

Broward County Board of Rules and Appeals Meeting Agenda

October 12, 2023

Time: 7:00 PM

Join ZoomGov Meeting

<https://broward-org.zoomgov.com/j/1617492804>

Meeting ID: 161 749 2804

I. **Call Meeting to Order**

II. **Roll Call**

III. **Approval of Agenda**

IV. **Approval of Minutes** – August 10, 2023, Board 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 SHERIFF FIRE RESCUE

Burton, Candice, Fire Inspector

CITY OF HOLLYWOOD

Castro Ivan B., Structural Inspector (120-Day Temporary)

Londono, Carlos, Fire Inspector

Robertson, Jr., Arron, Fire Inspector

CITY OF MARGATE

Gener, John D., Fire Inspector

CITY OF MIRAMAR

Palmer, Robert, Fire Inspector

CITY OF OAKLAND PARK

French, Christopher, Assistant Fire Marshal

CITY OF PEMBROKE PINES

Macedo, Rafael Elias, Roof Inspector (120-Day Temporary)

CITY OF POMPANO BEACH

Nowalk, Adrian, Structural Inspector (120-Day Temporary)

Campbell, Joseph W., Structural Inspector (120-Day Temporary)

CITY OF TAMARAC

Joseph, Tony, Electrical Inspector (120-Day Temporary)

VII. **REGULAR AGENDA**

1. **First reading of the Broward County Board of Rules and Appeals Technical Amendments to the 8th Edition (2023) of the Florida Building Code**

a. Staff Report

b. Board Questions

c. Board Action

2. **First reading of the Broward County Amendments to Chapter 1 of the 8th Edition (2023) of the Florida Building Code**
 - a. Staff Report
 - b. Board Questions
 - c. Board Action

3. **Adoption of the Broward County Board of Rules and Appeals Formal Interpretations for the 8th Edition (2023) of the Florida Building Code**
 - a. Staff Report
 - b. Board Questions
 - c. Board Action

4. **Revisions to the Broward County Uniform Data Form for Residential and Light Commercial Air Conditioning Replacements due to changes in the 8th Edition (2023) of the Florida Building Code**
 - a. Staff Report
 - b. Board Questions
 - c. Board Action

5. **Request for Overnight Vehicle Authorization (OVA)**
 - a. Staff Report
 - b. Board Questions
 - c. Board Action

6. **Update on House Bills 1383 and 735**
 - a. Report

7. **Director's Report**

8. **Attorney's Report**

9. **Committee Reports**

10. **General Board Member Discussion**

11. **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 get in touch with Dr. Barbosa at 954-931-2393 between 6:00 PM and 7:00 PM.

August 10, 2023
Board Meeting Minutes

Broward County Board of Rules and Appeals Meeting Minutes

August 10, 2023

Time: 7:00 PM

Zoom Meeting Information

<https://broward-org.zoomgov.com/j/1615595881>

Meeting ID: 161 559 5881

I. Call Meeting to Order

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

II. Roll Call

Daniel Lavrich, Chairman
Gregg D'Attile, Vice Chairman
Stephen Bailey
Ron Burr
Jeff Falkanger
John Famularo
Steven M. Feller
Sergio Pellecer
David Rice
Daniel Rourke
David Tringo
Dennis Ulmer
Derek A. Wassink

III. Approval of Agenda

Dr. Ana Barbosa, Administrative Director, requested that Item 4 be removed from the agenda as all permits are closed, and an extension is not needed. Mr. Tringo made a motion, and Mr. Pellecer seconded the motion to approve the agenda with the deletion of Item 4, as requested by the Administrative Director. The motion was carried out by a unanimous vote of 13-0.

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

Mr. Famularo made a motion, and Mr. Feller seconded the motion to approve the July 13, 2023, minutes as submitted. The motion was carried out by a unanimous vote of 13-0.

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

Public comments are limited to 3 minutes.

VI. CONSENT AGENDA

1. Certifications – Staff Recommended

CITY OF DEERFIELD BEACH

Correa, Donald R., Electrical Plans Examiner
Deveaugh, Peter, Chief Electrical Inspector

CITY OF HALLANDALE BEACH

Agbenohevi, Emmanuel K., Assistant Building Official

TOWN OF LAUDERDALE-BY-THE-SEA

Edouard, Myriam, Fire Inspector

CITY OF PARKLAND

Chin-Sang, Dave C., Chief Mechanical Inspector

COUNTYWIDE

Bair, Travis, Plumbing Plans Examiner

Olsen, Jay, Electrical Plans Examiner

Organ, Douglas, Electrical Inspector

Organ, Douglas, Electrical Plans Examiner

Pla, Yaiquimi Alberto, Plumbing Plans Examiner

Mr. Feller made a motion, and Mr. Rourke seconded the motion to approve the certifications as recommended. The motion was carried out by a unanimous vote of 13-0.

VII. REGULAR AGENDA

1. Second reading of proposed revisions to the Florida Fire Prevention Code, Section F-103.3.7, Assistant Fire Marshal

a. Staff Report

Mr. Bryan Parks, Chief Fire Code Compliance Officer, indicated the “and/or” between Fire Science and Fire Prevention was removed as requested at first reading. It was clarified that the intent of Section F-103.3.7.1 is that the individual be an engineer or possess a degree in Fire Science or a degree in Fire Prevention.

b. Public Hearing

Chairman Lavrich opened the floor for a public hearing, but no one wished to speak.

c. Board Questions

Dr. Barbosa advised that the removal of the “and, or” cleaned up the language. Chairman Lavrich did not think the second comma was appropriate.

d. Board Action

Mr. Feller made a motion, and Mr. Falkanger seconded the motion to approve the revisions on the second reading. The motion was carried out by a unanimous vote of 13-0.

2. Proposed BORA Commercial Energy Guidelines (Performance Option) for the 7th Edition (2020) of the Florida Building Code

a. Staff Report

Mr. Timothy de Carion, Chief Energy Code Compliance Officer, recommended approval of the proposed guidelines. The guidelines have been reviewed and supported by the Energy Conservation Committee. They are a helpful tool for enforcing the Energy Code.

b. Board Questions - none

c. Board Action

Mr. Feller made a motion, and Mr. D’Attile seconded the motion to approve the guidelines. The motion was carried out by a unanimous vote of 13-0.

3. Fire Code Committee Woodworking Operations Review

a. Staff Report

Mr. Bryan Parks, Chief Fire Code Compliance Officer, advised that the Fire Code Committee considered this matter on July 20, 2023, and recommended by unanimous vote that Appeal #23-01 be denied and that Accent Closets was in violation of Section 13.3.2.28, woodworking operations, Florida Fire Prevention Code.

b. Board Questions

Chairman Lavrich did not understand that the commentary from the International Building Code was being ignored. Mr. Parks advised that he does not deal with the International Building Code. In further response, Mr. Parks said he does not deal with the Building Officials Association of Florida. The way it is written in the Florida Fire Prevention Code is clear. For a fire area of over 2,500 square feet, the entire space would require sprinklers. Chairman Lavrich pointed out that the language does not specify it is a fire area, but rather it says woodworking operation greater than 2,500 square feet. Mr. Parks advised that if the woodworking operation exceeds 2,500 square feet, fire sprinklers are required. In this case, the Committee determined that the woodworking operation violated the Code.

c. Board Action – See Item #5

4. First-time request by Mr. Todd Heino for an extension of time with respect to the Board of Rules and Appeals Policy #18-02 relating to closing out of open and ongoing projects – withdrawn

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

a. Staff Report

Dr. Ana Barbosa, Administrative Director, the appeal of Accent Closets was heard by the Board on June 8. The recommendation was to refer it to the Fire Code Committee. The Committee heard it on July 20, 2023. The Committee and staff both recommended denial. Accent Closets went to the Florida Building Commission and requested a declaratory statement with the Fire Technical Advisory Committee during the process. The Commission heard the matter yesterday and declined to act based on local jurisdiction. Once this Board acts on the appeal, their request can move forward. The Fire Technical Advisory Committee has also declined the request to interpret the Building Code. The Committee will report this to the Commission on August 15, 2023.

b. Board Questions

In response to Chairman Lavrich, Dr. Barbosa indicated that on July 12, 2023, Accent Closets also made a request to the Building Officials Association of Florida (BOAF). Chairman Lavrich noted that the Building Commission noted in their write-up that one of the things they do is to refer the matter to the BOAF for an informal interpretation before they provide their final formal interpretation. Dr. Barbosa indicated she provided the informal interpretation to the Board of Rules and Appeals. The thinking was that Accent Closets and the City of Pompano Beach could present their positions on that informal interpretation.

All individuals testifying were sworn in.

Mr. Ryan Abrams, representing Accent Closets, advised that it is undisputed that the only plans submitted to the City of Pompano Beach show the woodworking area as 1,316 feet. He displayed the Informal Interpretation Report #8804 from the Building Officials Association of Florida and pointed out that it supports the plain reading of the rule, which says that

woodworking operations over 2,500 square feet in an F-1 space require sprinklers. The City has been that the space is over 2,500 square feet, and the particles are not contained. Therefore sprinklers are required. The report says that finely divided combustible waste materials are unrestricted to 2,500 square feet or less if the fire area is larger. Accent Closets has been at this location since 2013 and was allowed by the City. The space was fire-inspected annually until 2021, when Accent Closets was notified that sprinklers were needed.

Mr. Ron Annechiarico, owner of Accent Closets, said he did his due diligence when moving into this location. He got everything approved, including the zoning use certificate that specifies the manufacture and installs closets. The fire inspector came to the location before and after he moved in. Nothing changed. He believed that the correspondence just referenced by Mr. Abrams clarifies that sprinklers are unnecessary. It would cost \$100,000 to install sprinklers in the building.

In response to Mr. Burr, Mr. Abrams indicated that the City is saying that the fire area is more than 2,500 square feet and the woodworking operation is less than 2,500 square feet in the fire area sprinklers are required. Chairman Lavrich asked about the size of the total fire area. Mr. Abrams believed it was approximately 5,000 square feet. He agreed if the office space is included, the measurement should be 7,800 square feet.

Ms. Jill Ziluck, Assistant City Attorney, City of Pompano Beach, advised that the City's position is that the woodworking operation is in excess of 2,500 square feet. The City disagrees with the measurement Mr. Abrams presented. She explained that the woodworking operation is located in a fire area with nothing separating it, and therefore the fire area becomes the woodworking operation.

Mr. Michael Rada, Building Official, City of Pompano Beach, read the definition of the fire area, "The fire area is the aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building." Therefore 7,800 square feet is clearly in excess of 2,500 square feet. His original letter had to do with a change of use, and sprinklers would be required or partitioning to less than 2,500 square feet. Ms. Ziluck explained that drawing an imaginary line around the equipment is impossible. There are woodworking operations over 2,500 square feet. Also, it is the City's contention that there is new equipment. Things did change.

Mr. Burr commented that the tenant moved to this location in 2013, and he asked the City if everything was going to be approved. For years everything was fine. He questioned the need for sprinklers after all of this time. Mr. Charles Rizzuto, Building Safety Chief, City of Pompano Beach, advised that he inspected the property and witnessed equipment without permits for any woodcutting equipment installed at that site. The City discovered that equipment had been added sawdust in the air and dust collection systems. There are no inspections and permits on record. The dates on the equipment were years later than when they moved in.

Mr. D'Attile understood that if an enclosure were constructed around the machinery with an air collection system and sprinklers, it would be acceptable. He questioned if a fire extinguisher would be acceptable in the alternative. Mr. Rizzuto advised that if a fire division of less than 2,500 square feet were installed, inspected, and approved, sprinklers would not be required. In response to Chairman Lavrich, Mr. Rizzuto clarified that the definition of a fire area is fire barriers, firewalls, exterior walls, or hard general assemblies. He used the term fire division to include all of these.

Chairman Lavrich questioned requiring that the woodworking operation must be within its own fire area, which is not what the Code says. Mr. Rada reiterated the definition of a fire area. There are no fire barriers other than the exterior walls, which exceed 2,500 square feet. If the tenant were to construct fire barriers to contain the woodworking operation of less than 2,500 square feet, it would be acceptable. Mr. Feller indicated that nothing is separating where all of the dust is being created. The City has suggested enclosing that area, and if it is less than 2,500 square feet, sprinklers would not be required in the woodworking area and the rest of the building.

Mr. Annecharico indicated that Mr. Rick Hall inspected his facility twice. All equipment was already in the shop and running. He replaced a compressor and saw that it faltered with the same models. The zoning certificate indicates the manufacture and installs closets, and that is what this operation does. Mr. Feller indicated if that is the case, Accent Closets was in violation, and the City needed to do its job correctly initially. The particles are highly combustible, and they circulate throughout the entire space. Whatever happened initially was not correct. Mr. Abrams brought attention to the rule mentioned previously.

c. Board Action

Mr. Feller made a motion, and Mr. Falkanger seconded the motion to deny the appeal. The motion was carried out by a vote of 8-5. Mr. Bailey, Mr. Burr, Mr. Famularo, Mr. Wassink, and Chairman Lavrich voted no.

During a discussion of the motion, Chairman Lavrich commented that it needs to be clarified if the City says the woodworking area is different than 2,500 square feet. The Code and the Informal Interpretation of the Building Officials Association of Florida (BOAF) are clear. BOAF's interpretations are highly regarded. Mr. Feller indicated that if it is a woodworking area, it must be enclosed. Because it is not enclosed, then the walls of the building are what encloses the woodworking area, which is 7,800 square feet. If the woodworking area is enclosed with fire-rated walls, then it is separated from the rest of the building, and that would be the only area that would require sprinklers, but only if it exceeded 2,500 square feet.

Mr. Bailey understood from the information provided by Mr. Abrams from the International Building Code that the entire 7,800 square feet is not highly combustible. He questioned if the Florida Building code differs. With the woodworking area being 1,300 square feet, he needed help understanding why an area less than 2,500 square feet would need sprinklers. Chairman Lavrich advised that the Florida Building Code, Section 903.2.4, contains the same wording as the International Code. However, there is no commentary. It is also the same in the Florida Fire Prevention Code. There is also an interpretation from the Building Officials Association of Florida through the Florida Building Commission that quotes what is in the Florida Building Code and the Florida Fire Prevention Code.

Ms. Ziluck clarified that the City believes the woodworking area is in excess of 2,500 square feet. There is no way to determine the measurement.

Mr. Bailey did not believe anything outside the 1,300 square feet was involved in the woodworking activity. If the equipment covers 1,300 square feet, he needed to understand how the area could be doubled. Chairman Lavrich said he tended to agree.

6. Director's Report

Dr. Ana Barbosa responded to Mr. Burr's request at the last meeting for cities to show contact information on their website. There are just a few cities that do not have contact information on their website. The plan is to work with the Building Officials Association to encourage the cities with no contact information to update their websites. Mr. Burr did not think contractors should have to chase down contact information. He pointed out that it is not just the Building Department but also all the departments that control whether a permit approval is issued, such as Landscape, Engineering, and Zoning. He disagreed that the cities should have the final say on whether to include contact names on the websites. Dr. Barbosa said that she plans to bring up this topic at the upcoming open discussion meeting. It falls in the jurisdiction of the City Manager. The Board has been charged with making permitting easier. Mr. D'Attile concurred. Chairman Lavrich agreed with Mr. Burr. He felt the Board should move as strongly as possible in that direction.

7. Attorney's Report

Mr. Mark Mucci was in attendance for Mr. Charles Kramer, Board Attorney.

8. Committee Reports - none

9. General Board Member Discussion

Chairman Lavrich announced the Board's open discussion meeting on August 16, 2023 at 9 a.m.

10. Adjournment

There being no further business, the meeting adjourned at 8:05 p.m.

Consent Agenda

Section 1

BROWARD COUNTY SHERIFF FIRE RESCUE

Burton, Candice, Fire Inspector

CITY OF HOLLYWOOD

Castro Ivan B., Structural Inspector (120-Day Temporary)

Londono, Carlos, Fire Inspector

Robertson, Jr., Arron, Fire Inspector

CITY OF MARGATE

Gener, John D., Fire Inspector

CITY OF MIRAMAR

Palmer, Robert, Fire Inspector

CITY OF OAKLAND PARK

French, Christopher, Assistant Fire Marshal

CITY OF PEMBROKE PINES

Macedo, Rafael Elias, Roof Inspector (120-Day Temporary)

CITY OF POMPANO BEACH

Nowalk, Adrian, Structural Inspector (120-Day Temporary)

Campbell, Joseph W., Structural Inspector (120-Day Temporary)

CITY OF TAMARAC

Joseph, Tony, Electrical Inspector (120-Day Temporary)

Regular Agenda

Section 1



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 Broward County Board of Rules and Appeals

FROM: Administrative Director

DATE: October 12, 2023

RE: First reading of the Broward County Board of Rules and Appeals Technical Amendments to the 8th Edition (2023) of the Florida Building Code

Recommendation

That BORA re-adopt, by vote, the Broward County Board of Rules and Appeals Technical Amendments 8th Edition (2023) of the Florida Building Code (FBC).

Reasons

The 8th Edition of the Florida Building Code will become effective on December 31, 2023. The staff has reviewed BORA's current Technical Amendments, revised the code references when needed, and made necessary changes. No significant changes have been made to the text of the amended sections. These sections were adopted and readopted for previous code editions.

Additional Information

Amended code sections:

- | | |
|--|---|
| 1. FBC Building,
Chapter 4, Sections 454.1.4.1,
454.1.4.1.1, 454.2.16, 454.2.16.1 | 3. FBC Residential,
Chapter 29, Table P2903.2
Chapter 45, R4501.16, R4501.16.1 |
| 2. FBC Plumbing,
Chapter 3, Section [M]314.2.1
Chapter 6, Section 604.4, Table 604.4
Appendix F | 4. FBC Mechanical,
Chapter 3, Section 307.2.1
Chapter 9, Sections 908.3.1, 908.8.1,
908.8.2, 908.8.3 |

These Technical Amendments will be effective on December 31, 2023.

Respectfully Submitted,

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

Ana C. Barbosa, DBA

2023 Florida Building Code, Building, 8th Edition

- ~~Stricken through text~~ are deletions from the Florida Building Code, Building, 8th Edition.
- Underscored text are additions to Florida Building Code, Building, 8th Edition.

Section 454.1.4 Electrical Systems

Section 454.1.4.1 Electrical

Electrical equipment wiring and installation, including the bonding and grounding of pool components, shall comply with Chapter 27 of the Florida Building Code, Building. Outlets supplying pool pump motors connected to single-phase 120-volt through 240-volt branch circuits, whether by receptacle or by direct connection, and outlets supplying other electrical equipment and ~~underwater luminaires operating at voltages greater than the low voltage contact limit~~, connected to single-phase, 120-volt through 240-volt branch circuits, rated 15 or 20 amperes, whether by receptacle or by direct connection, shall be provided with ground-fault circuit interrupter protection for personnel.

Section 454.1.4.1.1 Maximum Voltage

The maximum voltage for each luminaire in any private swimming or bathing pool shall not exceed the Low Voltage Contact Limit, which is defined as a voltage not exceeding the following values:

- (1) 15 volts (RMS) for sinusoidal alternating current.
- (2) 21.2 volts peak for nonsinusoidal alternating current.
- (3) 30 volts continuous, direct current.
- (4) 12.4 volts peak for direct current that is interrupted at a rate of 10 to 200 Hertz. The maximum incandescent lamp size shall be 300 watts.

