimous vote of 7-0.

4. Business Topic:

Committee review and possible revision of the following Florida Building Code, Chapter 1, Broward County Administrative Amendments:

- a. Section 104.1.1, Appointment of Building Official, Chapter 1, 2020 Florida Building Code, 7th Edition, requiring physical presence during regular business hours

With reference to Section 104.1.1 shown on page 7, Mr. Soto pointed out that the code change approved by the Board last year is shown in red. It provides that for municipalities with so many persons the building official and similarly the chiefs have to be physically present a minimum of two days a week at the municipality. Also, any persons holding certifications for more than two jurisdictions would need to obtain approval by the Board (Board of Rules and Appeals). Dr. Ana Barbosa, Administrative Director, explained that cities with contracts for services have historically had people available but for people to be physically present it would require budgeting for the positions. This would mean increasing the budget.

Mr. Attah explained that Lazy Lake does not have a structure for building services. He is present at the City of North Lauderdale and Broward County's main office for Building Services. Generally, he is not at any single location. He conducts business for Lazy Lake at the County's main office pursuant to an interlocal agreement which would count as physical presence. With only fourteen residential buildings in Lazy Lake, there is very little permitting except for work like roofs, swimming pools and renovations as well as code enforcement complaints. The equivalent

of one day a week would be more than enough to attribute to Lazy Lake building services. North Lauderdale consumes the remainder of his time more or less. Chairman Zackria concluded Mr. Attah would not be affected by this code change.

In response to Mr. Grande, Chairman Zackria indicated that the one day per week reference in being physically present during the regular business hours of the building department is assumed to be an 8-hour full day's work. As to population, Chairman Zackria believed the intention was zero to 10,000 persons. The language could be changed to cover anything up to 10,000. Therefore, less than 10,000 would mean one day per week and greater than 10,000 would mean two days per week.

Mr. Grande explained his role as Assistant Building Official for Lauderdale Lakes is solely to cover for their fulltime building official when he is out of town and, or not available.

Dr. Barbosa indicated the following municipalities with populations up to 10,000 that would be affected: West Park, Southwest Ranches, Sea Ranch Lakes, Pembroke Park, Lighthouse Point, Lazy Lake, Lauderdale-By-The-Sea, and Hillsboro Beach.

Ms. Oliver explained that her Assistant Building Official only steps into her role is when she is out sick or on vacation. She felt language should be added to delineate this instead of requiring that both the building official and assistant building official to be present for a given amount of time. Mr. Soto did not believe the intention was to group the building official and assistant building official together in terms of physical presence. Mr. Grande listed those municipalities that do not have assistant building officials: Margate, Miramar, Davie, Parkland, Pembroke Park, Lauderdale-By-The-Sea, Lauderhill and Lazy Lake.

Mr. LaFerrier arrived at the meeting.

Mr. Soto noted that if an individual held more than two of these positions, he or she would need to secure Board approval. As to the multiple number of positions held by Mr. Peter Beaudoin, Ms. Oliver explained there is a contract with Lighthouse Point specifying that he work a certain number of hours as the building official. Mr. Beaudoin is only the assistant building official in Hillsboro Beach when Mr. Steve Mitchell, Building Official of Hillsboro Beach, needs to take time off. Mr. Beaudoin oversees both mechanical and plumbing when he is in either city. It was noted that Lighthouse Point has a population of more than 10,000. Ms. Oliver indicated that he is present in Lighthouse Point a minimum of twenty hours per week. Chairman Zackria pointed out that Mr. Beaudoin would need ten days each week for the positions he holds in Lighthouse Point and Hillsboro Beach. Ms. Oliver pointed out the minimal number of permits each week that are already being handled by an inspector and plans examiner. While in the office as Building Official, Mr. Beaudoin could handle the larger plan reviews for mechanical and plumbing for which he is certified. The inspector and plan reviewer handle permits in both cities and help in Deerfield Beach as well. Chairman Zackria concluded that language is needed to provide for overlap if the building official in a jurisdiction is also a chief.

Mr. Attah felt two topics are being mixed together, that being the responsibility of the building official and the lack of staffing or resources. Ms. Oliver disagreed and indicated for small cities there are several occasions where the building official also serves as a chief. Mr. LaFerrier agreed that when the building official is in the office he or she can serve also as a chief. Moreover, it is difficult to fill positions. Chairman Zackria acknowledged that moreover it is difficult to find people to hire.

In response to Chairman Zackria, Mr. LaFerrier indicated that Cap Government is responsible for Weston, Southwest Ranches, West Park and Lauderdale-By-The-Sea. He went on to detail the assignments for each. Mr. Brian Dillon covers Southwest Ranches and West Park. He is present in each city every day, but the number of hours varies based on workload. Chairman Zackria did not think the intention was an 8-hour day, but rather physical presence. For example, three hours each day for three days a week would meet the intent. Mr. de Carion, Chief Energy Code Compliance Officer, agreed that the original intent was for a physical presence at some point during the day. It was found that a chief was not present at a municipality for months. Dr. Barbosa advised that it was addressed, and a policy was created. In the alternative, the language should be more so if there is a conflict both city managers need to be in agreement. Chairman Zackria recognized that an individual not reporting to the workplace for months is a personnel issue. Mr. de Carion indicated that the rationale was that the plans examiners could contact the chief by telephone. Essentially the municipality was being covered by a plans examiner and an inspector. The simple solution would have been to name the plans examiner as the chief, but it was not done. Mr. Soto advised that it was brought to the Building Official's attention on more than one occasion. It was a particular situation with a particular set of individuals. Dr. Barbosa commented that it became more personal. The staff did not receive any complaints about the lack of processing plans. Mr. de Carion noted there was one instance with issues on a development and the need for meeting with the developer. Ultimately the inspector covered the meeting.