2023 Florida Building Code, Building, 8th Edition

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Section 454.2.16 Electrical

Electrical equipment wiring and installation, including the bonding and grounding of pool components, shall comply with Chapter 27 of the Florida Building Code, Building. Outlets supplying pool pump motors connected to single-phase 120-volt through 240-volt branch circuits, whether by receptacle or by direct connection, and outlets supplying other electrical equipment ~~and underwater luminaires operating at voltages greater than the low voltage contact limit~~, connected to single-phase, 120-volt through 240-volt branch circuits, rated 15 or 20 amperes, whether by receptacle or by direct connection, shall be provided with ground-fault circuit interrupter protection for personnel.

Section 454.2.16.1 Maximum Voltage

The maximum voltage for each luminaire in any private swimming or bathing pool shall not exceed the Low Voltage Contact Limit, which is defined as a voltage not exceeding the following values:

- (1) 15 volts (RMS) for sinusoidal alternating current.
- (2) 21.2 volts peak for nonsinusoidal alternating current.
- (3) 30 volts continuous, direct current.
- (4) 12.4 volts peak for direct current that is interrupted at a rate of 10 to 200 Hertz. The maximum incandescent lamp size shall be 300 watts.

**Broward County Amendments to Chapter 3,
Subsection 314 of the 2023 Florida Building Code, Plumbing, 8th Edition**

- ~~Stricken through text~~ are deletions from the Florida Building Code, Plumbing, 8th Edition.
- Underscored text are additions to Florida Building Code, Plumbing, 8th Edition.

[M] 314.2.1 Condensate drainage collection, use or disposal. Condensate from all cooling coils and evaporators of equipment served by an onsite cooling tower in a building or structure wherein the aggregate cooling capacity of the equipment exceeds 65,000 Btu/hr shall be collected and conveyed from the drain pan outlet and discharged to the cooling tower. Where an on-site cooling tower is not installed the condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an *approved* place of disposal.

Exceptions:

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

**Broward County Amendments to Chapter 6,
Subsection 604.4 of the 2023 Florida Building Code, Plumbing, 8th Edition**

- ~~Stricken through text~~ are deletions from the Florida Building Code, Plumbing, 8th Edition.
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SECTION 604 DESIGN OF BUILDING WATER DISTRIBUTION SYSTEM

604.4 Maximum flow and water consumption.

Exceptions:

6. All fixtures, fittings, and appliances with U.S. Environmental Agency WaterSense® (EPA) label.

**TABLE 604.4
MAXIMUM FLOW RATES AND CONSUMPTION
FOR PLUMBING FIXTURES,
AND FIXTURE FITTINGS AND APPLIANCES**

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
Lavatory, private	2.2 <u>1.5</u> gpm at 60 psi
Lavatory, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Shower head *	<u>2.0</u> 2.5 gpm at 80 psi
Sink faucet	2.2 gpm at 60 psi
Urinal	4.0 <u>0.5</u> gallon per flushing
Water closet	4.6 <u>1.28</u> gallons per flushing cycle
<u>Dishwasher (Residential) *</u>	<u>6.5 gallons per cycle or less (Energy Star/WaterSense Certified)</u>
<u>Dishwasher (Commercial)</u>	<u>Less than 1.2 gallons per rack for fill and dump machines and less than 0.9 gallons per rack for low temperature machines.</u>
<u>Dishwasher (Under the counter machines commercial)</u>	<u>1.0 gallons per rack for high temperature machines and 1.7 gallons per rack for low temperature machines.</u>
<u>Washing Machine *</u>	<u>Water factor of 8 or lower (EnergyStar/WaterSense Certified) ©</u>

*If installed

For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m,

1 pound per square inch = 6.895 kPa.

- a. A hand-held shower spray is a shower head.
- b. Consumption tolerance shall be determined from referenced standards.
- c. Water factor in gallons per cycle per cubic foot

Broward County Amendments to Appendix F of the 2023 Florida Building Code, Plumbing, 8th Edition

- ~~Stricken through text~~ are deletions from the Florida Building Code, Plumbing, 8th Edition.
- Underscored text are additions to Florida Building Code, Plumbing, 8th Edition.

APPENDIX F PROPOSED CONSTRUCTION BUILDING CODES FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS

PART I: GENERAL

C. Preconstruction Submittals

1. Plans or Drawings

- c. Sprinkler layout: Sprinkler layout may be modified to adjust for field conditions provided it complies with part VI, Section B, subsection 1 Sprinkler layout and spacing. Prior to final inspection, the contractor shall submit a letter or as-built drawing that reflects the modification to the authority with jurisdiction.

PART IV: MATERIALS

A. PVC Pipe and Fittings

3. Threaded PVC pipe ~~fits~~ fittings shall meet the requirements of Schedule 40 as set forth in ASTM D2464.

PART V: INSTALLATION

A. Pipe Installation

4. Thrust blocks or other approved method must be used on all gasketed PVC systems.
5. The trench bottom must be uniform, free of debris, and of sufficient width to properly place pipe and support it over its entire length. Native excavated material may be used to backfill the pipe trench. However, the initial backfill the material to 6" above the top of the pipe shall be free from rocks or stones larger than 1-inch in diameter. The final backfill material shall be free of rock or debris that is greater than 3" in diameter.
6. Pipe sleeves must be used to protect pipes or wires installed under pavement or roadways-, or when position of irrigation pipes or wires conflict with pipes or appurtenances of other trades.

PART VI: TESTING & INSPECTIONS

B. Rough inspections

4. Open Trench Inspection: The trench at all joints and every transition in pipes size, will be open where open trench inspection is required.

**APPENDIX F
PROPOSED CONSTRUCTION BUILDING CODES FOR
TURF AND LANDSCAPE IRRIGATION SYSTEMS**

PART I: GENERAL

A. Description

1. **Purpose:** To establish uniform minimum standards and requirements for the design and installation of safe, cost-effective, reliable irrigation systems for turf and landscape areas which promote the efficient use and protection of water and other natural resources.
2. **Definition:** Turf and landscape irrigation systems apply water by means of permanent above ground or subsurface sprinkler or micro-sprinkler equipment under pressure.
3. **Scope:** These construction codes shall apply to all irrigation systems used on residential and commercial landscape areas. They address the design requirements, water quality, materials, installation, inspection, and testing for such systems. These construction codes do not apply to irrigation systems for golf courses, nurseries, greenhouses, or agricultural production systems.
4. **Application:** All new irrigation systems and any new work to existing irrigation systems shall conform to the requirements of this code.
5. **Application to Existing Irrigation Installations:** Nothing contained in this code shall be deemed to require any irrigation system or part thereof, which existed prior to the establishment of this code, to be changed, altered or modified to meet the standards of this code.

B. Permits

1. **Permits Required:** It shall be unlawful to construct, enlarge, alter, modify, repair, or move any irrigation system or part thereof, or to install or alter any equipment for which provision is made or the installation of which is regulated by this code without first having filed application and obtained a permit therefore from the building official. A permit shall be deemed issued when signed by the building official and impressed with the seal of the governmental agency issuing said permit.
2. **Exceptions:** All work where exempt from permit shall still be required to comply with the code. No permit shall be required for general maintenance or repairs which do not change the structure or alter the system and the value of which does not exceed \$600.00 in labor and material based on invoice value.

C. Preconstruction Submittals

1. Plans or Drawings

- a. **Single-Family Residence:** Provide design drawings or shop drawings, where required, for the installation prior to start of construction. Design drawings shall be clearly readable, to reasonable scale, show the entire site to be irrigated, and include all improvements. Drawings can be prepared by a properly licensed qualified contractor.
- b. **Commercial, Industrial, Municipal, and Multiple Family:** Provide professionally designed drawings prior to start of construction. Design drawings shall be clearly readable, to reasonable scale, show the entire site to be irrigated, including all improvements, and shall include but not be limited to: date, scale, revisions, legend, specifications which list all aspects of equipment and assembly thereof, water source, water meter and/or point of connection, backflow prevention devices, pump station size, pump station location, design operating pressure and flow rate per zone, precipitation rate per zone, locations of pipe, controllers, valves, sprinklers, sleeves,

gate valves, etc. The plans and specifications shall be prepared in accordance with Section 107 of the *Florida Building Code, Building*.

- c. **Sprinkler Layout:** Sprinkler layout may be modified to adjust for field conditions provided it complies with part VI, Section B, subsection 1 Sprinkler layout and spacing. Prior to final inspection, the contractor shall submit a letter or as-built drawing that reflects the modification to the authority with jurisdiction.

D. Definitions

ABS Pipe: Acrylonitrile-butadiene-styrene black, semi-rigid, plastic pipe extruded to IPS. ABS pipe is in limited use in present-day irrigation systems. Solvent weld fittings are used with this pipe (see ASTM D1788).

Air Release Valve: A valve which will automatically release to the atmosphere accumulated small pockets of air from a pressurized pipeline. A small orifice is used to release air at low flow rates. Air release valves are normally required at all summits of mainline and submain pipelines in an irrigation system.

Anti-Siphon Device: A safety device used to prevent back-flow of irrigation water to the water source by back-siphonage.

Application Rate: The average rate at which water is applied by an irrigation system sometimes also called precipitation rate. Units are typically inches/hr or mm/hr.

Application Uniformity: Irrigation application uniformity (also known as distribution uniformity) describes how evenly water is distributed within an irrigation zone.

Arc: The angle of coverage of a sprinkler in degrees from one side of throw to the other. A 90-degree arc would be a quarter-circle sprinkler.

Atmospheric Vacuum Breaker: An anti-siphon device which uses a floating seat to direct water flow. Water draining back from irrigation lines is directed to the atmosphere to protect the potable water supply.

Automatic Control Valve: A valve in a sprinkler system which is activated by an automatic controller by way of hydraulic or electrical control lines and controls a single device or multiple devices.

Automatic System: An irrigation system which operates following a preset program entered into an automatic controller.

Backflow Prevention Device: An approved safety device used to prevent pollution or contamination of the irrigation water supply due to backflow from the irrigation system.

Belled (Pipe): Pipe which is enlarged at one end so that the spigot end of another length of pipe can be inserted into it during the assembly of a pipeline.

Block (of sprinklers): A group of sprinklers controlled by one valve. Also called zones or subunits.

Block System: An irrigation system in which several groups of sprinklers are controlled by one valve for each group.

Bubbler Irrigation: The application of water to the soil surface or a container as a small stream or fountain. Bubbler emitter discharge rates are greater than the 0.5 to 2 gph characteristic of drip emitters, but generally less than 60 gph.

Check Valve: A valve which permits water to flow in one direction only.

Chemical Water Treatment: The addition of chemicals to water to make it acceptable for use in irrigation systems.

Chemigation: The application of water-soluble chemicals by mixing or injecting with the water applied through an irrigation system.

Contractor: Any person who engages in the fabrication and installation of any type of irrigation system on a contractual basis in accordance with all stipulations receiving his compensation.

Control Lines: Hydraulic or electrical lines which carry signals (to open and close the valves) from the controller to the automatic valves.

Controller: The timing mechanism and its mounting box. The controller signals the automatic valves to open and close on a pre-set program or based on sensor readings.

Coverage: Refers to the way water is applied to an area.

Cycle: Refers to one complete run of a controller through all programmed controller stations.

Demand (or Irrigation Demand): Refers to the irrigation requirements of the irrigated area. Demand primarily depends on the type of crop, stage of growth, and climatic factors.

Design Area: The specific land area to which water is to be applied by an irrigation system.

Design Emission Uniformity: An estimate of the uniformity of water application with an irrigation system.

Design Pressure: The pressure at which the irrigation system or certain components are designed to operate. The irrigation system design pressure is that measured at the pump discharge or entrance to the system if there is no pump, and a zone design pressure is the average operating pressure of all emitters within that zone.

Direct Burial Wire: Plastic-coated single-strand copper wire for use as control line for electric valves.

Discharge Rate: The instantaneous flow rate of an individual sprinkler, emitter, or other water emitting device, or a unit length of line-source microirrigation tubing. Also, the flow rate from a pumping system.

Double Check Valve: An approved assembly of two single, independently acting check valves with test ports to permit independent testing of each check valve.

Drain Valve: A valve used to drain water from a line. The valve may be manually or automatically operated.

Drip Irrigation: The precise low-rate application of water to or beneath the soil surface near or directly into the plant root zone. Applications normally occur as small streams, discrete or continuous drops, in the range of 0.5 to 2.0 gph.

Effluent Water: Also referred to as reclaimed or gray water is wastewater which has been treated per Florida Statute, §403.086 and is suitable for use as a water supply for irrigation systems.

Emitters: Devices which are used to control the discharge of irrigation water from lateral pipes. This term is primarily used to refer to the low flow rate devices used in microirrigation systems.

Fertigation: The application of soluble fertilizers with the water applied through an irrigation system.

Filtration System: The assembly of physical components used to remove suspended solids from irrigation water. These include both pressure and gravity type devices, such as settling basins, screens, media filters, and centrifugal force units (vortex sand separators).

Flexible Swing Joint: A flexible connection between the lateral pipe and the sprinkler which allows the sprinkler to move when force is applied to it.

Flow Meters: Devices used to measure the volume of flow of water (typically in gallons), or flow rates (typically in gpm), and to provide data on system usage.

Gauge (Wire): Standard specification for wire size. The larger the gauge number, the smaller the wire diameter.

Head: A sprinkler head. Sometimes used interchangeably with and in conjunction with "Sprinkler."

Infiltration Rate: The rate of water flow across the surface of the soil and into the soil profile. Units are usually inches/hr.

Irrigation: Application of water by artificial means, that is, means other than natural precipitation. Irrigation is practiced to supply crop water requirements, leach salts, apply chemicals, and for environmental control including crop cooling and freeze protection.

Irrigation Water Requirement or Irrigation Requirement: The quantity of water that is required for crop production, exclusive of effective rainfall.

Landscape: Refers to any and all areas which are ornamentally planted, including but not limited to turf, ground covers, flowers, shrubs, trees, and similar plant materials as opposed to agricultural crops grown and harvested for monetary return.

Lateral: The water delivery pipeline that supplies water to the emitters or sprinklers from a manifold or header pipeline downstream of the control valve.

Line-Source Emitters: Lateral pipelines which are porous or contain closely spaced perforations so that water is discharged as a continuous band or in overlapping patterns rather than discrete widely spaced points along the pipeline length.

Looped System: A piping system which allows more than one path for water to flow from the supply to the emitters or sprinklers.

Low Volume Sprinklers: Sprinkler heads that emit less than 0.5 gallons per minute.

Mainline: A pipeline which carries water from the control station to submains or to manifolds or header pipelines of the water distribution system.

Manifold: The water delivery pipeline that conveys water from the main or submain pipelines to the laterals. Also sometimes called a header pipeline.

Manual System: A system in which control valves are manually operated rather than operated by automatic controls.

Matched Precipitation: An equal distribution of water over a given area or zone.

Meter Box: A concrete or plastic box buried flush to grade which houses flow (water) meters or other components.

Microirrigation: The frequent application of small quantities of water directly on or below the soil surface, usually as discrete drops, tiny streams, or miniature sprays through emitters placed along the water delivery pipes (laterals). Microirrigation encompasses a number of methods or concepts, including drip, subsurface, bubbler, and spray irrigation. Previously known as trickle irrigation.

Overlap: The amount one sprinkler pattern overlaps another one when installed in a pattern. Expressed as a percentage of the diameter of coverage.

PE Pipe: Flexible polyethylene pipe for use in irrigation systems, normally manufactured with carbon black for resistance to degradation by ultraviolet radiation.

Potable Water: Water which is suitable in quality for human consumption and meets the requirements of the Health Authority having jurisdiction.

Pressure Relief Valve: A valve which will open and discharge to atmosphere when the pressure in a pipeline or pressure vessel exceeds a pre-set point to relieve the high-pressure condition.

Pressure Vacuum Breaker: A backflow prevention device which includes a spring-loaded check valve and a spring-loaded vacuum breaker to prevent the backflow of irrigation system water to the water source.

Pumping Station: The pump or pumps that provide water to an irrigation system, together with all of the necessary accessories such as bases or foundations, sumps, screens, valves, motor controls, safety devices, shelters and fences.

PVC Pipe: Polyvinyl chloride plastic pipe made in standard thermoplastic pipe dimension ratios and pressure rated for water. Manufactured in accordance with AWWA C-900 or ASTM D2241.

Rain Shut Off Device: A calibrated device that is designed to detect rainfall and override the irrigation cycle of the sprinkler system when a predetermined amount of rain fall has occurred.

Riser: A threaded pipe to which sprinklers or other emitters are attached for above-ground placement.

Sleeve: A pipe used to enclose other pipes, wire, or tubing; usually under pavement, sidewalks, or planters.

Spacing: The distance between sprinklers or other emitters.

Spray Irrigation: The microirrigation application of water to the soil or plant surface by low flow rate sprays or mists.

Sprinkler: The sprinkler head. Sometimes called "Head."

Supply (Water Source): The origin of the water used in the irrigation system.

Swing Joint: A ridged connection between the lateral pipe and the sprinkler, utilizing multiple ells and nipples, which allows the sprinkler to move when force is applied to it.

Tubing: Generally used to refer to flexible plastic hydraulic control lines, which are usually constructed of PE or PVC.

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PART II: DESIGN CRITERIA

A. Design Defined

Within the scope of this code, irrigation system design is defined as the science and art of properly selecting and applying all components within the system. The irrigation system shall be designed and installed to achieve the highest possible efficiency by providing operating pressures, sprinkler placement, and nozzle selection that are within the manufacturer's recommendations and maintained to keep the system at or within those ranges.

B. Water Supply

1. The water source shall be adequate from the standpoint of volume, flow rate, pressure, and quality to meet the irrigation requirements of the area to be irrigated, as well as other demands, if any, both at the time the system is designed and for the expected life of the system. The irrigation system shall use the lowest quality water source available on site.
2. If the water source is effluent, it shall meet the advanced waste treatment standard as set forth in Florida Statute §403.086(4) as well as any other standard as set forth by the controlling governmental agency.

C. Application Uniformity

1. Sprinkler irrigation systems should be designed with the appropriate uniformity for the type of plants being grown and the type of soil found in that area. The general watering of different types of plants as one group without regard to their individual water requirements is to be avoided.
2. Use sprinkler head spacing, type, and nozzle selection to achieve the highest application uniformity.
3. Use application rates which avoid runoff and permit uniform water infiltration into the soil. Land slope, soil hydraulic properties, vegetative ground cover, and prevailing winds and sun exposure will be considered when application rates are specified. Different types of sprinklers with different application rates, i.e., spray heads vs. rotor heads, bubbler heads vs. rotor heads, shall not be combined on the same zone or circuit.

D. System Zoning: The irrigation system should be divided into zones based on consideration of the following hydrozoning practices.

1. Available flow rate.
2. Cultural use of the area.
3. Type of vegetation irrigated, i.e., turf, shrubs, native plants, etc.
4. Type of sprinkler, i.e., sprinklers with matching precipitation rates.
5. Soil characteristics and slope.
6. Sun exposure.