Mr. Soto brought attention to Section 104.1.1, Appointment of Building Official. It says that the building does not have to be personally present as long as he or she is available and can perform his or her duties. There is similar language in the code with respect to chiefs. Mr. Grande recalled when this language was written some fifteen years ago, and it had to do with the City of Sunrise wanting to have a parttime building official. Mr. Soto pointed out that it was essentially about cost. Historically during slow economic times inspections were moved in order for there to be enough work on a given day.

Mr. Soto went on to say that with respect to the building official and chiefs, this is trying to impose something that is difficult to manage and enforce. It is more a management issue than a code issue. The city manager should be aware of whether the individual he or she hires for a building official is working in another jurisdiction. Mr. Grande agreed; it is not the Board of Rules and Appeals' role to monitor whether a building official is physically present. Mr. Soto commented that the specific situation mentioned should have been addressed with the probable cause mechanism. Staff waited in the hopes that the City would resolve it. In response to Mr. Grande, Mr. de Carion was aware of one city where the chief is not physically present and does not review plans. Mr. Grande felt that is an individual personnel issue. With today's technology there are chiefs and plan reviewers that work from home with no issues. Mr. Soto advised that according to the code the main duty of a chief is to interpret the code; not to do inspections or plan review. He did not believe the individual has to physically be in the city except in cases where there is a need to hold a meeting with a developer that should not be handled by the plan reviewer. Chairman Zackria noted that if the chief is not available, meeting with a developer could be handled by an assistant building official or the building official. Mr. Soto added the assistant building official or building official would have to be certified in the discipline needed for the meeting.

Mr. Briceno questioned whether the goal is merely coverage or management. Workload is the determining factor for how many cities a building official can support. There is a variety of criteria that could be used such as number of permits issued and plans reviewed, and annual income. Mr. Soto felt that is an issue that rests with the municipality to determine. Mr. Briceno questioned if there should be a threshold for requiring an assistant building official in a

jurisdiction. Mr. Soto explained that many cities have interlocal agreements for coverage when a building official is on vacation. Ms. Oliver felt there should be a limit of two jurisdictions.

Chairman Zackria articulated new wording for Section 104.1 Building Official

“The appointing authority shall appoint a Building Official, and such person shall meet the following minimum qualifications and be certified by BORA, as specified in Section 104.1.3. The Building Official does not have to be personally present at the governmental department as long as he or she is available and can perform his or her duties. Individuals holding multiple certifications issued by BORA for permanent position of Building Official are restricted to qualifying a maximum of two (2) jurisdictions unless specifically approved by the Board. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2022. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official is approved by the Board to serve more than one jurisdiction.”

Chairman Zackria indicated that the new wording for Section 104.3 Appointment of the Chief Electrical, Mechanical, Plumbing and Structural Inspector would have similar new language. With this the responsibility of assignment, having work done, etc. goes back to the municipalities. The proposed change to Board Policy 16-01 would stay as follows:

“Individuals holding multiple certifications issued by BORA for permanent position of Building Official or chief Inspector are restricted to qualifying a maximum of two (2) jurisdictions unless specifically approved by the Board. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until April 1, 2023. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official or Chief Inspector is approved by the Board to serve more than one jurisdiction.”

Chairman Zackria recommended the date of April 1, 2023 be changed to when the individual comes up for recertification. Mr. LaFerrier agreed. It would allow time to plan for it and transition. There was consensus to change “April 1, 2023” to “until recertification” in Sections 104.1, 104.3 and Board Policy 16-01. Mr. Grande pointed out that if an individual wants to handle three jurisdictions, it will go to the Board regardless.

During further discussion, there was consensus that an individual could hold multiple positions within the two-jurisdiction maximum. Anything beyond two jurisdictions would need to be presented to the Board at time of recertification.

Mr. Soto made a motion, and Mr. Grande seconded the motion to approve the above revised language for Section 104.1.1 and changing “April 1, 2023” to “until recertification. The motion was carried out by unanimous vote of 8-0.

- b. Section 104.3, Appointment of Chief Electrical, Mechanical, Plumbing, and Structural Inspectors, Chapter 1, 2020 Florida Building Code, 7th Edition, requiring physical presence during regular business hours

Chairman Zackria articulated new wording for Section 104.3 Chief Electrical, Mechanical, Plumbing and Structural Inspector.

“The Chief Inspector (Chief or Head of the Division) does not have to be personally present at the governmental department as long as he or she is available and can perform their duties. Individuals holding multiple certifications issued by BORA for permanent position of Chief Inspector are restricted to qualifying a maximum of two (2) jurisdictions unless specifically approved by the Board. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until recertification. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Chief Inspector is approved by the Board to serve more than one jurisdiction.”

There was some further discussion about leaving the date of April 1, 2023 or changing it to until recertification without a date specific which would essentially apply to the period from now to December of this year. Chairman Zackria explained that people wanting to hold more than two jurisdictions will be addressed at every recertification period. Mr. Soto added that a request to be approved for a third jurisdiction would require a Board of Rules and Appeals’ vote and further if staff receives complaints about lack of service where an individual is responsible for multiple jurisdictions it will be brought to the Board’s attention at recertification.

Ms. Oliver made a motion, and Mr. Soto seconded the motion to approve the above revised language for Section 104.3 and changing “April 1, 2023” to “until recertification”. The motion was carried out by unanimous vote of 8-0.

- c. 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

Chairman Zackria noted the proposed added language in its entirety except the April 1, 2023 date would be added to the policy and the April 1, 2023 date would be changed to “until recertification”. The motion was carried out by unanimous vote of 8-0.