E. Sprinkler/Emitter Spacing and Selection

1. Sprinkler/Emitter spacing will be determined considering the irrigation requirements, hydraulic characteristics of the soil and device, and water quality with its effect on plant growth, sidewalks, buildings, and public access areas.

2. All pop-up spray head bodies in turf areas shall be no less than 6 inches in height for St. Augustine, Zoysia and Bahia and no less than 4 inches in height for Bermuda, Centapede and Seashore Paspalum.
3. Sprinklers should be located in all corners and on the perimeter of each irrigated zone area for a matched precipitation rate objective.
4. Single row head spacing should only occur when an additional row will cause saturated soils at the toe of a slope or other inefficiencies.
5. All heads shall not exceed 50 percent of manufacturer's specified diameters of coverage.
6. Water conservation will be emphasized by minimizing irrigation of nonvegetated areas.
7. Microirrigation systems should be designed using the Emission Uniformity concept. Space microirrigation emitters to wet 100 percent of the root zone in turf areas and 50 percent of the root zone for shrubs and trees.
8. Microirrigation or low-volume heads shall be required in all areas less than 4 feet in either direction.
9. All microirrigation zones shall have adequate filtration installed at the zone valve or at the point where the drip tubing is attached to PVC pipe to protect the emission devices from contamination from a PD main or lateral break.
10. Each plant shall have an adequate number and size (gph) of microirrigation devices, properly placed, to meet the plant water requirements for no rainfall.

E. Pipelines

Pipelines will be sized to limit pressure variations so that the working pressure at all points in the irrigation system will be in the range required for uniform water application. Velocities will be kept to 5 feet (1524 mm) per second.

F. Wells

1. Well diameters and depths are to be sized to correspond to the irrigation system demand. Refer to SCS Code FL-642 and local water management district regulations.
2. Well location and depth shall be in compliance with applicable state, water management district and local codes.

G. Pumps

1. 1.Pump and motor combinations shall be capable of satisfying the total system demand without invading the service factor of the motor except during start-up and between zones.
2. 2.Pumps shall be positioned with respect to the water surface in order to ensure that the net positive suction head required (NPSHr) for proper pump operation is achieved.
3. 3.The pumping system shall be protected against the effects of the interruption of water flow.

H. Control Valves

1. Control valve size shall be based on the flow rate through the valve. Friction loss through the valve, an approved air gap separation, or a reduced pressure should not exceed 10 percent of the static mainline head.
2. Control systems using hydraulic communication between controller and valve(s) shall comply with the manufacturer's recommendations for maximum distance between controller and valve, both horizontally and vertically (elevation change).
3. The size of the electrical control wire shall be in accordance with the valve manufacturer's specifications; based on the solenoid in-rush amperage and the circuit length, considering the number of solenoids operating on the circuit. Minimum of #14 AWG single strand control wire shall be used on all systems, except individual, single lot residential systems.
4. Locate manually operated control valves so that they can be operated without wetting the operator.
5. Locate inground valves away from large tree and palm root zones.

6. A manual shut-off valve shall be required to be installed close to the point of connection but downstream from any backflow device to minimize water loss when the system is shut off for repairs or emergencies.
7. An automatic shut-off valve (normally closed) is required on all systems with a constantly pressurized mainline to confine the water loss from minor main line leaks, weeping valves, or stuck-on valves to just the time the system is operating automatically.

I. Automatic Irrigation Controller: Automatic irrigation controllers must be UL-approved and have an adequate number of stations and power output per station to accommodate the irrigation system design. The controller shall be capable of incorporating a rain shut-off device or other sensors to override the irrigation cycle when adequate rainfall has occurred, as required by Florida Statutes, Section 373.62.

J. Chemical Injection

1. Chemical injection systems for the injection of fertilizer, pesticides, rust inhibitors, or any other injected substance will be located and sized according to the manufacturers' recommendations.
2. Injection systems will be located downstream of the applicable backflow prevention devices as required by Florida Statutes, Sections 487.021 and 487.055; the Environmental Protection Agency (EPA); Pesticide Regulation Notice 87-1; or other applicable codes.
3. If an irrigation water supply is also used for human consumption, an air gap separation or an approved reduced pressure principal backflow prevention device is required.

K. Backflow Prevention Methods: Provide backflow prevention assemblies at all cross-connections with all water supplies in accordance with county, municipal, or other applicable codes to determine acceptable backflow prevention assembly types and installation procedures for a given application. In the event of conflicting regulations, provide the assembly type which gives the highest degree of protection.

1. Irrigation systems into which chemicals are injected shall conform to Florida state law (Florida Statutes 487.021 and 487.055) and Environmental Protection Agency Pesticide Regulation Notice 87-1, which requires backflow prevention regulations to be printed on the chemical label.
2. For municipal water supplies, chemical injection equipment must be separated from the water supply by an approved air gap separation or a reduced pressure principal assembly that is approved by the Foundation for CCC and the Hydraulic Research Institute. The equipment must also comply with ASSE 1013 to protect the water supply from back-siphonage and back-pressure.
3. For other water supplies, Florida State law, EPA regulations, or other applicable local codes must be followed. In the absence of legal guidelines, at least a PVB should be used.

PART III: STANDARDS

1. American Society of Agricultural Engineers (ASAE) Standards:

- ASAE S330.1:** Procedure for sprinkler distribution testing for research purposes.
- ASAE S376.1:** Design, installation, and performance of underground thermoplastic irrigation pipelines.
- ASAE S397.1:** Electrical service and equipment for irrigation.
- ASAE S435:** Drip/Trickle Polyethylene Pipe used for irrigation laterals.
- ASAE S398.1:** Procedure for sprinkler testing and performance reporting.
- ASAE S339:** Uniform classification for water hardness.
- ASAE S394:** Specifications for irrigation hose and couplings used with self-propelled, hose-drag agricultural irrigation system.
- ASAE EP400.1:** Designing and constructing irrigation wells.
- ASAE EP405:** Design, installation, and performance of trickle irrigation systems.
- ASAE EP409:** Safety devices for applying liquid chemicals through irrigation systems.

2. ASTM International Standards:

- ASTM D2241: Poly (Vinyl Chloride) (PVC) Plastic pipe (SDR-PR).
- ASTM D2239: Specification for polyethylene (PE) plastic pipe (SDR-PR).
- ASTM D2466: Specification for socket-type poly (vinyl chloride) (PVC) and chlorinated poly (vinyl chloride) (CPVC) plastic pipe fittings, Schedule 40.
- ASTM D2855: Standard recommended practice for making solvent-cemented joints with polyvinyl chloride pipe and fittings.
- ASTM D3139: Specification for joints for plastic pressure pipes using flexible elastomeric seals.
- ASTM F477: Specification for elastomeric seals (gaskets for joining plastic pipe).

3. American Water Works Association (AWWA) Standards:

- AWWA C-900:** PVC pipe standards and specifications.

4. American Society of Sanitary Engineers (ASSE) Standards:

- ASSE 1001: Pipe applied atmospheric type vacuum breakers.
- ASSE 1013: Reduced pressure principal backflow preventers.
- ASSE 1015: Double check valve-type back pressure backflow preventers.
- ASSE 1020: Vacuum breakers, anti-siphon, pressure type.
- ASSE 1024: Dual check valve-type backflow preventers.

5. Hydraulic Institute Standards, 14th Edition

6. Standards and Specifications for Turf and Landscape Irrigation Systems Florida Irrigation Society (FIS) Standards.

7. Soil Conservation Service (SCS) Field Office Technical Guide, Section IV-A — Cropland Codes:

- SCS Code 430-DD:** Irrigation water conveyance, underground, plastic pipeline.
- SCS Code 430-EE:** Irrigation water conveyance. Low-pressure, underground, plastic pipeline.
- SCS Code 430-FF:** Irrigation water conveyance, steel pipeline.
- SOS Code 441-1:** Irrigation system, trickle.
- SCS Code 442:** Irrigation system sprinkler.
- SCS Code 449:** Irrigation water management.
- SCS Code 533:** Pumping plant for water control.

PART IV: MATERIALS

A. PVC Pipe and Fittings

1. PVC pipe should comply with one of the following standards: ASTM D1785, ASTM D2241, AWWA C-900, or AWWA C-905. SDR-PR pipe shall have a minimum wall thickness as required by SDR-26. All pipes used with effluent water systems shall be designated for nonpotable use by either label or by the industry standard color purple.
2. All solvent-weld PVC fittings shall, at a minimum, meet the requirements of Schedule 40 as set forth in ASTM D2466.
3. Threaded PVC pipe ~~fittings~~ fittings shall meet the requirements of Schedule 40 as set forth in ASTM D2464.
4. PVC gasketed fittings shall conform to ASTM D3139. Gaskets shall conform to ASTM F477.
5. PVC flexible pipe should be pressure rated as described in ASTM D2740 with standard outside diameters compatible with PVC IPS solvent-weld fittings.
6. PVC cement should meet ASTM D2564. PVC cleaner-type should meet ASTM F656.

B. Ductile Iron Pipe and Fittings

1. Gasket fittings for iron pipe should be of materials and type compatible with the piping material being used.

C. Steel Pipe and Fittings

1. All steel pipes shall be rated Schedule 40 or greater and be hot-dipped galvanized or black in accordance with ASTM A53/A53M.
2. Threaded fittings for steel pipe should be Schedule 40 Malleable Iron.

D. Polyethylene Pipe

1. Flexible swing joints shall be thick-walled with a minimum pressure rating of 75 psi (517 kPa) in accordance with ASTM D2239.
2. Low-pressure polyethylene pipe for microirrigation systems shall conform with ASAE S-435.
3. Use fittings manufactured specifically for the type and dimensions of polyethylene pipe used.

E. Sprinklers, Spray Heads, and Emitters

1. Select units and nozzles in accordance with the size of the area and the type of plant material being irrigated. Sprinklers must fit the area they are intended to water without excessive overspray onto anything but the lot individual landscaped surface. Intentional direct spray onto walkways, buildings, roadways, and drives is prohibited. All sprinklers used with effluent water systems shall be designated for non-potable use by either label or by the industry standard color purple.
2. Use equipment that is protected from contamination and damage by use of seals, screens, and springs where site conditions present a potential for damage.
3. Support riser-mounted sprinklers to minimize movement of the riser resulting from the action of the sprinkler.
4. Swing joints, either flexible or rigid, shall be constructed to provide a leak-free connection between the sprinkler and lateral pipeline to allow movement in any direction and to prevent equipment damage.
5. Check valves shall be installed on any sprinkler where low point drainage occurs.
6. All tubing shall be installed under ground cover using staples at close enough intervals (24 to 36 inches) to secure the tubing and prevent it from moving through the mulch bed.

F. Valves

1. Valves must have a maximum working pressure rating equal to or greater than the maximum pressure of the system, but not less than 125 psi (861 kPa). This requirement may be waived for low mainline pressure systems [30 psi (207 kPa) or less]. All valves used with effluent water systems shall be designated for nonpotable use by either label or by the industry standard color purple.
2. Only valves that are constructed of materials designed for use with the water and soil conditions of the installation shall be used. Valves that are constructed from materials that will not be deteriorated by chemicals injected into the system shall be used on all chemical injection systems.

G. Valve Boxes

1. Valve boxes are to be constructed to withstand traffic loads common to the area in which they are installed. They should be sized to allow manual operation of the enclosed valves without excavation.
2. Each valve box should be permanently labeled to identify its contents. All valve boxes used with effluent water systems shall be designated for nonpotable use by either label or by the industry standard color purple.

H. Low Voltage Wiring

1. All low-voltage wire which is directly buried must be labeled for direct burial wire. Wire not labeled for direct burial must be installed in watertight conduits and be UL listed TWN or THHN type wire as described in the NEC. All wire traveling under any hardscape or roadway must be installed within a pipe and sleeve.
2. The size of the electrical control wire shall be in accordance with the valve manufacturer's specifications, based on the solenoid in-rush amperage and the circuit length, considering the number of solenoids operating, on the circuit. Minimum of #14 AWG single strand control wire shall be used on all systems, except single lot individual residential systems.
3. Connections are to be made using UL approved devices specifically designed for direct burial. All splices shall be enclosed within a valve box.

I. Irrigation Controllers

1. All irrigation controllers shall be UL listed, conform to the provisions of the National Electric Code (NEC), and be properly grounded in accordance with manufacturer's recommendations. Equip solid state controls with surge suppressors on the primary and secondary wiring, except single lot residential systems.
2. The controller housing or enclosure shall protect the controller from the hazards of the environment in which it is installed.
3. The rain switch shall be placed on a stationary structure minimum of 5-foot (1524 mm) clearance from other outdoor equipment, free and clear of any tree canopy or other overhead obstructions, and above the height of the sprinkler coverage. Soil moisture sensors and ET sensors shall be installed and monitored per manufacturer's guidelines per Florida Statutes, Section 373.62 requirements.

J. Pumps and Wells

1. Irrigation pump electrical control systems must conform to NEC and local building codes.
2. The pumping system shall be protected from the hazards of the environment in which it is installed.
3. Use electric motors with a nominal horsepower rating greater than the maximum horsepower requirement of the pump during normal operation. Motor shall have a service factor of at least 1.15.

4. Casings for drilled wells may be steel, reinforced plastic mortar, plastic, or fiberglass pipe. Only steel pipe casings shall be used in driven wells. Steel pipe must have a wall thickness equal to or greater than Schedule 40. See SCS code FL-642. Steel casings shall be equal to or exceed requirements of ASTM A589.

K. Chemical Injection Equipment

1. Chemical injection equipment must be constructed of materials capable of withstanding the potential corrosive effects of the chemicals being used. Equipment shall be used only for those chemicals for which it was intended as stated by the injection equipment manufacturer.

L. Filters and Strainers

1. Filtration equipment and strainers constructed of materials resistant to the potential corrosive and erosive effects of the water shall be used. They shall be sized to prevent the passage of foreign material that would obstruct the sprinkler/emitter outlets in accordance with the manufacturer’s recommendations.

PART V: INSTALLATION

A. Pipe Installation

1. Pipe shall be installed at sufficient depth below ground to protect it from hazards such as vehicular traffic or routine occurrences which occur in the normal use and maintenance of a property. Depths of cover shall meet or exceed SCS Code 430-DD, Water Conveyance, as follows:

a. Vehicle traffic areas.

Pipe Size (inches)	Depth of Cover (inches)
1/2 – 2 1/2	18
3 – 5	24
6 and larger	30

b. All areas except vehicle traffic:

Pipe Size (inches)	Depth of Cover (inches)
1/2 – 1 1/2	6
2 – 3	12
4 – 6	18
More than 6	24

2. Make all pipe joints and connections according to the manufacturer’s recommendations. Perform all solvent-weld connections in accordance with ASTM D2855.
3. Minimum clearances shall be maintained between irrigation lines and other utilities. In no case shall one irrigation pipe rest upon another. Comingling or mixing of different types of pipe assemblies shall be prohibited.
4. Thrust blocks or other approved methods must be used on all gasketed PVC systems. They must be formed against a solid, hand-excavated trench wall undamaged by mechanical equipment. They shall be constructed of concrete, and the space between the pipe and

trench shall be filled to the height of the outside diameter of the pipe. Size thrust blocks in accordance with ASAE S-376.1.

5. The trench bottom must be uniform, free of debris, and of sufficient width to properly place pipe and support it over its entire length. Native excavated material may be used to backfill the pipe trench. However, the initial backfill material to 6" above the top of the pipe shall be free from rocks or stones larger than 1 inch in diameter. The final backfill material shall be free of rock or debris that is greater than 3" in diameter. At the time of placement, the moisture content of the material shall be such that the required degree of compaction can be obtained with the backfill method to be used. Blocking or mounding shall not be used to bring the pipe to final grade.
6. Pipe sleeves must be used to protect pipes or wires installed under pavement or roadways, or when position of irrigation pipes or wires conflict with pipes or appurtenances of other trades. Use pipe sleeves two pipe sizes larger than the carrier pipe or twice the diameter of the wire bundle to be placed under the paving or roadway and extending a minimum of 3 feet beyond the paved area or as required by the Florida Department of Transportation (FDOT). Use sleeve pipe with wall thickness at least equal to the thickness of Schedule 40 or PR 160 pipe, whichever is thicker. Proper backfill and compaction procedures should be followed.

B. Control Valve Installation

1. Valve installation shall allow enough clearance for proper operation and maintenance. Where valves are installed underground, they shall be provided with a valve box with cover extending from grade to the body of the valve. The top of the valve body should have a minimum of 6 inches (152 mm) of cover in nontraffic and noncultivated areas and 18 inches (457 mm) of cover in traffic areas. The valve box shall be installed so as to minimize the effect of soil intrusion within the valve box with the use of filter fabric, pea gravel, or other acceptable material. If an automatic valve is installed under each sprinkler, then the valve box may be omitted.
2. Install valve boxes so that they do not rest on the pipe, the box cover does not conflict with the valve stem or interfere with valve operation, they are flush with the ground surface and do not present a tripping hazard or interfere with routine maintenance of the landscape.
3. Install quick coupling valves on swing joints or flexible pipes with the top of the valve at ground level.
4. Any above-ground manually operated valves on nonpotable water systems will be adequately identified with distinctive purple-colored paint. Do not provide hose connections on irrigation systems that utilize nonpotable water supplies.

C. Sprinkler Installation

1. On flat landscaped areas, install sprinklers plumb. In areas where they are installed on slopes, sprinklers may be tilted as required to prevent erosion.
2. Sprinklers should be adjusted to avoid unnecessary discharge on pavements and structures.
 - a. Adjust sprinklers so they do not water on roads.
 - b. Provide a minimum separation of 4 inches (102 mm) between sprinklers and pavement.
 - c. Provide a minimum separation of 12 inches (305 mm) between sprinklers and buildings and other vertical structures.
 - d. Polyethylene (PE) nipples shall not be used in maintenance equipment traffic areas or alongside roadways and driveways.
3. Piping must be thoroughly flushed before installation of sprinkler nozzles.
4. Surface-mounted and pop-up heads shall be installed on swing joints or flexible pipes.
5. Above-ground (riser mounted) sprinklers shall be mounted on Schedule 40 PVC or steel pipe and be effectively stabilized.

6. The pop-up height for sprays and rotator nozzles shall be adequate to prevent being obstructed by the turf grass blades: 6-inch height for St. Augustine, Zoysia and Bahia, 4-inch height for Bermuda, Centapede and Seashore Paspalum.
7. All microirrigation zones shall have adequate filtration installed at the zone valve or at the point where the drip tubing is attached to PVC pipe to protect the emission devices from contamination from a PVC main or lateral break.
8. All microirrigation zones shall have adequate pressure regulation installed at the zone valve or at the point where the drip tubing is attached to the PVC to ensure that all emission devices meet the manufacturer's performance standards.
9. Each plant shall have an adequate number and size (gph) of microirrigation devices, properly placed to meet the plant water requirements for no rainfall.
10. All tubing shall be installed under ground cover using staples at close enough intervals (24 to 36 inches) to secure the tubing and prevent it from moving through the mulch bed.

D. Pump Installation

1. Install pumps as per the manufacturer's recommendations. Set pumps plumb and secure to a firm concrete base. There should be no strain or distortion on the pipe and fittings. Pipe and fittings should be supported to avoid placing undue strain on the pump. Steel pipe should be used on pumps 5 horsepower (hp) or larger whenever practical.
2. Pumps must be installed in a manner to avoid loss of prime. Install suction line to prevent the accumulation of air pockets. All connections and reductions in suction pipe sizes should be designed to avoid causing air pockets and cavitation.
3. Pumps must be located to facilitate service and ease of removal. Appropriate fittings should be provided to allow the pump to readily be primed, serviced, and disconnected. Provide an enclosure of adequate size and strength, with proper ventilation, to protect the pump from the elements (except residential systems).

E. Low Voltage Wire Installation

1. Install low voltage wire (less than 98 volts) with a minimum depth of cover of 12 inches (305 mm) where not installed directly under the mainline.
2. Provide a sufficient length of wire at each connection to allow for thermal expansion/shrinkage.
3. As a minimum, provide a 12-inch (305 mm) diameter loop at all splices and connections.
4. Terminations at valves will have 24 inches (610 mm) minimum free wire.
5. Install all above-ground wire runs and wire entries into buildings in electrical conduit.
Exception: No conduit is required when wiring above-ground manifolds from the valve to the ground immediately beneath it.
6. Provide common wires with a different color than the power wires (white shall be used for common wires).
7. Connections are to be made using UL-approved devices specifically designed for direct burial.
8. All splices shall be enclosed within a valve box.

L. Hydraulic Control Tubing

1. For hydraulic control systems, use a water supply that is filtered and free of deleterious materials, as defined by the hydraulic control system manufacturer. Install a backflow prevention device where the hydraulic control system is connected to potable water supplies.
2. Install tubing in trenches freely and spaced so that it will not rub against pipe, fittings, or other objects that could score the tubing, and with a minimum 12-inch (305 mm) diameter loop at all turns and connections. Provide a minimum depth of cover of 12 inches (305 mm).

3. Connect tubing with couplings and collars recommended by the tubing manufacturer. All splices shall be made in valve boxes. Prefill tubing with water, expelling entrapped air, and testing for leaks prior to installation.
Install exposed tubing in a protective conduit manufactured from Schedule 40 UV-protected PVC or electrical conduit.

PART VI: TESTING & INSPECTIONS

- A. Purpose:** All materials and installations covered by the Irrigation Code shall be inspected by the governing agency to verify compliance with the Irrigation Code.
- B. Rough Inspections:** Rough inspections will be performed throughout the duration of the installation. These inspections will be made by the governing agency to ensure that the installation is in compliance with the design intent, specifications, and the Irrigation Codes. Inspections will be made on the following items at the discretion of the governing agency:
1. Sprinkler layout and spacing: This inspection will verify that the irrigation system design is accurately installed in the field. It will also provide for alteration or modification of the system to meet field conditions. To pass this inspection, sprinkler/emitter spacing should be within ± 5 percent of the design spacing.
 2. Pipe installation depth: All pipes in the system shall be installed to depths as previously described in this code.
 3. Test all mainlines upstream of the zone valves as follows:
 - a. Fill the completely installed pipeline slowly with water to expel air. Allow the pipe to sit full of water for 24 hours to dissolve the remaining trapped air.
 - b. Using a metering pump, elevate the water pressure to the maximum static supply pressure expected and hold it there for a period of 2 hours, solvent-weld pipe connections shall have no leakage.
 - c. For gasketed pipe main lines, add water as needed to maintain the pressure. Record the amount of water added to the system over the 2-hour period.
 - d. Use the following formulas to determine the maximum allowable leakage limit of gasketed pipe.

DUCTILE IRON:

$$L = \frac{SDP}{133,200}$$

PVC, GASKETED JOINT:

$$L = \frac{NDP}{7,400}$$

Where:

L = allowable leakage (gph),

N = number of joints,

D = nominal diameter of pipe (inches),

P = average test pressure (psi), and

S = length of pipe (ft).

- e. When testing a system which contains metal-seated valves, an additional leakage per closed valve of 0.078 gph/inch of nominal valve size is allowed.
4. Open Trench Inspection: The trench at all joints and every transition in the pipe size will be open where open trench inspection is required.

- C. Final Inspection:** When the work is complete, the contractor shall request a final inspection.
1. Cross-connection control and backflow prevention.

Public or domestic water systems: Check that an approved backflow prevention assembly is properly installed and functioning correctly. Review the location of the assembly to check that it is not creating a hazard to pedestrians or vehicular traffic.

Water systems other than public or domestic water systems: Check that the proper backflow prevention assemblies are provided.

All assemblies that can be, will be tested by a technician certified for backflow testing by a State recognized certifying board prior to being placed into service.

2. Sprinkler coverage testing.
 - a. All sprinklers must be adjusted to minimize overspray onto buildings and paved areas. Minor tolerances shall be made to allow for prevailing winds.
 - b. All sprinkler controls must be adjusted to minimize runoff of irrigated water. Water application rates shall not exceed the absorption rate of the soil.
 - c. All sprinklers must operate at their design radius of throw. Nozzle sizes and types called for in the system design must have been used. All nozzles within the same zone shall have matched precipitation rates unless otherwise directed in order to increase efficiency by adjusting the nozzle selection to match site conditions.
 - d. Spray patterns must overlap as designed (a.k.a. head-to-head coverage) or placed to achieve the highest possible distribution uniformity using the manufacturer's specifications.
 - e. Sprinklers must be connected, as designed, to the appropriate zone.
 - f. Sprinkler heads must operate within 20 percent of the optimum operating pressure but not more than the maximum nor less than the minimum guidelines as specified by the manufacturer. If the dynamic water pressure at the site's water source(s) is too low to achieve this pressure range at the sprinklers, a booster pump or alternate source shall be required. If the dynamic water pressure at the site's water source(s) is too high to achieve this pressure range at the sprinklers, a pressure regulating device shall be required at either the source, the zone valve, or the sprinklers, or any combination thereof.

D. Site Restoration

1. All existing landscaping, pavement, and grade of areas affected by work must be restored to original condition or to the satisfaction of the governing authority.
 - Verify that the pipeline trenches have been properly compacted to the densities required by the plans and specifications.

E. Record Drawings

1. A record drawing shall be required of all irrigation systems installed on commercial and residential developments and shall contain the following information:
 - a. Location, type pressure, and maximum flow available of all water sources.
 - Include limitations like days of week watering requirements.
 - b. Location type and size of all components, including sprinklers, microirrigation, main and lateral piping, master valves, valves, moisture sensors, rain sensors, controllers, pump start relays, backflow devices, pumps, wells, etc.
 - c. The flow rate, application rate (inches per hour), and the operating pressure for the sprinklers and microirrigation within each zone.
 - d. An irrigation schedule for each zone, for each season (monthly is preferred), indicating the frequency and duration each zone should operate to meet the plant water requirements without rainfall and stay within the hydraulic capacities of the sprinkler system installed.
 - e. The name, address, phone, email, professional license, or certification number of the installation contractor.
 - f. Date of installation.
 - g. Irrigation system maintenance schedule that shall include, but is not limited to, the following:

1. Routine visual inspections (at least 4 per year);
2. Adjustments to components to keep sprinklers straight, at the right height;
3. Aligned and unobstructed nozzles and screens cleaned;
4. Filters cleaned and sensors monitored; and
5. Pressures and flows at the source and sprinklers are correct for original design.

F. Irrigation System Maintenance

- a. Repairs to all irrigation components shall be done with originally installed components, equivalent components, or those with greater efficiency.
- b. The operation of the irrigation system outside of the normal watering window shall be allowed for evaluating, maintaining, or repairing the system or its components.

G. Irrigation System Management

- a. The frequency (times per week/month) and duration (minutes/hours) of the operation of each zone shall be adjusted and operate in order to meet the water needs of the plants within each zone as a supplement to rainfall. Adjustments shall be made a minimum 4 times per year to match the seasonal changes of the plants and the operational restrictions.
- b. It is recommended that the schedule be adjusted monthly, or controllers be properly installed and programmed to automatically adjust to maximize water savings.

**Broward County Amendments to Chapter 29,
Subsection 2903 of the 2023 Florida Building Code, Residential, 8th Edition**

- ~~Stricken through text~~ are deletions from the Florida Building Code, Residential, 8th Edition.
- Underscored text are additions to Florida Building Code, Residential, 8th Edition.

**TABLE P2903.2
MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES, AND FIXTURE FITTINGS ^b AND APPLIANCES**

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
Lavatory faucet	2.2 <u>1.5</u> gpm at 60 psi
Shower head ^a	<u>2.0</u> 2.2 gpm at 80 psi
Sink faucet	2.2 gpm at 60 psi
Water closet	4.6 <u>1.28</u> gallons per flushing cycle
<u>Dishwasher (Residential)</u>	<u>6.5 gallons per cycle or less (Energy Star/Watersense Certified) (c)</u>
<u>Washing Machine</u>	<u>Water factor or 8 or lower (Energy Star/Watersense Certified) (c)</u>

For SI: 1 gallon per minute = 3.785 L/m.

1 pound per square inch = 6.895 kPA.

- A handheld shower spray is also a shower head.
- Consumption tolerances shall be determined from referenced standards.
- Water factor in gallons per cycle per cubic foot
Exception: All fixtures, fittings and appliances with U.S. Environmental Agency WaterSense® (EPA) Label

2023 Florida Building Code, Residential, 8th Edition

- ~~Stricken through text~~ are deletions from the Florida Building Code, Residential, 8th Edition.
- Underscored text are additions to Florida Building Code, Residential, 8th Edition.

Section R4501.16 Electrical

Electrical equipment wiring and installation, including the bonding and grounding of pool components, shall comply with Chapter 27 of the Florida Building Code, Building. Outlets supplying pool pump motors connected to single-phase 120-volt through 240-volt branch circuits, whether by receptacle or by direct connection, and outlets supplying other electrical equipment ~~and underwater luminaires operating at voltages greater than the low-voltage contact limit~~, connected to single-phase, 120-volt through 240-volt branch circuits, rated 15 or 20 amperes, whether by receptacle or by direct connection, shall be provided with ground-fault circuit interrupter protection for personnel.

Section R4501.16.1 Maximum Voltage

The maximum voltage for each luminaire in any private swimming or bathing pool shall not exceed the Low Voltage Contact Limit, which is defined as a voltage not exceeding the following values:

- (1) 15 volts (RMS) for sinusoidal alternating current.
- (2) 21.2 volts peak for nonsinusoidal alternating current.
- (3) 30 volts continuous, direct current.
- (4) 12.4 volts peak for direct current that is interrupted at a rate of 10 to 200 Hertz. The maximum incandescent lamp size shall be 300 watts.

**Broward County Amendments to Chapter 3,
Subsection 307.2 of the 2023 Florida Building Code, Mechanical, 8th Edition**

- ~~Stricken through text~~ are deletions from the Florida Building Code, Mechanical, 8th Edition.
- Underscored text are additions to Florida Building Code, Mechanical, 8th Edition.

SECTION 307 CONDENSATE DISPOSAL

Section 307.2 Evaporators and cooling coils.

Condensate drain systems shall be provided for *equipment* and *appliances* containing evaporators or cooling coils. Condensate drain systems shall be designed, constructed, and installed in accordance with Sections 307.2.1 through 307.2.5.

Exception: Evaporators and cooling coils that are designed to operate in sensible cooling only and not support condensation shall not be required to meet the requirements of this section.

Section 307.2.1 Condensate disposal.

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

Exceptions:

1. Condensate from cooling coils and evaporators is not required to be collected and conveyed to an on-site cooling tower, provided 1.1 through 1.3 are met:

1.1 The equipment comprises 10% or less of the total capacity of the cooling tower system,

1.1 The equipment is located in an isolated or remote area,

1.2 The size of the equipment is 65,000 Btu/hr or less.

2. In existing buildings, condensate may be collected and conveyed to a cooling tower or discharged to an approved place of disposal.

Broward County Amendments to Subsection 908.3 and Chapter 15 of the 2023 Florida Building Code, Mechanical, 8th Edition

- ~~Stricken through text~~ are deletions from the Florida Building Code, Mechanical, 8th Edition.
- Underscored text are additions to Florida Building Code, Mechanical, 8th Edition.

CHAPTER 9 SPECIFIC APPLIANCES, FIREPLACES, AND SOLID FUEL-BURNING EQUIPMENT

SECTION 908 COOLING TOWERS, EVAPORATIVE CONDENSERS, AND FLUID COOLERS

Section 908.3 Location

Cooling towers, evaporative condensers, and fluid coolers shall be located to prevent the discharge vapor plumes from entering occupied spaces. Plume discharges shall be not less than 5 feet (1524 mm) above or 20 feet (6096 mm) away from any ventilation inlet to a building. Location on the property shall be as required for buildings in accordance with the Florida Building Code, Building.

Section 908.3.1 Sitting of cooling towers shall comply with Section 7.2.1 of ASHRAE 188-2021. Exception: The replacement of existing cooling towers on previously permitted and approved locations.

CHAPTER 15 REFERENCED STANDARDS

ASHRAE	American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc. 1791 Tullie Circle, NE Atlanta, GA 30329	
Standard Reference Number	Title	Referenced in Code Section Number
ASHRAE—2021	ASHRAE Fundamentals Handbook	603.2
15—2019	Safety Standard for Refrigeration Systems	1101.6, 1105.8, 1108.1
34—2019	Designation and Safety Classification of Refrigerants	202, 1102.2.1, 1103.1
62.1—2019	Ventilation for Acceptable Indoor Air Quality	403.3.1.1.2.3.2
170—2017	Ventilation of Health Care Facilities	407
ANSI/AMCA 210- ANSI/ASHRAE 51—16	Laboratory Methods of Testing Fans for Aerodynamic Performance Rating	403.3.2.4
<u>188-2021</u>	<u>Legionellosis: Risk Management for Building Water Systems</u>	<u>908.3.1</u>

**Broward County Amendments to Chapter 9,
Subsection 908.8 of the 2023 Florida Building Code, Mechanical, 8th Edition**

- ~~Stricken through text~~ are deletions from the Florida Building Code, Mechanical, 8th Edition.
- Underscored text are additions to Florida Building Code, Mechanical, 8th Edition.

**CHAPTER 9 SPECIFIC APPLIANCES, FIREPLACES, AND SOLID FUEL-BURNING
EQUIPMENT**

SECTION 908 COOLING TOWERS, EVAPORATIVE CONDENSERS, AND FLUID COOLERS

Section 908.8 Cooling Towers

Cooling towers, both open-circuit and closed-circuit type, and evaporative condensers shall comply with Sections 908.8.1 ~~and 908.8.2~~ through 908.8.3.

Exception: Cooling water tower systems utilizing reclaimed water for the total amount of makeup water are exempt from the provisions of Sections 908.8.1 through 908.8.3 Florida Building Code.

Section 908.8.1 Conductivity ~~or~~ and flow-based control of cycles of concentration. ~~Cooling towers and evaporative condensers shall include controls that automate system bleed based on conductivity, fraction of metered makeup volume, metered bleed volume, recirculating pump run time, or bleed time.~~ New cooling towers, and evaporative condensers, including replacements, shall be operated with conductivity controllers, as well as make-up and blowdown (bleed off) meters, and shall achieve a minimum of 8 cycles of concentration.

Section 908.8.2 Drift eliminators. Cooling towers and evaporative condensers shall be equipped with drift eliminators that have a maximum drift rate of 0.005 percent of the circulated water flow rate ~~as established in the equipment's design specifications~~ 0.002% of the recirculated water volume for counterflow towers and 0.005% of the recirculated water flow for crossflow towers.

Section 908.8.3 An affidavit of compliance demonstrating compliance with section 908.8.1 Florida Building Code, Mechanical, shall be submitted by the property manager/owner to the local water provider every 12 months following system installation. The affidavit shall be signed by the service provider and include all dates of service within the reporting period and verified system operation at a minimum of 8 cycles of concentration.

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 Broward County Board of Rules and Appeals

FROM: Administrative Director

DATE: October 12, 2023

RE: First reading of the Broward County Board of Rules and Appeals Chapter 1 of the 8th Edition (2023) of the Florida Building Code (FBC).

Recommendation

It is recommended that the Board of Rules and Appeals adopt, by vote, the revised Chapter 1 of the 8th Edition (2023) of the Florida Building Code.

Reasons

The 8th Edition of the Florida Building Code will become effective on December 31, 2023. The staff has reviewed BORA's current Chapter, revised the Code or Florida Statute references when needed, and made necessary changes. An effort was made to correct grammatical issues and make Chapter 1 more reader-friendly without changing the meaning of the code sections. The changes have been reviewed by BORA's legal counselor, Mr. Charles Kramer, Esq., and his recommended corrections were included.

Additional Information

Revised FBC Chapter 1 is attached. ~~Stricken through~~ text is language deleted. Underscored text is new or revised language.

Respectfully Submitted,

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

Dr. Ana C. Barbosa

CHAPTER 1

ADMINISTRATION-BROWARD COUNTY

Section 101 General

101.1 Title. These regulations shall be known as the "Florida Building Code," hereinafter referred to as FBC or "this Code."

101.2 Scope. The provisions of this chapter shall govern the administration and enforcement of the FBC, Fire Protection Provisions of this Code, and Florida Fire Prevention Code. They shall apply countywide in both incorporated and unincorporated areas of Broward County, Florida. The provisions of this Code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the FBC, Residential, and Broward County Amendments, Chapter 1.
2. Code requirements that address snow loads and earthquake protection ~~are pervasive; they are left in place but~~ shall not be utilized or enforced. ~~because Florida has no snow load or earthquake threat.~~

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted by the Board of Rules and Appeals.

101.2.2 Definitions.

- 1) **Accredited school** - means a school that meets the same criteria that the state of Florida DPBR uses in evaluating a school for licensing or registration of engineers and architects.
- 2) **AHJ** (means Authority Having Jurisdiction) shall be a federal, state, local (building or fire service provider), or individual such as a Building Official, Assistant Building Official, Chief Electrical/Mechanical/Plumbing/Structural Inspector, Fire Chief, Fire Marshal/Fire Code Official, or Broward County Board of Rules and Appeals.
- 3) **Architect** means a registered architect in the state of Florida.
- 4) **BCAIB** means the Florida Building Code Administrators and Inspectors Board.
- 5) **BORA** means the Broward County Board of Rules and Appeals.
- 6) **CILB** means the Florida Construction Industry Licensing Board.
- 7) **ECLB** means the Florida Electrical Contractors Licensing Board.
- 8) **Engineer** means a licensed or professional Engineer in the state of Florida.
- 9) **FAC** means Florida Administrative Code.
- 10) **FFPC** means the adopted Florida Fire Prevention Code, including the Broward County Local Fire Amendments. ~~to the Florida Fire Prevention Code.~~
- 11) **Fire Code Manager/Administrator** means Fire Code Official or Fire Marshal.
- 12) **Fire Service Provider** means Fire Department.

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- 13) **GC** is an unlimited general contractor licensed by the CILB, the Broward County Central Examining Board, or the Miami-Dade Construction Trades Qualifying Board.
 - 14) **HVHZ** means High-Velocity Hurricane Zone.
 - 15) **Practice** The term practice as it relates to architects and engineers is deemed to be the active engagement in their field. ~~of Architecture or Engineering.~~
 - 16) **SFBC** means South Florida Building Code, Broward Edition.
 - 17) **State** means the State of Florida.