“Individuals holding multiple certifications issued by BORA for permanent position of Building Official or Chief Inspector are restricted to qualifying a maximum of two (2) jurisdictions unless specifically approved by the Board. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until recertification. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official or Chief Inspector is approved by the Board to serve more than one jurisdiction.”

Mr. Grande made a motion, and Mr. Briceno seconded the motion to approve the above revised language for Board Policy 16-01 including changing the April 1, 2023 date to “until recertification”. The motion was carried out by unanimous vote of 8-0.

5. Set next meeting date – unnecessary

Mr. Grande referred to Section 104.1.1.1 Appointment of an Interim Building Official. He pointed out that this provision requires the appointment of an interim assistant building official if the building official is going to be unavailable. He noted that most of the cities have an assistant building official. In such case he questioned the purpose of appointing an assistant building official if there is already one on staff. Mr. Soto agreed that there is no concern with Section 104.1.1.1 if a jurisdiction has an assistant building official on staff. The provision is to

ensure that plans are made to have an individual certified as an assistant building official immediately available. Mr. Attah noted another purpose of this language is to prevent the potential for political interference. Mr. Soto noted that state law as well as Broward's Chapter 1 require there be a building official at all times.

6. **Adjournment** – The meeting adjourned at 2:50 p.m.

Section 3



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: May 11, 2023

RE: 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.

The revisions were approved on first reading on April 13, 2023. It is now scheduled for second reading and public hearing.

Respectfully Submitted,

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

Dr. Ana Barbosa



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 Mechanical Code Compliance Officer

DATE: May 11, 2023

RE: 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.

Recommendation

Staff recommends that the Board approves by vote the 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.

Reasons

On November 17, 2023, the Board approved the creation of an Ad Hoc Committee to review the recent changes to Board Policy #16-01. These changes prescribed, among others, that individuals currently qualifying more than two (2) jurisdictions were required to obtain Board approval to maintain their current status starting April 1, 2023. The Ad Hoc Committee met twice and recommended revisions to the aforementioned sections. See attached draft of the revised Board Policy #16-01.

Additional Information

See attached draft of the revised Board Policy #16-01.

Respectfully Submitted,

Rolando Soto

DRAFT

Board Policy #16-01

Effective 03/10/2016
Effective 05/11/2023

FROM: ~~James DiPietro~~ Dr. Ana Barbosa, Administrator Director

SUBJ.: Reduction of paperwork for Building Officials and Chief Inspectors seeking to serve in multiple jurisdictions, or moving from one jurisdiction to another, within a biennial certification period.

PROCEDURE:

When a jurisdiction, wishes to hire anyone, currently certified by the Board of Rules and Appeals, in the position of Building Official, Assistant Building Official or Chief Inspector, in another jurisdiction, into that same titled position in their jurisdiction, a letter of intent signed by the Building Official, Chief Executive Officer, Human Resources Director or other duly authorized representative shall be submitted to the Board of Rules and Appeals. (For the position of Building Official, the letter must be signed by the City Manager, the Acting City Manager or the Mayor).

Said letter of intent shall identify the jurisdiction doing the hiring, the name of the appointee, the positions for which they are being hired and the effective date of the hire.

Individuals holding multiple certifications issued by BORA for permanent position of Building Official or Chief Inspector are restricted to qualifying a maximum of two (2) jurisdictions unless specifically approved by the Board. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until ~~April 1, 2023~~ recertification. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official or Chief Inspector is approved by the Board to serve more than one jurisdiction.

No further paperwork shall be required, unless the existing file is found to be deficient in any way.

Section 4



**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: May 11, 2023

RE: 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.

The revisions were approved on first reading on April 13, 2023. It is now scheduled for second reading and public hearing.

Respectfully Submitted,

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

Dr. Ana Barbosa



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 Electrical Code Compliance Officer

DATE: May 11, 2023

RE: 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.

Recommendation

The Ad Hoc Building Safety Inspection Program Committee recommends that the Board of Rules and Appeals approve by vote revisions to Policy #05-05 and Section 110.15 "Building Safety Inspection Program" of the FBC 7th Edition (2020) Broward County Administrative Provisions, which incorporated Florida Statute 553.899 into the existing Building Safety Inspection Program.

Reasons

The existing Policy #05-05 was modified and approved at the September 8, 2022, Board of Rules and Appeals meeting. The modifications to Policy #05-05 were a result of Senate Bill 4D, which required a structural building safety inspection program to be implemented throughout the State.

The Ad Hoc committee was convened to resolve conflicts within the electrical guidelines of Policy #05-05. After the first committee meeting, the group determined that additional structural members need to be included in the committee meeting. The committee reviewed and revised the existing policy. Staff recommends that the Board approve these modifications as written.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Kenneth Castronovo".

Kenneth Castronovo

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

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

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

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

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

110.14.9 Suspension of Certification Requirements. See Section 113.11.7.

110.15 Building Safety Inspection Program.

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

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

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

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

1. U.S. Government Buildings
2. State of Florida Buildings
3. Buildings built on Indian Reservations
4. School Buildings under the jurisdiction of the Broward County School Board,
5. One and Two-Family Dwellings
6. Fee Simple Townhouses as defined in the Florida Building Code
7. Minor Structures, defined as buildings or structures in any occupancy group having a gross floor area less than three thousand five hundred (3,500) square feet.

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

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

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

Section 111 Certificates of Occupancy and Completion

111.1 Certificate of Occupancy.

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

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

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

I. GENERAL:

- A. Section 110.15 of the Broward County Administrative Provisions of the Florida Building Code has established a **Building Safety Inspection Program**.
- B. The procedures established herein are the basic guidelines for the Building Safety Inspection Program.
- C. The following buildings or structures are Exempt from this program:
 - 1. U.S. Government Buildings
 - 2. State of Florida Buildings
 - 3. Buildings built on Indian Reservations,
 - 4. School Buildings under the jurisdiction of the Broward County School Board
 - 5. One and Two-Family Dwellings
 - 6. Fee Simple Townhouses as defined in the Florida Building Code
 - 7. Minor Structures defined as buildings or structures in any occupancy group having a gross floor area of less than three thousand five hundred (3,500) square feet
- D. ~~The requirements contained in the Florida Building Code, covering the maintenance of buildings, shall apply to all buildings and/or structures now existing or hereafter erected. All buildings and/or structures and all parts thereof shall be maintained in a safe condition, and all devices or safeguards that are required by the Florida Building Code shall be maintained in good working order. Electrical wiring, apparatus and equipment, and installations for light heat or power and low voltage systems as are required and/or regulated by the Building Code, now existing, or hereinafter installed, shall be maintained in a safe condition and all devices and safeguards shall be maintained in good working order.~~ All buildings or structures that have performed a building safety inspection under the prior program (“40 Year Building Safety Inspection Program”) are deemed compliant with F.S.553.899 and are now on the subsequent building safety inspections of every ten (10) year intervals from the year the initial building safety inspection was completed.
- E. ~~These guidelines shall not be construed as permitting the removal or non-maintenance of any existing devices or safeguards unless authorized by the Building Official. Buildings or structures that must perform a phase one and/or phase two milestone inspection as defined under Florida Statutes, Section 553.899, this building safety inspection shall serve as compliance for both milestone inspection requirements.~~
- F. The purpose of the Building Safety Inspection Program is not to determine if the condition of an existing building is in compliance with the Florida Building Code.

II. DEFINITIONS:

- D. **“Threshold Building”** shall be defined as any building which is greater than three stories or 50 feet in height, or which has an assembly occupancy classification as defined in the Florida Building Code which exceeds 5,000 square feet in area and an occupant content of greater than 500 persons, or as otherwise defined by section 553.71, Florida Statutes, which may be amended from time to time.
- E. **“Minor Buildings or Structures”** for the purpose of this program, shall be defined as buildings or structures in any occupancy group having a gross area of less than 3,500 sq. ft.
 - 1. Any building or structure, regardless of size, which houses, covers, stores, or maintains any support features, materials, or equipment necessary for the operation of all or part of the primary structure, or

operation of any feature located upon the real property, shall not be considered a minor building or structure and shall be subject to inspection as otherwise set forth herein.

2. Structures to be included in the Safety Inspection Program are elevated decks, balconies, docks, and seawalls if attached to or supporting any structure, parking garages, and guardrails, and as such, are not exempt from this program.
- F. ~~“Building Age” shall be defined as the difference between (a) the present year and (b) the year built information recorded with the County Property Appraiser notwithstanding any renovations or modifications that have been made to the building or structure since the year built.~~ **“Building Safety Inspection”** means a structural and electrical inspection of a building or structure by a Florida licensed professional authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the building or structure. And, to the extent reasonably possible, determine the general condition of the building or structure as it affects its safety, including a determination of any necessary maintenance, repair, or replacement of any structural or electrical component.
- G. **“Substantial structural deterioration”** means substantial structural distress that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the Florida licensed professional performing the building safety inspection determines that such surface imperfections are a sign of substantial structural deterioration.
- H. **“Florida Licensed Professional”** means an Engineer or Architect licensed under Florida Statute 471 or 481.

III. BUILDING SAFETY INSPECTION ~~OF BUILDINGS / STRUCTURES AND COMPONENTS~~ PROGRAM SCOPE:

- D. ~~For the purpose of these guidelines, **Building Safety Inspection** shall be construed to mean the requirement for the specific safety inspection of existing buildings and structures and furnishing the Building Official and Owner with a written report of such inspection as prescribed herein.~~
- A. **Inspection procedures** shall conform to the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals titled as “General Considerations & Guidelines for Building Safety Inspections” which are included as part of in this Policy.
 1. ~~This inspection is for the sole purpose of identifying structural and electrical deficiencies of the building or structure that pose an immediate threat to life safety. This inspection is not to determine if the condition of an existing building complies with the current edition of the Florida Building Code or the National Electrical Code.~~
 2. ~~Such inspection shall be for the purpose of determining the structural & electrical condition of the building or structure, to the extent reasonably possible, of any part, material, or assembly of a building or structure which affects the safety of such building or structure, and/or which supports any dead load, live load, or wind load, and the general condition of its electrical systems pursuant to the applicable Codes.~~
 1. The building official shall ~~ensure that~~ notify the owner(s), association, or their duly authorized representative(s), of all buildings and structures requiring inspection under these guidelines. And, to ~~file~~ retain all the necessary documentation to confirm compliance ~~with the guidelines~~ as set forth herein.
 2. The inspecting professional shall have a right of entry into all areas ~~he/she deems~~ necessary to comply with the program.
 3. The owner, or association ~~if applicable~~, shall be responsible for all costs associated with the inspection, and ~~the any~~ any resulting required repairs and/or modifications.
- B. **Building and structure inspection schedule:**

1. All buildings and structures shall be inspected in the manner described herein, where such buildings or structures ~~are thirty~~ reach twenty five (30 25) years of age or older, based on the date that the certificate of occupancy was issued, and as determined by the Building Official, who shall at such time issue a **Notice of Required Inspection** to the building owner or association.