~~(Amend. of 6-9-22, eff. 6-20-22)~~

101.3 Intent. The purpose of this Code is to establish the minimum requirements to safeguard public health, safety, and general welfare through structural strength, means of egress, facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety of life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations.

101.4 Referenced Codes. The other codes listed in Sections 101.4.1 through 101.4.10 and referenced elsewhere in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference.

101.4.1 Electrical. The provisions of Chapter 27 of the FBC, Building, NFPA 70, Fire Protection Provisions of this Code, and the FFPC shall apply to electrical components, equipment, and systems.

101.4.2 Gas. The provisions of the FBC, Fuel Gas, shall apply to the installation of gas piping, gas appliances, and related accessories as covered in this Code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.3 Mechanical. The provisions of the FBC, Mechanical, shall apply to the installation of mechanical systems, including, but not limited to, alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances, including ventilating, heating, cooling, air conditioning, and refrigeration systems, vacuum, compressed air and pneumatic systems, incinerators, and other energy-related devices.

101.4.4 Plumbing. The provisions of the FBC, Plumbing, and Fire Protection Provisions of this Code and the FFPC shall apply to every plumbing installation, including, but not limited to, alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances when connected to a water or sewage systems, compressed air systems, lawn sprinkler systems and all aspects of a medical gas system.

101.4.5 Property Maintenance. Reserved.

101.4.6 Fire Prevention. For provisions related to Fire Prevention, refer to the FFPC as referenced in Florida Statute 633, Broward County Local Amendments to the FFPC as adopted, and the Fire Protection Provisions of this Code as referenced above. The FFPC shall apply to matters affecting or relating to structures, new or existing; processes and premises from the hazard of fire and explosion arising from the storage, handling, or use of structures, materials, or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and ~~from~~ the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.7 Energy. The provisions of the FBC, Energy Conservation, shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.8 Existing Buildings. The provisions of the FBC, Existing Building, shall apply to matters governing the repair, alteration, change of occupancy, addition to, and relocation of existing buildings.

101.4.9 Accessibility. For provisions related to accessibility, refer to the FBC, Accessibility.

101.4.10 Manufactured Buildings. For additional administrative and special code requirements, see Section 458, FBC, Building, Rule 61-41 FAC, and Florida Statute 553.

Section 102 Applicability

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this Code specify different materials, methods of construction, or other requirements, the most restrictive shall govern.

102.1.1 The FBC, Fire Protection Provisions of this Code, and the FFPC do not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements, and owner specifications or programmatic requirements that do not pertain to and govern the design, construction, erection, alteration, modification, repair or demolition of public or private buildings, structures or facilities or to programmatic requirements that do not pertain to enforcement of the FBC and the FFPC. Additionally, a local code enforcement agency may not administer or enforce the FBC, Building, to prevent the siting of any publicly owned facility, including, but not limited to, correctional facilities, juvenile justice facilities, state universities, community colleges, or public education facilities, as provided by law.

102.2 Building. The provisions of the FBC and the FFPC shall apply to the placement, construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, relocation, removal, and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs, and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the FBC Existing Building and the FFPC. The following buildings, structures, and facilities are exempt from the FBC as provided by law, and any further exemptions shall be as determined by the legislature and provided by law:

- A. Building and structures specifically regulated and preempted by the federal government.
- B. Railroads and ancillary facilities associated with the railroad.
- C. Nonresidential farm buildings on farms.
- D. Temporary buildings or sheds used exclusively for construction purposes.
- E. Mobile or modular structures used as temporary offices, except that the provisions of Part II (Florida Statute, Sections 553.501 through 553.513, ~~Florida Statutes~~) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures.
- F. Those structures or facilities of electric utilities, as defined in Florida Statute, Section 366.02, ~~Florida Statutes~~, which are directly involved in the generating, transmitting, or distributing of electricity.
- G. Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises, except as required in Section 102.2.6 of this Code.
- H. Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials and that does not incorporate any electrical, plumbing, or other non-wood features.

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- I. Family mausoleums not exceeding two hundred fifty (250) square feet (23 m²) in area which are prefabricated and assembled on site or preassembled and delivered on-site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
 - J. Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.
 - K. A building or structure having less than one thousand (1,000) square feet (93 m²) which is constructed and owned by a natural person for hunting and which is repaired or reconstructed to the same dimension and condition as existed on January 1, 2011, if the building or structure:
 - 1. Is not rented, ~~or~~ leased, or used as a principal residence;
 - 2. Is not located within the 100-year floodplain according to The Federal Emergency Management Agency's current Flood Insurance Rate Map; and
 - 3. Is not connected to any offsite electric power or water supply.
 - L. Swings and other playground equipment accessory to a one- or two-family dwelling.

Exception: Electrical service to such playground equipment shall be in accordance with Chapter 27 of the this FBC, Building Code.

102.2.1 In addition to the requirements of Florida Statute, Sections 553.79 and 553.80 ~~Florida Statutes~~, facilities subject to the provisions of Florida Statute, Chapter 395 ~~Florida Statutes~~ and Florida Statute, Part II of Chapter 400 ~~Florida Statutes~~ shall have facility plans and specifications (if needed) reviewed and construction surveyed by the state agency authorized to do so under the requirements of Florida Statute, Chapter 395 ~~Florida Statutes~~ and Florida Statute, Part II of Chapter 400 ~~Florida Statutes~~ and the certification requirements of the Federal Government.

102.2.2 Residential buildings or structures moved into or within a county or municipality shall not be required to be brought into compliance with the state minimum building code in force at the time the building or structure is moved, provided:

- 1. The building or structure is structurally sound and in occupiable condition for its intended use.
- 2. The occupancy use classification for the building or structure is not changed as a result of the move.
- 3. The building is not substantially remodeled.
- 4. Current FFPC requirements for ingress and egress are met.
- 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 FBC, 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 ~~BORA shall govern the enforcement of~~ Broward County Building and Fire Codes. ~~enforcement district shall be governed by BORA.~~

102.2.6 Temporary motion picture and television sets. All temporary plumbing installations shall be installed ~~not to~~ ~~to not~~ create a sanitary nuisance as defined by Florida Statute, Section 386.01, Florida Statutes. A permit shall be required and issued to the producer upon filing 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, the Fire Protection Provisions of this Code, or the 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 discovered by the AHJ, owner, ~~or~~ owner's representative(s), or any interested party shall be cited by the Building Official or Fire Marshal/Fire Code Official for such violations. All such violations shall be repaired and corrected in accordance with the SFBC or FBC in effect on the date the structure received a building permit. Existing buildings shall comply with the FFPC and this Code.

102.7 Relocation of manufactured buildings.

A1. Relocation of an existing manufactured building does not constitute an alteration.

B2. A relocated building shall comply with the 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.

C3. 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 mechanical equipment located on or above the surface of a roof be installed in compliance with the requirements of the FBC except ~~during reroofing~~ when the equipment is being replaced or moved during reroofing and is not in compliance with the provisions of the FBC relating to roof-mounted mechanical units.

Section 103 Department of Building Safety

Reserved.

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

104.1 Building Official . As set forth herein:

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

104.1.1.1 Appointment of an Interim Building Official.

- a. ~~In the event that~~ If the Building Official is not available to perform their duties, each appointing authority shall appoint an Interim Building Official provided such person is qualified as set forth in Section 104.1.3 of this Code, BORA shall be timely notified in writing by the Building Official or appointing authority of the starting date and period ~~of time~~ that the interim Building Official or assistant Building Official will assume the Building Official's duties. BORA shall record the name of the interim Building Official ~~will be recorded by BORA~~, but they will not be issued a certification card as a Building Official. An Interim Building Official's appointment will be limited to ninety (90) calendar days. At the written request of the Chief Executive Officer (city manager, acting city manager, or mayor) for demonstrated cause, a one-time ninety (90) calendar days extension may be granted by BORA's Administrative Director. Any additional extensions beyond this point must be requested in writing to BORA's Administrative Director a minimum of forty-five (45) calendar days prior to the second-period expiration date. This request must be reviewed and approved by the Board of Rules and Appeals at its next regularly scheduled meeting. If there is one Inspector hired by an appointing authority in Broward County, that Inspector shall be a Building Official. The Building Official shall have the authority to delegate powers, duties, and assignments to subordinate regular employees working under their authority but only to those employees certified by BORA as qualified to perform such powers, duties, and assignments. It shall be their duty and responsibility to supervise and coordinate the work of all subordinate Assistant Building Official s, Chief Inspectors, Plans Examiners, and Inspectors.
- b. ~~In the event that~~ If the Building Official's employment with the jurisdiction is terminated, an interim Building Official may be appointed while the Building Official is being replaced with a permanent appointee. The interim Building Official shall be qualified as a Building Official as specified in Section 104.1.3. An interim Building Official's appointment will be limited to ninety (90) calendar days. At the written request of the Chief Executive Officer (city manager, acting city manager, or mayor) for demonstrated cause, a one-time ninety (90) calendar days extension may be granted by BORA's Administrative Director. Any additional extensions beyond this point must be requested in writing to BORA's Administrative Director a minimum of forty-five (45) calendar days prior to the second-period expiration date. This request must be reviewed and approved by the Board of Rules and Appeals at its next regularly scheduled meeting. BORA shall record the name of the interim Building Official ~~will be recorded by BORA~~, but they will not be issued a certification card as a Building Official.

104.1.2 Powers and Duties of the Building Official. The Building Official shall be vested with the powers and subject to regulations, as provided by Florida Statute, Chapter 468 ~~Florida Statutes~~, and BORA, as set forth in Section 113 of this Code. The Building Official is hereby authorized and directed to enforce the provisions of this Code. The Building Official shall delegate powers, duties, and assignments to BORA-certified Chief Inspectors to render interpretations of this Code and to adopt policies and procedures in order to clarify the application of the technical provisions of this Code in categories in which the Building Official is not certified. Such interpretations, policies, and procedures shall be in compliance with the intent and purpose of this

Code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this Code.

104.1.2.1 The Building Official or Chief Plumbing Inspector shall have the power to abate any nuisance by ~~the issuance of~~ issuing a notice in writing to correct or eliminate the nuisance within a reasonable amount of time.

104.1.3 Certification of the Building Official and the Assistant Building Official. To be eligible for appointment as a Building Official or Assistant Building Official, such person shall be certified as required by BCAIB as a building code administrator.

104.1.3.1 Such person shall be certified by BORA and shall meet at least one of the following qualifications:

104.1.3.1.1 A Florida registered architect or ~~Florida~~ licensed professional engineer having practiced for at least seven (7) years, a minimum of five (5) years shall have been within the jurisdiction of the HVHZ.

104.1.3.1.2 Ten (10) years combined experience as a master electrician, electrical contractor, general contractor, master mechanical, mechanical contractor, Class A air conditioning contractor, master plumber, plumbing contractor, chief inspector, standard plans examiner or ~~Standard~~ inspector appointed by an AHJ or school board within the state of Florida. A minimum of five (5) years shall have been within the jurisdiction of the HVHZ.

104.1.3.2 As part of the experience requirements above, the applicant shall have been appointed as Chief Inspector, standard plans examiner or ~~Standard~~ inspector by an AHJ or School Board within the State of Florida for a minimum of two (2) years.

104.1.3.3 Each of the applicants shall possess a current Certificate of Competency or a Professional Engineer License or Architect Registration issued by at least one (1) of the following entities:

1. Florida Construction Industry Licensing Board as a GC, mechanical contractor, or plumbing contractor.
2. Florida Electrical Contractors Licensing Board as an electrical contractor.
3. Broward County Central Examining Board of Building Construction Trades (as Class A unlimited general contractor.)
4. Broward County Central Examining Board of Electricians as a master electrician or electrical contractor.
5. Broward County Central Examining Board of Mechanical Contractors and Specialty Mechanical Contractors as a mechanical contractor or Class A air conditioning contractor.
6. Broward County Central Examining Board of Plumbers as a master plumber.
7. Miami-Dade County Construction Trades Qualifying Board for any of the above-referenced disciplines.
8. Florida Board of Architecture and Interior Design.
9. Florida Board of Professional Engineers.

104.1.3.4 An applicant for certification as Building Official or Assistant Building Official under the provisions of this section may only substitute two (2) years of HVHZ experience with two (2) years of statewide experience and ~~by~~ passing the BORA HVHZ exam.

104.1.3.5 An applicant for certification as a Building Official or Assistant Building Official under the provisions of this section who is a graduate ~~of from~~ an accredited school may be credited for a maximum of two (2) years for a bachelor's degree or a maximum of one (1) year for an associate degree towards the combined experience requirements. The ~~holding a bachelor's or associate must be a science degree in engineering, architecture, or building construction. from an accredited school may be credited for a maximum of two (2) years for Bachelor's Degree or a maximum of one (1) year for an Associate Degree towards the combined experience requirements.~~ This credit is not applicable towards the requirements under Section 104.1.3.1.1.

104.1.3.6 The application for certification of the Building Official or Assistant Building Official shall be signed by the jurisdiction's Chief Executive Officer (city manager, acting city manager, or mayor).

104.2 Assistant Building Official. As set forth herein:

104.2.1 Appointment of an Assistant Building Official. Each appointing authority may appoint a person qualified as set forth in Section 104.1.3 to serve as an Assistant Building Official. To be eligible for appointment as an Assistant Building Official, such person shall be certified by BORA and ~~shall~~ meet the qualifications equal to the requirements for a Building Official. No other title is recognized for certification by BORA.

104.2.2 Powers and Duties of the Assistant Building Official. The Assistant Building Official shall be vested with the powers and subject to regulations, as provided by Florida Statute, Chapter 468, and BORA, ~~as set forth~~ in Section 113 of this Code. The Assistant Building Official shall be responsible for duties ~~as assigned by the Building Official.~~ The Assistant Building Official shall fulfill the duties of the Building Official during their absence ~~of the Building Official with full responsibilities of the position.~~

104.3 Appointment of the Chief Electrical, Mechanical, Plumbing, and Structural Inspector. As set forth herein: Each appointing authority shall appoint a person qualified as set forth in the below sections to serve as a Chief Inspector in each discipline stated above. If there is one (1) inspector of 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 they are available and can perform their duties. To be eligible for appointment as a Chief inspector (each discipline stated above), such person shall be certified by BORA.

104.3.1 Interim Chief Inspector. ~~In the event that~~ If a Chief Inspector's employment is terminated ~~with a jurisdiction~~ or is otherwise unavailable, an interim Chief inspector may be appointed for up to ninety (90) days while the Chief Inspector is being replaced with a permanent appointee. An approved application for a Chief Inspector must be submitted to BORA before prior to the expiration of the ninety (90) days expires. Any additional extensions beyond this point must be requested in writing to BORA's Administrative Director a minimum of forty-five (45) calendar days prior to the second-period expiration date. This request must be reviewed and approved by the Board of Rules and Appeals at its next regularly scheduled meeting. The interim Chief Inspector shall be qualified as a Chief Inspector as specified in Section 104.5, 104.6, 104.7, or 104.8 of this Code. BORA shall be notified in writing by the Building Official of the name and starting date of the interim Chief Inspector. BORA will record the name of the ~~The name of the~~ interim Chief Inspector ~~will be recorded by BORA,~~ but they will not be issued a certification card as the Chief Inspector.

104.4 Powers and Duties of the Chief Electrical, Mechanical, Plumbing, and Structural Inspector. The Chief Inspector (each discipline stated above) shall be vested with the powers and subject to regulations by BORA as set forth in Section 113 of this Code. The Chief Inspector shall have the power to delegate powers, duties, and assignments to subordinate regular employees working under their authority but only to those employees certified by BORA as qualified to perform such powers, duties, and assignments within their particular discipline. It shall be their duty and responsibility to supervise and coordinate the work of all subordinate plans, examiners, and inspectors within their particular discipline. The Chief Inspector shall have the sole authority to render interpretations of this Code and to adopt policies and procedures in order to clarify the application of its provisions within their particular discipline. Such interpretations, policies, and procedures shall comply ~~be in compliance~~ with the intent and purpose of this Code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this Code.

104.5 Certification of the Chief Electrical Inspector. To be eligible for appointment as a Chief Electrical Inspector, such person shall be certified as required by BCAIB as an electrical plans examiner and as an electrical inspector. Engineers are exempt from BCAIB certification.

104.5.1 Such person shall be certified by BORA and shall meet the following qualifications:

104.5.1.1 An electrical plans examiner serving for a minimum of one (1) year for an AHJ or school board within the state of Florida and who complies with at least one (1) of the qualifications of Section 104.10.2.1.

104.5.2 Each of the applicants shall possess a current Certificate of Competency or a professional license in the discipline requested as a master electrician or electrical contractor or engineer issued by at least one of the following entities:

- A. Florida Electrical Contractors Licensing Board.
- B. Broward County Central Examining Board of Electricians.
- C. Miami-Dade County Construction Trades Qualifying Board.
- D. Florida Board of Professional Engineers.

104.6 Certification of the Chief Mechanical. To be eligible for appointment as a Chief Mechanical Inspector, such person shall be certified as required by BCAIB as a mechanical plans examiner and as a mechanical inspector. Engineers are exempt from BCAIB certification.

104.6.1 Such person shall be certified by BORA and shall meet the following qualifications:

104.6.1.1 A Mechanical Plans Examiner serving for a minimum of one (1) year for an AHJ or School Board within the state of Florida and who complies with at least one (1) of the qualifications of Section 104.10.3.1.

104.6.2 Each of the applicants shall possess a current Certificate of Competency or a professional license in the discipline requested as a master mechanical or mechanical contractor or Class A air conditioning contractor or engineer issued by at least one (1) of the following entities:

- A. Florida Construction Industry Licensing Board.
- B. Broward County Central Examining Board of Mechanical Contractors and Specialty Mechanical Contractors.
- C. Miami-Dade County Construction Trades Qualifying Board.
- D. Florida Board of Professional Engineers.

104.7 Certification of the Chief Plumbing Inspector. To be eligible for appointment as a Chief Plumbing Inspector, such person shall be certified as required by BCAIB as a plumbing plans examiner and as a plumbing inspector. Engineers are exempt from BCAIB certification.

104.7.1 Such person shall be certified by BORA and shall meet the following qualifications:

104.7.1.1 A Plumbing Plans Examiner serving for a minimum of one (1) year for an AHJ or School Board within the State of Florida and who complies with at least one (1) of the qualifications of Section 104.10.4.1.

104.7.2 Each of the applicants shall possess a current Certificate of Competency or a professional license in the discipline requested as a master plumber, ~~or~~ plumbing contractor, or engineer issued by at least one (1) of the following entities:

- A. Florida Construction Industry Licensing Board.
- B. Broward County Central Examining Board of Plumbers.
- C. Miami-Dade County Construction Trades Qualifying Board.
- D. Florida Board of Professional Engineers.

104.8 Certification of the Chief Structural Inspector. To be eligible for appointment as a Chief Structural Inspector, such person shall be certified as required by BCAIB as a standard plans examiner and standard inspector or be a Florida Registered Architect or Florida Licensed Professional Engineer in the discipline requested.

104.8.1 Such person shall be certified by BORA and shall meet the following qualifications:

104.8.1.1 Be a Standard Plans Examiner appointed as such for a minimum of one (1) year by an AHJ or School Board within the State of Florida and who complies with at least one (1) of the qualifications of Section 104.10.1.1.

104.8.2 Each of the applicants shall possess a current Certificate of competency as a GC general contractor or a Professional Engineer License or Architect registration issued by at least one (1) of the following entities:

- A. Florida Construction Industry Licensing Board.
- B. Broward County Central Examining Board of Building Construction Trades.
- C. Miami-Dade County Construction Trades Qualifying Board.
- D. Florida Board of Professional Engineers.
- E. Department of Business and Professional Regulation as an Architect.

104.9 Appointment of the Electrical, Mechanical, Plumbing, and Structural Plans Examiner. ~~As set forth herein:~~ Each appointing authority shall appoint a person qualified as set forth in the above and below sections to serve as plans examiner in each discipline as stated above. To be eligible for appointment as a plans examiner, such a person shall be certified by BORA.

104.10 Powers and Duties of the Electrical, Mechanical, Plumbing, and Structural Plans Examiner. The plans examiner shall be responsible for duties as assigned by the Chief Inspector within their ~~particular~~ discipline. The plans examiner shall fulfill the duties of the Chief Inspector during the absence of the Chief Inspector with full responsibilities of the position within their ~~particular~~ discipline. The plans examiner shall examine all plans and specifications, and applications for permits within their ~~particular~~ discipline. When approvals by other agencies having authority may logically be required to be affixed to the plans and specifications before approval by the plans examiner, such approval shall be affixed to the plans and specifications before examination by the plans examiner. If the application, plans, or specifications do not conform to the

requirements of all pertinent laws or regulations, the plans examiner shall reject such application in writing, stating the reasons ~~therefore~~ and citing the relevant code section(s). Plans or specifications which are rejected, as stated hereinabove, shall be returned for correction. Pen notations on mechanically reproduced plans or specifications may be accepted for only minor corrections. If the applications, plans, or specifications, upon examination, are found to comply with the requirements of this Code, the plans or specifications shall be signed and marked approved.

104.10.1 Certification of the Structural Plans Examiner. To be eligible for appointment as a Structural Plans Examiner, such person shall be certified by BCAIB as a standard plans examiner or be a Florida Registered Architect or Florida Licensed Professional Engineer in the discipline requested.

104.10.1.1 Such person shall also be certified by BORA by meeting at least one (1) of the following:

104.10.1.1.1 Be a Florida Registered Architect or a Florida Licensed Professional engineer in the discipline requested and having practiced for a minimum of five (5) years within the state of Florida, two (2) years of which shall have been within the HVHZ or ~~by~~ passing BORA's HVHZ exam.

104.10.1.1.2 Be a Standard Inspector appointed as such for a minimum of one (1) year by an AHJ or School Board within the State of Florida and who complies with at least one (1) of the qualifications of Section 104.16.3.1.

104.10.1.2 Limited plans examiner certifications may be issued to individuals holding current building contractor or residential contractor licenses and who otherwise meet the requirements of the appropriate section under which they are qualifying, with duties limited to the scope of work authorized by their license.

104.10.1.3 Each of the applicants shall possess a current Certificate of Competency or a Professional Engineer License or Architect Registration issued by at least one (1) of the following entities:

- A. Florida Construction Industry Licensing Board.
- B. Broward County Central Examining Board of Building Construction Trades.
- C. Miami-Dade County Construction Trades Qualifying Board.
- D. Florida Board of Professional Engineers Department of Business and Professional Regulation as an Architect.

104.10.2 Certification of the Electrical Plans Examiner. To be eligible for appointment as an Electrical Plans Examiner, such person shall be certified as required by BCAIB as an electrical plans examiner and as an electrical inspector. Engineers are exempt from BCAIB certification.

104.10.2.1 Such person shall be certified by BORA and shall meet at least one of the following qualifications:

104.10.2.1.1 An engineer in the discipline requested and having practiced for a minimum of five (5) years within the state of Florida.

104.10.2.1.2 An electrical inspector serving for a minimum of one (1) year for an AHJ or School Board within the State of Florida and who complies with at least one (1) of the qualifications of Section 104.12.3.1.

104.10.2.2 Each of the applicants shall possess a current Certificate of Competency or a professional license in the discipline requested as a master electrician or electrical contractor or engineer issued by at least one (1) of the following entities:

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- A. Florida Electrical Contractors Licensing Board.
 - B. Broward County Central Examining Board of Electricians.
 - C. Miami-Dade County Construction Trades Qualifying Board.
 - D. Florida Board of Professional Engineers.

104.10.3 Certification of the Mechanical Plans Examiner. To be eligible for appointment as a Mechanical Plans Examiner, such person shall be certified as required by the BCAIB as a mechanical plans examiner and as a mechanical inspector. Engineers are exempt from BCAIB certification.

104.10.3.1 Such person shall be certified by BORA and shall meet at least one of the following qualifications:

104.10.3.1.1 An Engineer in the discipline requested and having practiced for a minimum of five (5) years within the State of Florida.

104.10.3.1.2 A Mechanical Inspector serving for a minimum of one (1) year for an AHJ or School Board within the State of Florida and who complies with at least one (1) of the qualifications of Section 104.13.3.1.

104.10.3.2 Each of the applicants shall possess a current Certificate of Competency or a professional license as a master mechanical, mechanical contractor, Class A air conditioning contractor, Class B air conditioning contractor, or engineer issued by at least one (1) of the following entities:

- A. Florida Construction Industry Licensing Board.
- B. Broward County Central Examining Board of Mechanical Contractors and Specialty Mechanical Contractors
- C. Miami-Dade County Construction Trades Qualifying Board.
- D. Florida Board of Professional Engineers.

104.10.3.2.1 Individuals holding a license as a Class B Air Conditioning Contractor, ~~with a current Certificate of Competency issued by the above mentioned Boards,~~ shall have duties limited to the examination of air conditioning and mechanical plans within the scope of their Certificate of Competency.

104.10.4 Certification of the Plumbing Plans Examiner. To be eligible for appointment as a Plumbing Plans Examiner, such person shall be certified as required by BCAIB as a plumbing plans examiner and as a plumbing inspector. Engineers are exempt from BCAIB certification.

104.10.4.1 Such person shall be certified by BORA and shall meet at least one of the following qualifications:

104.10.4.1.1 An Engineer in the discipline requested and having practiced for a minimum of five (5) years within the state of Florida.

104.10.4.1.2 A Plumbing Inspector serving for a minimum of one (1) year for an AHJ or school board within the state of Florida and who complies ~~with~~ at least one (1) of the qualifications of Section 104.14.3.1.

104.10.4.2 Each of the applicants shall possess a current Certificate of Competency or a professional license in the discipline requested as a master plumber or plumbing contractor or engineer issued by at least one (1) of the following entities:

- A. Florida Construction Industry Licensing Board.
 - B. Broward County Central Examining Board of Plumbers.
 - C. Miami-Dade County Construction Trades Qualifying Board.
-

D. Florida Board of Professional Engineers.

104.11 Powers and Duties of the Electrical, Mechanical, Plumbing, Roofing, and Structural Inspector. The Electrical, Mechanical, Plumbing, Roofing, and Structural Inspectors shall comply with the rules and regulations of this Code, enforcing all the laws, rules, and regulations relating thereto in the ~~area of~~ jurisdiction and enforcing all the provisions of this Code. If defects, omissions, or violations exist on any ~~other~~ part relating to work for which approval is requested, the issuance of the approval shall be withheld until corrections have been made to the defective portion and the same are made to comply with this Code. The Inspector can issue a partial approval if authorized by the discipline Chief or Building Official. The Inspector shall serve notice to the contractor/representative or owner/representative in writing, stating the reasons ~~therefore~~ and citing the relevant ~~code~~ section(s) of this Code.

104.12 Electrical Inspector. ~~As set forth herein:~~

104.12.1 Appointment of an Electrical Inspector. Each appointing authority shall appoint a person qualified as set forth in Section 104.12.3 to serve as an electrical inspector. To be eligible for appointment as an electrical inspector, such a person shall be certified by BORA.

104.12.2 Powers and Duties of the Electrical Inspector.

104.12.2.1 Such employee shall have the duties and powers as delegated by the Chief Electrical Inspector, except that the Chief may not delegate authority to subordinates to interpret provisions of the Electrical code.

104.12.2.2 It shall be the duty of the Electrical Inspector to inspect any work on electrical installations shall be held to include and govern all work and materials used in installing, maintaining, or extending a system of electrical wiring for the use of light, heat, power or low voltage systems, and all appurtenances, apparatus, or equipment used in connection therewith, inside of or attached to any building or structure, lot or premises) and every electrical system or device (all wiring, apparatus, and equipment, and all installations for light, heat, power, and low voltage systems) installed in new construction, additions, alterations, or repairs to existing electrical systems, apparatus, or equipment in existing construction.

104.12.2.3 The Electrical Inspector shall issue an approval for all installations of light, heat, power, and low voltage systems (burglar alarms, central vacuums, communications, computer systems, fiber optics, fire alarms, telephone, television, and all other systems ninety-eight (98) volts and less) that comply with the rules and regulations of the electrical code.

104.12.2.4 A 30-day temporary electrical service connection shall be approved by the Electrical Inspector where the need for electrical power exists if the wiring installation, apparatus, or equipment is found to be in a safe operating condition. Under these circumstances, ~~an application for temporary service shall be made in writing by~~ the electrical contractor, firm, corporation, or owner shall make an application for temporary service in writing requesting a temporary service connection to the public utility system or isolated generating plant.

104.12.2.5 The Electrical Inspector is hereby empowered to inspect or re-inspect any wiring, equipment, or apparatus used in the installation of light, heat, power, or low voltage systems, and if this wiring, equipment, apparatus, or low voltage system is found to be unsafe to life or property, the Electrical Inspector shall serve notice to the owner or operator, in writing, stating the reasons therefore and citing the relevant code section(s) of this electrical code, that the hazardous wiring or equipment exists and shall be corrected within a reasonable period of time.

104.12.2.6 The Electrical Inspector is hereby given the power to disconnect extension cords, temporary wiring, branch circuits, feeder conductors, or the main service supplying electrical energy to any portion of an electrical wiring system in buildings, or on-premises if this wiring is in

the opinion of the Electrical Inspector, considered to be hazardous to life or property. Any person, firm, or corporation supplying current shall disconnect service from the source of supply upon instructions from the Chief Electrical Inspector where hazards are deemed to exist after receiving written notice citing the appropriate code section(s) of this Electrical Code from the electrical inspector.

104.12.3 Certification of the Electrical Inspector. To be eligible for appointment as an Electrical Inspector, such person shall be certified as required by BCAIB as an electrical inspector. Engineers are exempt from BCAIB certification.

104.12.3.1 Such person shall be certified by BORA and shall meet at least one of the following qualifications:

104.12.3.1.1 An Engineer in the discipline requested.

104.12.3.1.2 Five (5) years of construction experience in the electrical discipline in a supervisory capacity and ~~possess~~ a Certificate of Competency as a master electrician or electrical contractor.

104.12.3.1.3 Five (5) years of construction experience in the electrical discipline and five (5) years experience as an electrical inspector certified by BCAIB and ~~possessing~~ a Certificate of Competency as a master electrician or electrical contractor.

104.12.3.1.4 Seven (7) years of construction experience in the electrical discipline and possess a Certificate of Competency as a journeyman electrician.

104.12.3.1.5 Ten (10) years of experience as an electrical inspector certified by BCAIB. A person with multi-discipline certifications can only be certified in one (1) discipline. A person certified under this section is exempt from Section 104.12.3.2.

104.12.3.2 Each of the applicants shall possess a current Certification of Competency or a professional license in the discipline requested as a master electrician or electrical contractor or journeyman electrician or engineer issued by at least one (1) of the following entities:

- A. Florida Electrical Contractors Licensing Board.
- B. Broward County Central Examining Board of Electricians.
- C. Miami-Dade County Construction Trades Qualifying Board, Block proctored.
- D. Florida Board of Professional Engineers.

104.12.3.3 An applicant for certification as an electrical inspector under the provisions of this section who is a graduate from an accredited school holding a bachelor or associate in science degree in electrical engineering may be credited for two (2) years for a bachelor's degree or one (1) year for an associate degree towards the combined experience requirements. This credit is not applicable to the requirements under Section 104.12.3.1.1.

104.13 Mechanical Inspector. ~~As set forth herein:~~

104.13.1 Appointment of a Mechanical Inspector. Each appointing authority shall appoint a person qualified as set forth in Section 104.13.3 to serve as mechanical inspector. To be eligible for an appointment as a mechanical inspector, such person shall be certified by BORA.

104.13.2 Powers and Duties of the Mechanical Inspector.

104.13.2.1 Such employee shall have the duties and powers as delegated by the Chief Mechanical Inspector, except that the Chief may not delegate authority to subordinates to interpret provisions of this mechanical code.

104.13.2.2 The Mechanical Inspector shall issue an approval for all installations of mechanical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto, including ventilating, heating, cooling, air conditioning, and refrigeration systems and other energy-related systems that comply with the rules and regulations of this mechanical code.

104.13.2.3 It shall be the duty of the Mechanical Inspector to inspect all installations of ventilation, air conditioning, and refrigeration systems and equipment. Existing installations not conforming to the requirements of the ~~this FBC, Mechanical Code~~ shall be made to comply, when relocated, or when altered or repaired, in compliance with the FBC, Existing Building. The Mechanical Inspector shall enforce all the laws, rules, and regulations relating thereto in the area of jurisdiction and ~~to~~ enforce all the provisions of the this FBC, Mechanical Code.

104.13.3 Certification of the Mechanical Inspector. To be eligible for appointment as a mechanical inspector, such person shall be certified as required by the BCAIB as a mechanical inspector. Engineers are exempt from BCAIB certification.

104.13.3.1 Such person shall be certified by BORA and shall meet at least one (1) of the following qualifications:

104.13.3.1.1 An Engineer in the discipline requested.

104.13.3.1.2 Five (5) years of construction experience in the mechanical discipline in a supervisory capacity and ~~possess~~ a Certificate of Competency as a master mechanical. ~~or~~ mechanical contractor, Class A air conditioning contractor, or Class B air conditioning contractor.

104.13.3.1.3 Five (5) years of construction experience in the mechanical discipline and five (5) years experience as a mechanical inspector certified by BCAIB and ~~possess~~ a Certificate of Competency as a master mechanical or mechanical contractor or Class A air conditioning contractor or Class B air conditioning contractor.

104.13.3.1.4 Seven (7) years of construction experience in the mechanical discipline and ~~possess~~ a Certificate of Competency as a journeyman mechanical.

104.13.3.1.5 Ten (10) years of experience as a mechanical inspector certified by BCAIB. A person with multi-discipline certifications can only be certified in one (1) discipline. A person certified under this section is exempt from Section 104.13.3.2.

104.13.3.2 Each of the applicants shall possess a current Certificate of Competency or a professional license in the discipline requested as a master mechanical, ~~or~~ mechanical contractor, Class A air conditioning contractor, Class B air conditioning contractor, or journeyman mechanical or engineer issued by at least one (1) of the following entities:

- A. Florida Construction Industry Licensing Board.
- B. Broward County Central Examining Board of Mechanical Contractors and Specialty Mechanical Contractors.
- C. Miami-Dade County Construction Trades Qualifying Board.
- D. Florida Board of Professional Engineers.

104.13.3.2.1 Individuals holding licenses as a Class B Air Conditioning Contractor, with a current Certificate of Competency issued by the above-mentioned boards, shall have duties limited to the inspection of air conditioning and mechanical work within the scope of their certificate of competency.

104.13.3.3 An applicant for certification as a Mechanical Inspector under the provisions of this section who is a graduate from an accredited school holding a bachelor's or an associate of science degree in mechanical

engineering may be credited for two (2) years for a bachelor degree or one (1) year for an associate degree towards the combined experience requirements. This credit is not applicable to the requirements under Section 104.13.3.1.1.

104.14 Plumbing Inspector. ~~As set forth herein:~~

104.14.1 Appointment of a Plumbing Inspector. Each appointing authority shall appoint a person qualified as set forth in Section 104.14.3 to serve as plumbing inspector. To be eligible for an appointment as a plumbing inspector, such person shall be certified by BORA.

104.14.2 Powers and Duties of the Plumbing Inspector.

104.14.2.1 Such employee shall have the duties and powers as delegated by the Chief Plumbing Inspector, except that the Chief may not delegate authority to subordinates to interpret provisions of this ~~plumbing~~ Plumbing Code.

104.14.2.2 The Plumbing Inspector shall issue an approval for all installations of plumbing and sanitary systems, appliances, plumbing fixtures, fittings, and appurtenances thereto, including heating and storing water, backflow and back siphonage, public and private sewer disposal, and drainage systems that comply with the rules and regulations of this ~~plumbing~~ Plumbing Code.

104.14.2.3 It shall be the duty of the Plumbing Inspector to inspect all new plumbing or drainage systems or parts thereof or additions, alterations, repairs, or changes to the existing plumbing or drainage installations or fixtures or appliances shall conform to the requirements of this ~~plumbing~~ Plumbing Code. The plumbing inspector shall enforce all the laws, rules, and regulations relating thereto in the area of jurisdiction and ~~to~~ enforce all the provisions of the ~~plumbing~~ Plumbing Code.

104.14.2.4 It shall be the duty of the Plumbing Inspector to inspect any Plumbing system they have reason to believe has become unsanitary or defective. Nothing contained in this ~~Plumbing~~ Plumbing Code shall be deemed to require any plumbing or drainage system or part thereof, or any other work regulated by this ~~Plumbing~~ Plumbing Code and existing prior to the effective date of this ~~Plumbing~~ Plumbing Code, to be altered, changed, reconstructed, removed or demolished if such work was installed in accordance with all applicable laws in effect prior to the date this ~~Plumbing~~ Plumbing Code became effective, except when any such plumbing or drainage system or other work regulated by this ~~Plumbing~~ Plumbing Code is dangerous, unsafe, unsanitary or a menace to life, health or property, in the opinion of the Plumbing Inspector.

104.14.2.5 All installations regulated by this ~~Plumbing~~ Plumbing Code or related drainage work shall be maintained and executed in such a manner as ~~to~~ not to constitute a nuisance or to threaten or impair the health of any individual or the public in general. The contents of such installations shall not be permitted to overflow in a building, on a premise, or upon the surface of the ground, street, or sidewalk. It shall be unlawful for any person, firm, or corporation, whether owner or agent, to create, keep, cause, maintain, propagate, or permit the existence of a nuisance as defined in this ~~Plumbing~~ Plumbing Code. Any building or premises found to be unsanitary or inadequate, or which constitute a health or safety hazard, or which by reason of illegal use or improper use, occupancy, or maintenance constitute a violation of the provisions of this ~~Plumbing~~ Plumbing Code, shall be deemed to be unsafe. The Plumbing Inspector shall have the power to abate any nuisance by the issuance of a notice to correct or eliminate the nuisance within a reasonable length of time.

104.14.3 Certification of the Plumbing Inspector. To be eligible for appointment as a plumbing inspector, such person shall be certified as required by BCAIB as a plumbing inspector. Engineers are exempt from BCAIB certification.