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

- a. ~~U.S. Government Buildings~~
- b. ~~State of Florida Buildings~~
- e. ~~Buildings built on Indian Reservations;~~
- d. ~~School Buildings under the jurisdiction of the Broward County School Board~~
- e. ~~One and Two Family Dwellings~~
- f. ~~Fee Simple Townhouses as defined in the Florida Building Code~~
- g. ~~Minor Structures defined as buildings or structures in any occupancy group having a gross floor area less than three thousand five hundred (3,500) square feet~~

2. All buildings that are a condominium or cooperative, and are three (3) stories or more in height, and are located within three (3) miles of the coastline, shall be inspected in the manner described herein, where such buildings are twenty five (25) years of age or older, based on the date that the certificate of occupancy was issued, and as determined by the building official in accordance with Florida Statutes Section 553.899, who shall at such time issue a **Notice of Required Inspection** to the building owner or association.

3. Subsequent building safety inspections shall be required at ten (10) year intervals from the year of the building or structure reaching 30 years or 25 years of age (as applicable) regardless of when the previous inspection report for the building or structure was finalized or filed.

- C. For any building or structure that must perform a “milestone inspection,” as provided under section 553.899, Florida Statutes, such building or structure is required to undergo inspection in the manner described herein when it has reached a Building Age where it is required to undergo a “milestone inspection” and such inspection shall serve as compliance with any “milestone inspection” requirements under section 553.899, Florida Statutes.

C. **Notices of Required Inspection:**

1. ~~The Building Official shall provide the owner or association of the building or structure with a **Notice of Required Inspection** relating to the required Building Safety Inspection once the Building Official has determined that a building or structure has attained a Building Age of 30 years (or 25 years, as applicable) and every 10 year interval thereafter~~ By June of each year, BORA will provide each city local jurisdiction with a list of buildings and structures due for inspection.
2. ~~Each calendar year the Building Official shall determine which buildings or structures will reach the age of 30 years (or 25 years, as applicable) and every 10 year interval thereafter during that calendar year~~ From June thru August, the building official shall notify the building owner or association by certified mail return receipt that their properties are due for inspection.
3. ~~Between the dates of June 1st and August 31st of each calendar year, the Building Official shall send out by Certified Mail Return Receipt Requested a **Notice of Required Inspection** to the owner or association of all such buildings or structures being due for Building Inspection during that calendar year. This notice shall clearly indicate that the owner shall furnish, or cause to be furnished, within ninety (90) days of the Notice of Required Building Safety Inspection, a written report including the Broward County Board of Rules and Appeals Structural and Electrical Safety Inspection Report Forms to the Building Official;~~

prepared by a qualified Florida Licensed Professional Engineer or Florida Registered Architect, certifying that each such building or structure is structurally and electrically safe, or has been made structurally and electrically safe for the specified use for continued occupancy, in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals

~~4. **In addition to the Notice of Required Inspection**, between the dates of June 1st and August 31st of each calendar year, beginning in the year 2023, the Building Official shall provide the owner or association with an **Advance Courtesy Notice** relating to their forthcoming Building Inspection. One courtesy notice shall be provided at two years prior to the Building Inspection due year, and one subsequent courtesy notice shall be provided at one year prior to the Building Inspection due year.~~

4. Notwithstanding the foregoing, the failure by a Building Official to provide a **Notice of Required Inspection** ~~or Advance Courtesy Notices~~, shall not affect a building owner's or association's requirement to timely procure the required inspection and any necessary repairs provide a written report and certification of a building or structure.

D. Qualifications of Inspectors:

1. If the building or structure is not a "Threshold Building" as defined by the Florida Building Code, required reports shall be prepared by a Florida licensed Professional ~~Engineer or Florida Registered Architect~~ qualified by training and experience in the specific technical field involved in the inspection and report.

2. If the building or structure is a "Threshold Building" as defined herein, then:

a. The structural portion of such report shall be prepared by a ~~Professional Engineer~~ Florida licensed professional in the State of Florida specializing in structural ~~design and certified as a "Special Inspector" under engineering and licensed as a Special Inspector under the Threshold Law F.S. 471 and 481.~~

b. ~~The electrical portion of such written report shall be prepared by a Florida licensed professional specializing in electrical design.~~

c. ~~A self qualification letter shall be submitted as part of the structural report for Threshold Buildings, stating that the licensed Professional Engineer is a has practicing on structural engineer and has worked with buildings equivalent to the building being certified inspected, and shall be accompanied by proof of the engineer's State of Florida Department of Business and Professional Regulation (DPBR) structural specialization.~~

3. ~~Such Engineer or Architect shall undertake such assignments only where qualified by training and experience in the specific technical field involved in the inspection and report~~ Any person responsible for removing electrical equipment covers for the purpose of allowing inspections related to this program, shall be familiar with the requirements of NFPA 70E and OSHA 1910 by verification with a certificate of completion.

4. The Electrical Safety Inspection Report form shall be completed by a qualified a Florida licensed professional specializing in electrical design.

E. Reporting Procedures:

1. ~~The owner of a building or structure subject to Building Safety Inspection shall furnish, or cause to be furnished, w~~Within ninety (90) days of receiving the date of the Notice of Required Building Safety Inspection, the owner or association must complete the Building Safety Inspection. The Florida licensed professional shall issue a written report, including the Broward County Board of Rules and Appeals

Structural and Electrical Safety Inspection Report Forms to the Building Official and the owner or association, prepared by a qualified Florida Licensed Professional Engineer or Florida Registered Architect, certifying The report will state that each such building or structure is structurally and electrically safe, or has been made structurally and electrically safe, for the specified use for continued occupancy, in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals or will indicate the types of repairs necessary to be undertaken.

2. The inspection report shall at a minimum meet all the following criteria:
 - a. Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection. ~~Such written report shall bear the impressed seal and signature of the responsible Engineer or Architect who has performed the inspection, unless submitted electronically with a verifiable digital signature as described in section 668.001, Florida Statutes.~~
 - b. In addition to a detailed written narrative report, the completed BORA Structural and Electrical Safety Inspection Report Forms shall be submitted as part of the report.
 - c. ~~Sufficient eColor~~ Color photos with sufficient resolution shall be included with the reports to adequately convey typical conditions observed, particularly where defects have been found.
 - d. Indicate the manner and type of inspection forming the basis for the inspection report.
 - e. Identify any substantial structural deterioration or electrical deficiencies, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration and/or deficiencies, and identify any recommended repairs for such ~~deterioration issues~~.
 - f. State whether any unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
 - g. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration and/or deficiencies.
 - h. Identify and describe any items requiring further inspection.
3. If the building inspected is a condominium or cooperative, ~~the association shall distribute a copy of an inspection prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States Mail or personal delivery, and by electronic transmission to unit owners who previously consented to receive notice by electronic transmission; shall post a copy of the inspector prepared summary in a conspicuous place on the condominium or cooperative property; and shall publish the full report and inspector prepared summary on the association's website, if the association is required to have a website.~~ the association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to receive notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and must publish the full report and inspector-prepared summary on the association's website, if the association is required to have a website.
4. ~~Such report shall be deemed timely if submitted any time between (a) two years prior to the applicable required Building Safety Inspection year for the building or structure, and (b) 90 days after the date of the~~

~~Notice of Required Inspection, including any applicable extension periods granted or provided by the Building Official. A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section.~~

F. **Duty to Report:** Any ~~Florida~~ licensed professional Engineer or Registered Architect who performs an inspection of an existing building or structure has a duty to report to the owner, association, and the building official any findings that, if left unaddressed, would endanger life or property, no later than ten (10) days after informing the ~~building owner~~ appropriate parties of such findings ~~unless the Engineer or Architect is made aware that action has been taken to address such findings in accordance with the applicable code.~~ However, if such ~~engineer or architect~~ professional finds that there are conditions in the building or structure causing an actual or immediate danger of the failure or collapse of the building or structure, or if there is a health hazard, windstorm hazard, fire hazard, or any other life safety hazard, such ~~engineer or architect~~ professional shall report such conditions **immediately** to the building owner or association, and to the building official within twenty-four (24) hours of the time of discovery. In addition to assessing any fines or penalties provided by Broward County or the municipality, the building official shall ~~also~~ report any violations of this provision to the appropriate licensing agency, regulatory board, and professional organization of such engineer or architect.

G. **Required Repairs or Modifications:**

1. In the event that repairs or modifications are found to be necessary as a result of the Building Safety Inspection, the owner shall have a total of 180 days from the date of the Building Safety Inspection Report, unless otherwise specified by the Building Official in accordance with Florida Building Code Section 110.15 (Florida Building Code Broward County Amendments), in which to complete required repairs and correct the structural and electrical deficiencies. All applicable Building Code requirements shall be followed with all applicable permits obtained. The Florida Existing Building Code will specify whether the repairs or modification can be made under the code in effect when the building was originally permitted, or the code currently in effect ~~Board of county commissioners may adopt an ordinance requiring that a owner, condominium or cooperative association schedule or commence repairs for substantial structural deterioration and/or electrical abnormalities within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report.~~ If an owner or association fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration and/or electrical deficiencies identified in the inspection report within the required timeframe, the structure may be deemed to be unsafe and unfit for occupation. Such findings shall be reviewed by the Building Official and shall be sent to the Special Magistrate, Code Enforcement Board, or Unsafe Structures Board, as appropriate.
2. When any electrical or structural repairs or modifications are required, the responsible ~~Engineer or Architect~~ licensed professional who has performed the building safety inspection and issued the report shall provide the building owner, association, and the Building Official with a signed and sealed letter indicating whether the building or structure may continue to be safely occupied while the building or structure is undergoing repairs. Such letter shall be valid for no more than 180 days, and a new letter shall be issued if repairs or modifications remain ongoing.
3. Once a permit is obtained for all necessary repairs or modifications from the local building department which has jurisdiction, the Florida Building Code shall govern time restraints for such permits.
4. For deficiencies that cannot be corrected within 180 days, the time frame may be extended when a time frame is specified by the responsible licensed professional ~~Engineer or Registered Architect~~ and approved by the building official. Such extensions shall be contingent on maintaining an active building permit as

specified in Florida Building Code Section 105.3.2 (Florida Building Code Broward County Amendments).

5. The building official may issue an extension of not more than 60 days to submit a Building Safety Inspection report, or to obtain any necessary permits, upon a written extension request from a licensed professional ~~Engineer or Registered Architect~~ qualified as stated herein for the type of building or structure in question. Such request shall contain a signed and sealed statement from the ~~engineer or architect~~ professional that the building may continue to be occupied while undergoing the Building Safety Inspection and Certification.
6. Once all required repairs, whether structural or electrical or both, have been completed, the responsible licensed Professional ~~Engineer or Registered Architect~~ who has performed the safety inspection and issued the report shall re-inspect the areas noted on the original report and shall provide the building owner, association, and building official an amended report with a signed and sealed letter stating that all of the required repairs and corrections have been completed and that the building or structure is acceptable ~~has been certified~~ for continued use under the present occupancy. The building owner or responsible professional shall submit that letter to the building official.
- H. If an owner or association of a building or structure fails to timely submit the building safety inspection ~~Program~~ report to the building official or seek an extension request in accordance with the above, the building official shall elect the choice of either a Special Magistrate or Code Enforcement Board as set forth under Florida Statutes Sec. 162, et. al., to conduct a hearing to address such failure. In the event an owner fails to comply with the repair and/or modification requirements as determined from the Building Safety Inspection Report as set forth herein, the structure may be deemed to be unsafe and unfit for occupation. Such findings shall be reviewed by the building official and shall be sent to the Special Magistrate, Code Enforcement Board, or Unsafe Structures Board, as appropriate.
- I. ~~If a building or structure is found to be Unsafe, the requirements of Section 116 of Chapter One of the Broward County Amendments to the Florida Building Code entitled "Unsafe Structures" shall be followed.~~
- J. The building official may revoke at any time, a building safety inspection report, and Certification if the building official determines that the written inspection report contains any misrepresentation of the actual conditions of the building or structure.