104.14.3.1 Such person shall be certified by BORA and shall meet at least one of the following qualifications:

104.14.3.1.1 An Engineer in the discipline requested.

104.14.3.1.2 Five (5) years of construction experience in the plumbing discipline in a supervisory capacity and ~~possess~~ a Certificate of Competency as a master plumber or plumbing contractor.

104.14.3.1.3 Five (5) years of construction experience in the plumbing discipline and five (5) years experience as a plumbing inspector certified by BCAIB and ~~possess~~ a Certificate of Competency as a master plumber or plumbing contractor.

104.14.3.1.4 Seven (7) years of construction experience in the plumbing discipline and ~~possess~~ a Certificate of Competency as a Journeyman Plumber.

104.14.3.1.5 Ten (10) years of experience as a plumbing inspector certified by BCAIB. A person with multi-discipline certifications can only be certified in one (1) discipline. A person certified under this section is exempt from Section 104.14.3.2.

104.14.3.2 Each of the applicants shall possess a current Certificate of Competency or a professional license in the discipline requested as a master plumber or plumbing contractor or journeyman plumber issued by at least one (1) of the following entities:

- A. Florida Construction Industry Licensing Board.
- B. Broward County Central Examining Board of Plumbers.
- C. Miami-Dade County Construction Trades Qualifying Board.
- D. Florida Board of Professional Engineers.

104.14.3.3 An applicant for certification as a plumbing inspector under the provisions of this Section who is a graduate from an accredited school holding a bachelor's or an associate of science degree in mechanical engineering may be credited for two (2) years for a bachelor's degree or one (1) year for an associate degree towards the combined experience requirements. This credit is not applicable to the requirements under Section 104.14.3.1.1.

104.15 Roofing Inspector. As set forth herein:

104.15.1 Appointment of a Roofing Inspector. Each appointing authority shall appoint a person qualified as set forth in Section 104.15.3 to serve as a roofing inspector. To be eligible for appointment as a roofing inspector, such person shall be certified by BORA.

104.15.2 Powers and Duties of the Roofing Inspector.

104.15.2.1 Such employee shall have the duties and powers as delegated by the Chief Structural Inspector, except that the Chief may not delegate authority to subordinates to interpret provisions of this Code. ~~If properly certified, a~~ roofing inspector or certified standard inspector may be assigned to perform roofing inspections as delegated by the Chief Structural Inspector. ~~certified standard inspectors may be assigned duties as a roofing inspector.~~

104.15.2.2 The Roofing Inspector shall serve notice to the roofing contractor/representative or owner/representative in writing, stating the reasons ~~therefore~~ and citing the relevant code section(s).

104.15.3 Certification of the Roofing Inspector. To be eligible for appointment as a roofing inspector, such person shall be certified by BCAIB as a standard inspector or standard roofing inspector or be a Florida Registered Architect or Florida Licensed Professional Engineer in the discipline requested.

104.15.3.1 Such person shall also be certified by BORA by meeting at least one of the following:

104.15.3.1.1 Be a Florida Registered Architect or a Florida Licensed Professional Engineer in the discipline requested with two (2) years of HVHZ experience or passing BORA's HVHZ exam.

104.15.3.1.2 Be a BCAIB-certified Standard Inspector or Standard roofing inspector with five (5) years of experience within the state of Florida, two (2) years of which shall have been within the HVHZ or ~~by~~ passing BORA's HVHZ exam. An individual qualifying through this path shall be required to acquire a roofing contractor license, by exam, from either the Construction Industry Licensing Board (CILB), Broward County Examining Board, or the Miami-Dade Construction Trades Qualifying Board within one (1) year of initial certification.

104.15.3.1.3 Be a licensed Roofing Contractor, by exam, from either the Construction Industry Licensing Board (CILB), Broward County Examining Board, or the Miami-Dade Construction Trades Qualifying Board with at least five (5) years of experience within the state of Florida in the roofing discipline with that License of which two (2) years shall have been within the HVHZ or ~~by~~ passing BORA's HVHZ exam.

104.15.3.1.4 Five (5) years of construction experience within the State of Florida in the roofing discipline in a supervisory capacity, of which at least two (2) years shall have been within the HVHZ or ~~by~~ passing BORA's HVHZ exam. An individual qualifying through this path shall be required to acquire a Roofing Contractors License, by exam, from either the Construction Industry Licensing Board (CILB), Broward County Examining Board, or the Miami-Dade Construction Trades Qualifying Board within one (1) year of initial certification as an inspector.

104.15.3.1.5 Ten (10) years of construction experience within the State of Florida in the roofing discipline, of which at least two (2) years shall have been within the HVHZ or ~~by~~ passing BORA's HVHZ exam. An individual qualifying through this path shall be required to acquire a roofing contractor's license, by exam, from either the Construction Industry Licensing Board (CILB), Broward County Examining Board, or the Miami-Dade Construction Trades Qualifying Board within one (1) year of the initial certification as an inspector.

104.15.3.2 An applicant for certification as a roofing inspector under the provisions of this section who is a graduate from an accredited school holding a bachelor or associate of science degree in engineering, architecture, or building construction may be credited for two (2) years for bachelor degree or one (1) year for an associate degree towards the combined experience requirements. This credit is not applicable to the requirements under Section 104.15.3.1.1.

104.15.3.3 An applicant for certification as a roofing inspector under the provisions of this section may only substitute the required two (2) years of HVHZ experience with two (2) years of statewide experience and ~~by~~ passing the BORA HVHZ exam.

104.16 Structural Inspector. ~~As set forth herein:~~

104.16.1 Appointment of a Structural Inspector. Each appointing authority shall appoint a person qualified as set forth in Section 104.16.3 to serve as a structural inspector. To be eligible for appointment as a structural inspector, such person shall be certified by BORA.

104.16.2 Powers and Duties of the Structural Inspector. Such employee shall have the duties and powers as delegated by the Chief Structural Inspector, except that the Chief may not delegate authority to subordinates to interpret provisions of this Code.

104.16.2.1 The Structural Inspector shall serve notice to the structural contractor/representative or owner/representative in writing, stating the reasons ~~therefore~~ and citing the relevant code section(s).

104.16.2.2 The Structural Inspector shall issue ~~an~~ approval for installations of all building components, as listed in Section 110.3 of this Code.

104.16.3 Certification of the Structural Inspector. To be eligible for appointment as a structural inspector, such person shall be certified by BCAIB as a standard Inspector or be a Florida Registered Architect or Florida Licensed Professional Engineer in the discipline requested.

104.16.3.1 Such person shall also be certified by BORA by meeting the requirements of at least one (1) of the following:

104.16.3.1.1 Be a Florida Registered Architect or a Florida Licensed Professional Engineer in the discipline requested with two (2) years of HVHZ experience or ~~by~~ passing BORA's HVHZ exam.

104.16.3.1.2 Be a BCAIB certified Standard Inspector in the structural discipline with five (5) years of experience within the State of Florida, of which two (2) years shall have been within HVHZ or ~~by~~ passing the BORA's HVHZ exam. An individual qualifying through this path shall be required to acquire a GC license by exam within one (1) year of initial certification as an inspector.

104.16.3.1.3 Be a licensed GC with at least five (5) years of experience within the state of Florida in the Structural discipline with that license, of which two (2) years shall have been within the HVHZ or ~~by~~ passing the BORA's HVHZ exam.

104.16.3.1.4 Five (5) years of construction experience in the structural discipline in a supervisory capacity, of which at least two (2) years shall have been within the jurisdiction of HVHZ or ~~by~~ passing the BORA's HVHZ exam. An individual qualifying through this path shall be required to acquire an unlimited GC license, by exam, from either the Construction Industry Licensing Board (CILB), Broward County Examining Board, or the Miami-Dade Construction Trades Qualifying Board, within one (1) year of initial certification as an inspector.

104.16.3.1.5 Ten (10) years of construction experience in the structural discipline, of which at least two (2) years shall have been within the jurisdiction of the HVHZ or ~~by~~ passing the BORA's HVHZ exam. An individual qualifying through this path shall be required to acquire an Unlimited GC license, by exam, from either the Construction Industry Licensing Board (CILB), Broward County Examining Board, or the Miami-Dade Construction Trades Qualifying Board within one (1) year of initial certification as an inspector.

104.16.3.2 An applicant for certification as a structural inspector under the provisions of this section who is a graduate from an accredited school holding a bachelor or associate of science degree in engineering, architecture, or building construction may be credited for two (2) years for bachelor degree or one (1) year for an associate degree towards the combined experience requirements. This credit is not applicable to the requirements under Section 104.16.3.1.1.

104.16.3.3 Limited building or residential inspector certifications may be issued to individuals holding current building ~~contractor~~ or residential contractor licenses and who otherwise meet the requirements of the appropriate section under which they are qualifying, with duties limited to the scope of work authorized by their license.

104.16.3.4 An applicant for certification as a structural inspector under the provisions of this section may only substitute the required two (2) years of HVHZ experience with two (2) years of statewide experience and ~~by~~ passing the BORA HVHZ exam.

104.16.3.5 Building Inspectors (structural) certified by BORA on or after July 1, 2020, shall be required to obtain a Reinforced Unit Masonry certification within two years from their initial BORA certification date.

104.17 Certification of Building Departments and Building Code Inspection Enforcement Personnel. BORA shall certify each ~~and every~~ Building Department after it has determined to its satisfaction that the building code inspection enforcement personnel are qualified by the provisions of this Code. These positions shall include, at a minimum, the Building Official, Chief Electrical Inspector, Chief Mechanical Inspector, Chief Plumbing Inspector, and Chief Structural Inspector.

104.17.1 Only such persons ~~that have been~~ examined and certified by BORA may be appointed or have the powers and duties of a Building Official, Assistant Building Official, or Chief Inspector. Each Building Official, Assistant Building Official, and Chief Inspector shall obtain a separate card for each governmental AHJ by

which they are employed. Plans examiners and inspectors shall be issued a single certification card that is valid countywide upon approval.

104.17.2 The certification of Building Department inspection personnel may be revoked, for cause, by BORA. BORA may deny, refuse to renew, suspend, or revoke the BORA certification of a Building Official, Assistant Building Official, Chief Inspector, Plans Examiner, or Inspector if it finds that any of the following grounds exist:

- A. Any cause for which issuance of a certificate could have been refused had it then existed and been known to BORA.
- B. Violation of FBC.
- C. Falsification of records relating to the certificate.
- D. Having been found guilty of or having pleaded guilty or nolo contendere to a felony, whether or not a judgment of conviction has been entered.
- E. Failure to meet any of the renewal requirements.
- F. Having been convicted of a crime in any jurisdiction ~~that which~~ directly relates to the practice of the building code inspection, plan review, or administration.
- G. Making or filing a report or record that the certificate holder knows to be false, knowingly inducing another to file a false report or record, ~~knowingly~~ failing to file a report or record required by the state or local law, ~~or knowingly~~ impeding or obstructing such filings, ~~or knowingly~~ inducing another person to impede or obstruct such filing.
- H. Failure to properly enforce applicable building codes or permit requirements within this state, which the certificate holder knows are applicable by committing willful misconduct, gross negligence, gross misconduct, repeated negligence, or negligence resulting in a significant danger to life or property.
- I. Accepting labor, service, or materials at no charge or at a noncompetitive rate from any person who performs work that is under the enforcement authority of the certificate holder and who is not an immediate family member of the certificate holder. For the purpose of this paragraph, the term "immediate family member" means a spouse, child, parent, sibling, grandparent, aunt, uncle, or first cousin of the person or the person's spouse or any person who resides in the primary residence of the certificate holder. BORA, upon verification of the above grounds, shall immediately notify the Building Official, Assistant Building Official, Chief Inspector, Plans Examiner, or the Inspector involved, who, upon notification from BORA, shall appear before the Board to explain why their certification should not be revoked.

104.17.3 When Building Departments fail to meet certification criteria, they will immediately be notified to cease activities until ~~such time as~~ the requirements of this Code are met.

104.17.4 Application for certification shall contain ~~such~~ pertinent information ~~as is~~ considered relevant by BORA.

104.17.5 Certification shall be for the remainder of the current biennial certification period for initial employment and shall be renewed biennially on January 1 of each even-numbered year thereafter. When a Building Official, assistant Building Official, or Chief inspector resigns from their position, their card becomes inactive until they again return to work for a Building Department. ~~At, at~~ which time, upon proper application, ~~they~~ will be issued a new certification card; at a renewal fee in the amount appropriate for each discipline according to the BORA fee schedule for certification.

104.17.6 Applications for certification will not be considered unless the application is made on a form prescribed by BORA.

104.17.7 Certification Fee. Reserved.

104.17.8 Within ten (10) days of receipt of a properly completed application, the Secretary to BORA (administrative director) shall, after ~~reviewing~~ performing a review of the application, grant temporary certification, limit certification to a particular discipline, or deny it, stating the reasons for the denial. Any such determination is subject to BORA's final review and approval or revision by BORA. The temporary certification shall only be effective through the date of final action by BORA with respect to the application. The Secretary of BORA may delegate this duty to the Chief Code Compliance Officers.

104.17.9 Certification may be withdrawn, rescinded, or suspended if, upon investigation, it is found that the certified person has failed to enforce the code, abused the powers of office, or withheld or concealed information on the application which, if known to BORA, may have been cause for denying certification.

104.17.10 Any person whose certification has been denied, withdrawn, or rescinded may appeal to BORA in an open meeting and may produce witnesses and be represented by counsel in support of their claim.

104.17.11 Suspension of Certification Requirements. See Section 113.11.7.

104.17.12 Temporary and provisional certifications. Temporary and provisional certifications shall comply with Florida Statute 468.609 and FAC Chapter 61G19-6.

104.18 Recertification of Building Departments and Building Code Inspection Enforcement Personnel.

104.18.1 All Building Departments shall be recertified biennially by BORA. To be recertified, all Building Officials, Assistant Building Officials, Chief Inspectors, Plans Examiners, and Inspectors who are presently certified by BORA shall meet the following criteria and comply with the current requirements for initial certification:

104.18.1.1 Be currently certified by BORA.

104.18.1.2 Be ~~presently~~ employed by a governmental AHJ (building department) within Broward County. See Section 104.17.

104.18.1.3 All Building Officials, assistant Building Officials, Chief Inspectors, Plans Examiners, and Inspectors to be recertified shall obtain twenty-eight (28) contact hours within a two (2) consecutive calendar year biennial renewal period (starting January 1, on an even year, through December 31, of the next odd year) by attending a classroom or online education courses, workshops, and seminars, any of which shall be approved by BORA, the Miami-Dade County Code Compliance Office, or the Florida Department of Business and Professional Regulation. Continuing education contact hours shall include courses approved as discipline-specific category (courses which are specific to the code chapters enforced by the specific discipline) and ~~non-discipline-specific category~~ general courses. Specific courses mandated for license holders by the state of Florida Boards shall be classified as ~~non-discipline-specific~~ general courses unless clearly indicated as discipline-specific by a State agency. A minimum of one-half (½) of the twenty-eight (28) contact hours within a two (2) consecutive calendar year biennial renewal period shall be the discipline-specific category. Meetings of BORA committees shall be counted as one (1) hour in the ~~non-discipline-specific general~~ category, and professional association meetings shall be counted as not to exceed one (1) hour in the discipline-specific category for a maximum of fourteen (14) contact hours within a two (2) consecutive calendar year biennial renewal period.

104.18.1.4 Prorating of continuing education contact hours. For any person newly certified, the required continuing education is prorated according to the number of months remaining in the renewal period. To determine the continuing education required, divide the number of months remaining in the renewal period from the time of certification by twenty-four (24) and multiply the result by twenty-eight (28). The

result, rounded up to the next round number, is the number of continuing educational hours required. Half of these hours shall be discipline-specific. Any person newly certified within less than six (6) months remaining in the renewal period shall not be required to have any continuing educational credits.

104.18.2 A previously employed Building Official, assistant Building Official, Chief Inspector, Plans Examiner, or Inspector may be recertified biennially upon presenting the presentation of twenty-eight (28) contact hours of education accumulated during the previous two (2) consecutive calendar years.

104.18.3 If certification is not renewed and allowed to lapse, the application for recertification shall be accompanied by with proof acceptable to BORA that the twenty-eight (28) contact hour requirement of continued education has been met.

104.18.4 BORA may request a list of currently employed personnel who are to be recertified for the ensuing new biennial period. By December 5 of the second year (the odd-numbered year) of a biennial renewal period, on a form as approved by BORA, each Building Official shall submit to BORA a list of currently employed personnel who are to be recertified for the ensuing new biennial renewal period, on a form as approved by BORA. Recertification is to be effective on January 1 of each biennial renewal period (the even-numbered year).

(Amend. of 7-14-22, eff. 7-25-22)

104.19 Fire Prevention Bureau. A Fire Prevention Bureau shall be established within the fire department, under the direction of the fire Chief, which shall consist of such fire department personnel as may be assigned thereto by the fire Chief, in accordance with the requirements prescribed herein. The function of this bureau shall be to assist the fire Chief in the administration and enforcement of the Fire Protection Provision of this Code and the FFPC. Personnel assigned to the bureau as the fire marshal, fire code official, fire plans examiner, or fire inspector shall be certified by BORA As set forth herein (See F-103, also Broward Local Fire Amendments to the FFPC.)

104.19.1 Appointment, Powers and Duties, and Certification of the Fire Marshal/Fire Code Official, Fire Plans Examiner, or Fire Inspector. The fire Chief shall be appointed by the fire Chief certain fire prevention personnel to be assigned to the Fire Prevention Bureau to serve as fire marshal, fire code official, fire plans examiner, or fire inspector. See F-103.1, Broward Local Fire Amendments to the FFPC.

104.19.1.1 Certification of fire marshal, fire code official, fire plans examiner, or fire inspector shall comply with the requirements set forth in the Broward County Amendments to the FFPC.

104.19.1.2 Powers and Duties. The fire marshal or fire code official, fire plans examiner, or fire inspector shall be vested with the powers and perform the duties as set forth in the Broward County Amendments to the FFPC.

104.19.2.1 Permits. See F-103.2.3, Broward Local Fire Amendments to the FFPC. No enforcing agency may issue any permit for construction, erection, alteration, repair, or demolition until the Building Official, in conjunction with the appropriate fire plans examiner, has reviewed the plans or specifications for such proposal and both officials have found the plans or specifications to be in compliance with the FFPC and the applicable fire safety standards as determined by the local authority in accordance with the FFPC and Florida Statute, Chapter 633, Florida Statutes. In the event that If an agreement cannot be reached between the building and fire officials, the dispute shall be referred to the Fire Code Committee for review and recommendation to BORA.

104.19.2.12 Industrial construction on sites where design, construction, and fire safety are supervised by appropriate design and inspection professionals and which contain adequate in-house Fire Departments is exempt, subject to local government option, from review of plans or specifications and inspections, providing owners certify that applicable codes and standards have been met and supply appropriately approved drawings to the building department. The enforcing agency shall issue a permit to construct, erect, alter, repair, or demolish any building when the plans or specifications for such

proposal comply with the ~~Fire Protection Provisions of this Code~~, FFPC, and Florida Statute, Chapter 633, ~~Florida Statutes~~.