General Considerations & Guidelines for Building Safety Inspections

Part of Broward County BORA Policy #05-05

I. SCOPE OF STRUCTURAL INSPECTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Foundations

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

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

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

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

Roofs

Sloping roofs, usually having clay or cement tiles, are of concern in the event that the covered membrane may have

deflections, if merely resulting from deteriorated rafters or joists will be of greater import. Valley flashing and base flashing at roof penetration will also be ~~matters~~ areas of concern.

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

Masonry Bearing Walls

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

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

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

Floor and Roof Systems

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

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

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

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

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

~~moderate hand pressure. Sagging floors will most often indicate problem areas.~~

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

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

Steel Framing System

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

Concrete Framing Systems

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

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

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

Windows and Doors

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

Structural Glazing

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

Wood Framing

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

Building Facade

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

Loading

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

II. SCOPE OF ELECTRICAL INSPECTION

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

Electric Service

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

Switchgear, Branch Circuits, etc.

Switchgear, Branch circuits, etc. in the building ~~must~~ shall all be identified. ~~and an~~ A visual inspection and evaluation of the switchgear, conductors ~~must~~ and terminations shall be performed. Proper grounding ~~must~~ shall be verified for all equipment used in the building, such as an emergency generators, ~~or~~ elevators, motors, etc.

Conduit Raceways

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

Fire Alarm System

The fire alarm system shall be in good working condition and shall have the up-to-date certification label.

Emergency Lighting

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

Infrared Thermography Inspection — *The effective date of this section shall be July 1, 2023.*

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

III. HISTORICAL DOCUMENTS, PERMITTING, REPAIRS AND REPORTS

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

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

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

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

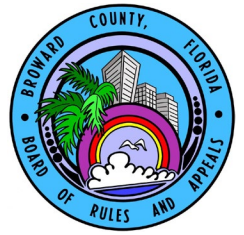
Repairs identified in the Building Safety Inspection report will most likely require permits. Once the initial report is completed it should be immediately submitted to the local jurisdiction for processing. Do not proceed to conduct repairs without permits. Some repairs, for example, like changing a bulb in an exit sign, may not require a permit but most other

work will require permits. Proceeding without obtaining repair permits may lead to a violation of the Code. Additionally, repairs being conducted under a permit will afford additional time to comply with a complete Building Safety Inspection report.

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

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

STRUCTURAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: _____

Address: _____

Telephone Number: _____

Inspection Commenced Date: _____ Inspection Completed Date: _____

No Repairs Required

Repairs are required as outlined in the attached inspection report

Licensed Design Professional: Engineer Architect

Name: _____

License Number: _____

Threshold Building - Certified Special Inspector: Yes No

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

Signature: _____ Date: _____



Seal

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

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

m. Special Features:

n. Describe any additions to original structure:

o. Additional Comments:

2. PRESENT CONDITION OF STRUCTURE

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

1. Bulging:	Good	Fair	Poor	Significant (explain):
2. Settlement:	Good	Fair	Poor	Significant (explain):
3. Deflections:	Good	Fair	Poor	Significant (explain):
4. Expansion:	Good	Fair	Poor	Significant (explain):
5. Contraction:	Good	Fair	Poor	Significant (explain):

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

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

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

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

f. Note previous patching or repairs:

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

3. INSPECTIONS

a. Date of notice of required inspection:

b. Date(s) of actual inspection:

c. Name and qualifications of the individual preparing report:

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

e. Structural repairs:
1. None required Required (describe):

f. Has the property record been researched for any current code violations or unsafe structure cases? Yes No
Explanation/comments:

4. SUPPORTING DATA ATTACHED

- a. Sheets of written data
- b. Photographs
- c. Drawings or sketches
- d. Test reports

5. FOUNDATION

a. Describe building foundation:

b. Is wood in contact or near soil? Yes No

c. Signs of differential Settlement? Yes No

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

e. Is water draining away from the foundation? Yes No

e. Is there additional sub-soil investigation required?	Yes	No
1. If yes, explain:		

7. MASONRY BEARING WALL - Indicate good, fair, poor on appropriate lines

a. Concrete masonry units:	Good	Fair	Poor
b. Clay tile or terra cotta units:	Good	Fair	Poor
c. Reinforced concrete tie columns:	Good	Fair	Poor
d. Reinforced concrete tie beams:	Good	Fair	Poor
e. Lintel:	Good	Fair	Poor
f. Other type bond beams:	Good	Fair	Poor
g. Masonry finishes - Exterior :			
1. Stucco:	Good	Fair	Poor
2. Veneer:	Good	Fair	Poor
3. Paint only:	Good	Fair	Poor
4. Other:	Good	Fair	Poor
a. Explain:			

h. Masonry finishes – Interior:			
1. Vapor barrier:	Good	Fair	Poor
2. Furring and plaster:	Good	Fair	Poor
3. Paneling:	Good	Fair	Poor
4. Paint only:	Good	Fair	Poor
5. Other:	Good	Fair	Poor
a. Explain:			

h. Cracks – Note beams, columns, or others, including locations (description):

i. Spalling - in beams, columns, or others, including locations (description):

j. Rebar corrosion-check appropriate line:

1. None visible
2. Minor-patching will suffice
3. Significant - but patching will suffice
4. Significant - structural repairs required
 - a. Describe:

k. Were samples chipped out for examination in spalled areas?

1. No
2. Yes – describe color, texture, aggregate, general quality:

8. FLOOR AND ROOF SYSTEM

a. Roof:

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

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment, and condition of support:
3. Note types of drains, scuppers, and condition:
4. Describe parapet construction and current condition:
5. Describe mansard construction and current condition:
6. Describe roofing membrane/covering and current condition: ????
7. Describe any roof framing member with obvious overloading, overstress, deterioration, or excessive deflection:
8. Note any expansion joint and condition:

b. Floor system(s):

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

2. Balconies - indicate location, framing system, material, and condition:

3. Stairs and escalators - indicate location, framing system, material, and condition:

4. Ramps - indicate location, framing system, material, and condition:

5. Guardrails – indicate type, location, material, and condition:

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

6. STEEL FRAMING SYSTEM

a. Full description of system:

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

c. Steel connections – describe type and condition:

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

e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location(s)):

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

9. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

b. Cracking:

- | | | |
|----|--|-----------------|
| 1. | Significant | Not Significant |
| 2. | Description of members affected, location, and type of cracking: | |

c. General condition:

d. Rebar corrosion – check appropriate line:

- | | |
|----|--|
| 1. | None visible |
| 2. | Location and description of members affected and type cracking |
| 3. | Significant but patching will suffice |
| 4. | Significant – structural repairs required (describe): |

3. Describe condition of system:

c. Exterior Doors:

1. Type (wood, steel, aluminum, sliding glass door, other):

2. Anchorage type and condition of fasteners and latches:

3. Sealant type and condition of sealant:

4. General condition:

5. Describe and repairs needed:

11. WOOD FRAMING

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

b. Indicate condition of the following:

1. Walls:

2. Floors:

3. Roof member, roof trusses:

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

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

e. Drainage – note accumulations of moisture:

f. Ventilation – note any concealed spaces not ventilated:

g. Note any concealed spaces opened for inspection:

h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:

12. BUILDING FAÇADE INSPECTION (Threshold Building)

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

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

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

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

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

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

ELECTRICAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: _____

Address: _____

Telephone Number: _____

Inspection Commenced Date: _____ Inspection Completed Date: _____

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

Licensed Design Professional: ~~Engineer~~ ~~Architect~~

Name: _____

License Number: _____

P.E. Specialized in Electrical Design: Yes No

Provide resume of qualifications upon request.

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

Signature: _____ Date: _____



Seal

This report has been based upon the minimum inspection guidelines for building safety inspection as listed in ~~the~~ F.S.553.899 and Broward County Board of Rules and Appeals' Policy #05-05. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

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

m. Additional Comments:

2. INSPECTIONS

a. Date of notice of required inspection:

b. Date(s) of actual inspection:

c. Name and qualifications of individual preparing report:

d. Are any electrical repairs required:

1. No - none Required:
2. Yes - required (Describe nature of repairs):

*** NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately ***

3. ELECTRIC SERVICE

a. Size: Voltage (); Amperage ();

b. Main Service Protection (amps): Fuse Breaker

c. Service Rating Amperage (amps)

d. Phase: Three Phase Single Phase

e. Condition: Good Needs Repairs

Describe nature of repairs:

4. SERVICE EQUIPMENT

a. Clearances: Good Requires Repair

Describe nature of repairs:

5. ELECTRIC ROOMS

a. Clearances: Good Requires Repair

Describe nature of repairs:

6. GUTTERS, WIREWAYS, ETC.

a. Location: Good Requires Repair

Describe nature of repairs:

b. Taps and box fill: Good Requires Repair

Describe nature of repairs:

7. ELECTRICAL PANELS SWITCHGEAR

- a. Panel # () Good Needs Repairs
- b. Panel # () Good Needs Repairs
- c. Panel # () Good Needs Repairs
- d. Panel # () Good Needs Repairs
- e. Panel # () Good Needs Repairs

Describe nature of repairs:

8. BRANCH CIRCUITS

- a. Identified: Yes Must be identified
- b. Conductors: Good Deteriorated Must be replaced

Describe nature of repairs:

9. GROUNDING OF SERVICE

- Good Repairs Required

Comments:

10. GROUNDING OF EQUIPMENT

Comments: Good Repairs Required

11. SERVICE CONDUITS/RACEWAYS

Comments: Good Repairs Required

12. SERVICE CONDUCTOR AND CABELS

Comments: Good Repairs Required

13. ~~Effective July 1st, 2023.~~

GENERAL CONDUIT/RACEWAYS

Comments: Good Repairs Required

14. FEEDER CONDUCTORS

Comments: Good Repairs Required

15. BUSWAYS

a. Location: Good Requires Repair
Describe nature of repairs:

16. Effective July 1st, 2023.

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

Comments:

17. OTHER CONDUCTORS

Good Repairs Required

Comments:

18. EMERGENCY LIGHTING

Good Repairs Required

Comments:

198. BUILDING EGRESS ILLUMINATION

Good

Repairs Required

Comments:

2019. FIRE ALARM SYSTEM

Good

Repairs Required

Comments:

210. SMOKE DETECTORS

Good

Repairs Required

Comments:

221. EXIT LIGHTS

Good

Repairs Required

Comments:

232. EMERGENCY GENERATOR POWER SYSTEMS

Good

Repairs Required

Comments:

243. WIRING & CONDUIT AT ALL PARKING LOTS AND GARAGES

Good

Repairs Required

Comments:

25. ALL PARKING LOT AND GARAGE LIGHTING

Good

Repairs Required

Comments:

264. SWIMMING POOL WIRING

Good

Repairs Required

Comments:

275. WIRING TO MECHANICAL EQUIPMENT

Good

Repairs Required

Comments:

28. ADDITIONAL COMMENTS