~~104.19.2.23~~ Approval of Fire Department accessibility and all tests of fire alarm detection and suppression systems, smoke evacuation systems, and life safety systems shall be conducted prior to final structural inspection and issuance of Certificate of Occupancy. (see Section 111.)

104.20 Stop-Work Orders. See F-103.2.6, Broward Local Fire Amendments to the FFPC and Section 115, Stop Work Order of this Code.

104.21 Orders to Eliminate Dangerous or Hazardous Conditions. See F-103.2.9, Broward Local Fire Amendments to the FFPC. ~~Whenever fire Chief or their duly authorized representative shall find in any building or upon any premises dangerous or hazardous conditions or materials, including, but not limited to, violations of the requirements encompassed in Chapter 633, Florida Statutes, or the following paragraphs, they shall order such violations and dangerous conditions or materials removed or remedied.~~

~~104.21.1 Dangerous or unlawful amounts of combustible or explosive or otherwise hazardous materials.~~

~~104.21.2 Hazardous conditions arising from defective or improperly installed equipment for handling or using combustible or explosive or otherwise hazardous materials.~~

~~104.21.3 Dangerous accumulation of rubbish, wastepaper, boxes, shavings, or other flammable materials.~~

~~104.21.4 Accumulations of dust or waste material in air conditioning or ventilation systems or of grease in kitchen or other exhaust ducts.~~

~~104.21.5 Obstructions to, on, or under fire escapes, stairs, passageways, or doors, liable to interfere with the operations of the fire department or egress of occupants; locked exits shall constitute an unsafe condition.~~

~~**Exception:** Unless permitted by the Fire Protection Provisions of this Code and FFPC.~~

~~104.21.6 Obstruction to windows. Where windows are required to provide the second means of escape from a room or area, the following are prohibited:~~

~~A.— Bars that cannot be opened from the inside.~~

~~B.— Other obstructions, such as security grills.~~

~~**Exception:** Only one (1) window or door is required to meet the above where two (2) windows or doors are in the same room or area unless permitted by the Fire Protection Provisions of this Code and the FFPC.~~

~~104.21.7 Any building or other structure which for want of requires repairs, lacks of adequate exit facilities, automatic or other fire alarm systems apparatus, or fire extinguishing equipment, or by reason of age or dilapidated conditions, or from any other cause, creates a hazardous condition.~~

~~104.21.8 Any building or structure vacated or unoccupied shall be properly secured to prevent entry by unauthorized persons.~~

~~104.21.9 The improper storage, transporting, or handling of all classes of flammable or combustible liquids or otherwise hazardous substances in any place within the enforcing jurisdiction.~~

104.22 Certification. All Fire Department inspection personnel shall be certified by BORA as set forth in the current Broward County Amendments to the FFPC.

104.23 Recertification. See F-103.7, Broward Local Fire Amendments to the FFPC. ~~All Fire Department, Fire Prevention Bureau inspection personnel shall be recertified by BORA as set forth in the current Broward County Amendments to the FFPC.~~

104.24 Applications and permits. Reserved. See Section 105.

104.25 Notices and Orders. The Building Official or ~~their duly authorized representative or Fire Marshal/Fire Code Official~~ or their duly authorized representative shall issue all necessary notices or orders to ensure compliance with this Code, the Fire Protection Provisions of this Code, the FFPC, ~~and all Fire Codes~~.

104.25.1 Concealed Work. The Building Official or ~~their duly authorized representative or Fire Marshal/Fire Code Official~~ or their duly authorized representative may order portions of the structural frame of a building or structure to be exposed for inspection when, in their opinion, there is a good reason to believe that a building or portion thereof is in an unsafe or dangerous condition or that there is willful or negligent of concealment of a suspected violation of this Code, the Fire Protection Provisions of this Code, the FFPC, ~~and all Fire Codes~~.

104.26 Inspections. Reserved. See Section 110.

104.27 Identification. Reserved.

104.28 Right of Entry. Upon presentation of proper credentials, the Building Official, ~~their duly authorized representative or Fire Chief, Fire Marshal/Fire Code Official~~, or their duly authorized representative may enter, at any reasonable time, any building, structure, or premises for the purpose of making any inspection or investigation, which falls under the provisions of this Code, or the FFPC.

104.29 Department records. Reserved.

104.30 Liability. Reserved.

104.31 Modifications. Reserved.

104.32 Alternative materials, design, and methods of construction and equipment. The provisions of the technical codes are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this Code, provided any such alternative has been reviewed and approved by the Building Official, Fire Marshal, or Fire Code Official (according to the Fire Protection Provisions of this Code and the FFPC) where the proposed alternative meets all the following:

- A. An alternative material, design, or method of construction shall be approved where the Building Official or Fire Marshal/Fire Code Official (according to the Fire Protection Provisions of this Code and the FFPC) finds that the proposed design is satisfactory and complies with the intent of the provisions of this Code, ~~and that~~
- B. The material or method of construction offered for the purpose intended is at least the equivalent to or greater than ~~of~~ that prescribed in the technical codes in quality, strength, effectiveness, fire resistance, durability, and safety.

Where alternate life safety systems are designed, the SFPE engineering guide to performance-based fire protection analysis and design of buildings or other methods approved by the Building Official or Fire Marshal/Fire Code Official (according to the Fire Protection Provisions of this Code and the FFPC) may be used. The Building Official or Fire Marshal/Fire Code Official (according to the Fire Protection Provisions of this Code and the FFPC) shall require that sufficient evidence or proof be submitted to substantiate any claim made regarding the alternative. Where the alternative material, design, or method of construction is not approved, the Building Official, ~~or Fire Marshal, or Fire Code Official~~ shall respond in writing, stating the reasons why the alternative was not approved.

104.32.1 Research reports. Supporting data, where necessary to assist in approving the approval of materials or assemblies not expressly specifically provided for in this Code, shall consist of valid research reports from approved sources.

104.32.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this Code, or evidence that material(s) or method does not conform to the requirements of this Code, or in order to substantiate claims for alternative materials or methods, the Building Official, Fire Marshal, or Fire Code Official shall have the authority to require tests as evidence of compliance to be made at no expense to the

jurisdiction. Test methods shall be as specified in this Code or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official, Fire Marshal, or Fire Code Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official Fire Marshal, or Fire Code Official for the period mandated for required for the retention of public records.

104.32.3 Accessibility. Alternate designs and technologies for providing access to and usability of a facility for persons with disabilities shall be in accordance with provisions of the FBC, Accessibility.

104.33 Standards. The types of construction or materials or methods of design referred to in this Code shall be considered as standards of quality and strength. New types of construction or materials or methods of design shall be at least equal to these standards for the corresponding use intended.

104.34 Approved materials and equipment. Materials, equipment, and devices approved by the Building Official, Fire Marshal, or Fire Code Official shall be constructed and installed in accordance with such approval.

104.34.1 Used materials and equipment. The installation of used or reconditioned materials and equipment ~~which~~ that meet the requirements of this Code for new materials is permitted. Used equipment and devices shall not be installed unless approved by the Building Official. Used equipment and devices shall carry a one-year warranty from the date of installation.

104.35 Application for the use of alternative methods and materials.

104.35.1 Any person desiring to use types of construction or materials or methods of design not specifically mentioned in this Code shall file with the Building Official, Fire Marshal, or Fire Code Official, in writing, authentic proof in support of claims that may be made regarding the sufficiency of such types of construction, materials or methods of design and request approval and permission for their use. Such documentation shall be attached to and be made a part of the permit documents.

104.35.2 The Building Official, Fire Marshal, Or Fire Code Official shall approve such alternate types of construction, ~~or~~ materials or methods of design if it is clear that the standards of this Code are at least equal or greater. If, in the opinion of the Building Official ~~Or~~ Fire Marshal, or Fire Code Official, the standards of this Code will not be satisfied by the requested alternate, they shall refuse approval.

104.36 Appeal. Any person whose request for alternate types of construction and materials or methods of design has been denied by the Building Official, Fire Marshal, or Fire Code Official may appeal to BORA ~~or Fire Code Committee by written request to the Secretary of the Board. Such and such written request shall be transmitted to BORA or Fire Code Committee if fire related. For fire related appeals, see FFPC.~~

104.37 Appeal by Others. Any person, in whose ~~considered~~ opinion, an action by the Building Official Fire Marshal, Or Fire Code Official approving or disapproving construction under this Code does not satisfy the standards of the Code for reasons of safety, quality, or strength, may appeal to BORA by written request to the secretary of the board. ~~Such, and such written request shall be transmitted to BORA or BORA Fire Code Committee. For fire related appeals, see FFPC.~~

Section 105 Permits

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish, or to change the occupancy of any building or structure or to erect, install, enlarge, alter, repair, remove, convert, or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; shall first make application to the Building Official or fire code official as indicated in the FFPC or a duly authorized representative and obtain the required permits.

105.1.1 Annual Facility Permit. The Building Official is authorized to issue an annual facility permit for any occupancy to facilitate routine maintenance or emergency service, repair, refurbishing, minor renovations

of service systems, or manufacturing equipment installations/relocations. The Building Official shall be notified of major changes and shall retain the right to ~~inspect~~ ~~make inspections~~ at the site as deemed necessary. An annual facility permit shall be assessed with an annual fee and shall be valid for one (1) year from the date of issuance. A separate permit shall be obtained for each facility and for each construction trade, as applicable. The permit application shall contain a general description of the parameters of work intended to be performed during the year.

105.1.2 Annual Facility Permit Records. The holders of an annual premises permit shall maintain a detailed record listing all work performed under such annual facility permit on forms provided by the Building Official and shall make that record available to the Building Official or their authorized employees upon demand in order that the work may be inspected as deemed necessary. The holder of the annual facility permit shall be responsible for ~~insuring~~ ensuring that all work performed under such permit conforms to this Code, and if the inspection reveals that such work does not ~~so~~ conform, the work will be corrected or removed. The annual premises permit shall be subject to cancellation for violation of the provisions of applicable regulations.

105.1.3 Food Permit. In accordance with Florida Statute, Section 500.12 ~~Florida Statutes~~, a food permit from the Department of Agriculture and Consumer Services is required of any person who operates a food establishment or retail store.

105.1.4 Public swimming pool. The local enforcing agency may not issue a building permit to construct, develop, or modify a public swimming pool without proof of application, whether complete or incomplete, for an operating permit pursuant to Florida Statute, Section 514.031, ~~Florida Statutes~~. A Certificate Of Completion or Occupancy may not be issued until such an operating permit is issued. The local enforcing agency shall review ~~conduct its review of~~ the building permit application upon filing and in accordance with Florida Statute, Chapter 553, ~~Florida Statutes~~. The local enforcing agency may confer with the Department of Health, if necessary, but may not delay the building permit application review while awaiting comment from the Department of Health.

105.2 Work exempt from permit. Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code. Permits shall not be required for the following:

- A. No permit shall be required in this or any of the following sections for general maintenance or repairs which do not change the occupancy and the value of which does not exceed fifteen hundred dollars (\$1,500.00) in labor and material as determined by the Building Official.
- B. No permit is required for the installation of a concrete slab on grade in the right-of-way that is less than two hundred fifty (250) square feet in total, installed entirely within a public right-of-way and solely for ~~the purpose of~~ accessibility to public transportation shall not be considered a structure as described in Section 105.1.
- C. No permit shall be required for stormwater gutter systems installed on buildings regulated by the FBC Residential with that have an eave height of thirty (30) feet or less unless such gutters are installed behind any part of the eave drip metal.
- D. **Electrical.**
 1. No permit shall be required for installations performed by companies ~~whose work is~~ regulated by Florida Statute, Chapter 364, ~~Florida Statutes~~, for unregulated inside telephone wiring on new construction for commercial occupancies.
 2. No permit shall be required for installations performed by companies whose work is regulated by Florida Statute, Chapter 364, ~~Florida Statutes~~, in single-family occupancies, whether detached or townhouse.

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3. Permits shall not be required for the installation, replacement, removal, or metering of any load management control device.

E. Gas.

1. Portable heating appliance not connected to a building air distribution system.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

F. Mechanical.

1. Portable heating appliance not connected to a building air distribution system.
2. Portable ventilation equipment not connected to a building air distribution system.
3. Portable cooling unit not connected to a building air distribution system.
4. Steam, hot, or chilled water piping within any heating or cooling equipment regulated by this Code.
5. Replacement of any part ~~which~~ that does not alter its approval or make it unsafe, including replacement of thermostats.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing ten (10) pounds (4.54 kg) or less of refrigerant and actuated by motors of one (1) horsepower (746 W) or less.
8. The installation, replacement, removal, or metering of any load management control device.
9. Portable air compressors, dust collectors, and their corresponding ~~correspondent~~ distribution systems.
10. Pool heating equipment. Plumbing and electrical permits are required.

G. Plumbing.

1. The stopping of leaks in drain, water, soil, waste, or vent pipes. ~~provided, however, that~~ If any concealed trap, drainpipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work. ~~A~~ and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves, faucets, or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.
3. The cleaning of septic tanks or temporary placement of chemical toilets on construction sites where such work is located within the property lines.

H. Roofing.

1. No permit will be required for maintenance or repair of any roof covering, as provided in Chapter 15, for work not exceeding fifteen hundred dollars (\$1,500.00) as determined by the Building Official.

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

105.2.2 Minor repairs. Ordinary minor repairs may be made with the approval of the Building Official without a permit, provided the repairs do not include the cutting away of any wall, partition, or portion. Thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; additionally, ordinary minor repairs shall not include an addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

105.2.3 Public Service Agencies/Other Approvals. ~~An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair, or addition unless the permit either includes or on its face or there is attached to the permit the following statement: "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this County, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies."~~ See Florida Statute, 553.79. In addition, the Building Official shall require that the laws, rules, and regulations of any other regulatory AHJ, and where such laws, rules, and regulations are applicable and are known to the Building Official, shall be satisfied before a permit shall be issued. The Building Official shall require such evidence, as in their opinion is reasonable, to show such other approvals. The Building Official shall not thereby be held responsible for the enforcement of such other regulations as ~~they are~~ not specifically authorized to enforce. Following are some, but not necessarily all, other agencies having jurisdiction:

105.2.3.1 The Engineering Department, Fire Department, or Police Department for the moving of buildings, structures, and heavy equipment over or the temporary blocking of streets or other public spaces, or the temporary construction or storage of material, or construction operations on streets or other public spaces; and for land clearing adjacent to existing sidewalks; as well as for the discharge of rainwater or other water runoff on streets or other public spaces into the public sewers.

105.2.3.2 The Fire Department for the burning of construction or demolition waste or the use or storage of explosives.

105.2.3.3 the city or county tax assessor and collector for the moving or demolition of any building or structure.

105.2.3.4 Broward County Environmental Protection and Growth Management Department or Florida Department of Environmental Regulation for (but not limited to):

- A. The adequacy of waste treatment plants receiving waste from industrial, commercial, public, or dwelling units.
- B. Waste treatment and disposal systems.
- C. Waste disposal wells.
- D. Wastewater collection systems.
- E. Air pollution.
- F. Underground and above-ground liquid fuel storage.

105.2.3.5 Broward County Health Department, Florida Department of Health for (but not limited to):

- A. Onsite sewage treatment and disposal systems.
- B. Places where food or drink is prepared or served to the public but not regulated by the Department of Business and Professional Regulation or by the Department of Agriculture and Consumer Services.

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- C. Public water supply and supply wells.
 - D. Public swimming pools.
 - E. Chemical toilets as set forth in Section 311.1 of the Florida Plumbing Code.
 - F. Mobile home parks as set forth in Florida Statute, Sections 513 and 723, ~~Florida Statutes~~.

105.2.3.6 The State Hotel Commission for the construction, alteration, or addition of ~~to~~ multiple residential rental units or places where food and drink is prepared or served to the public.

105.2.3.7 The U.S. Army Corps of Engineers, for construction of bulkheads or docks adjacent to or extending into navigable waters.

105.2.3.8 Federal regulations limiting construction during periods of national emergency.

105.2.3.9 The Public Works Department for bulkheads, docks, similar construction, or fill along waterfront property.

105.2.3.10 The Rules and Regulations of the State Fire Marshal.

105.2.3.11 The State of Florida Bureau of Elevator Inspection and the Broward County Permitting, Licensing and Consumer Protection Division, Elevator Section.

105.2.3.12 The Department of Agriculture and Consumer Services (grocery stores and convenience stores) or Department of Business and Professional Regulation (public restaurants).

105.2.3.13 In addition to the plumbing permit, permits shall be required by other regulating AHJ ~~authorities having jurisdiction~~. Following are some, but not necessarily all, other required permits:

- A. Fire Department and Police Department before obstructing or excavating in any public thoroughfare.
- B. Engineering Department before cutting any street paving, sidewalk curb, or sewage system or part thereof or appurtenance thereof; or otherwise cutting, tapping, or piercing any public sewer or appurtenance thereof.
- C. Building Official before the addition of any fixtures or the removal or alteration of any structural or load-bearing members.

105.3 Application for Permit Required. Any applicant desiring a permit to be issued by the Building Official, Fire Marshal, or Fire Code Official, as required, shall first file an application ~~therefor~~ in writing or electronically on a form furnished by the Building Department or Fire Department. ~~for that purpose.~~

105.3.0.1 Qualification of Applicant. Application for the permit will be accepted from the owner, qualified persons or firms, or authorized agents.

105.3.0.1.1 Qualification of persons or firms. Persons or firms shall be qualified in accordance with the rules of the Broward County Central Examining Board, Ordinance No. 78-9 and Chapter 9 of the Broward County Codes; the state of Florida, Department of Professional Regulation by authority of Florida Statute, Chapter 489, Parts One and Two ~~of the Florida Statutes~~; or other Examining Boards as specifically approved by BORA.

105.3.0.2 Application Form. Each application for a permit shall be submitted with the required fee and filed with the Building Department on the Broward County Uniform Building Permit Application (~~effective April 1, 2016~~) furnished for that purpose. (~~see Appendix A of the Broward County Administrative Provisions~~) The application shall describe the property on which the proposed work is to be done and shall include both the legal description and ~~more~~ commonly known address. The application shall also show the use or occupancy of the building or structure; shall be accompanied by plans or specifications as required hereafter; shall

state the value of the proposed work; as specified in Section 109, shall give such other information as reasonably may be required by the Building Official to describe the proposed work; and shall be attested by the owner, qualified person or firm or authorized agents. The permit application shall be inscribed with the application date and the edition of the Code in effect and comply with the requirements of Florida Statute, Section 713.135(5) and (6), ~~Florida Statutes~~. The code in effect on the date of application shall govern the project. For a building permit for which an application is submitted prior to the effective date of the FBC, the state minimum building code in effect in the permitting jurisdiction on the date of the application shall govern the permitted work for the life of the permit and any extension granted to the permit.

~~Effective October 1, 2017~~, A local enforcement agency shall post each type of building permit application on its website. Completed applications must be able to be submitted electronically to the appropriate building department. Accepted methods of electronic submission include but are not limited to, e-mail submission of applications in portable document format or submission of applications through an electronic fill-in form available on the Building Department's website or through a third-party submission management software. Payments, attachments, or drawings required as part of the permit application may be submitted in person in a non-electronic format at the discretion of the Building Official.

105.3.0.3 Attesting of Application. The permit application shall be signed in a space provided before an officer duly qualified to administer oaths by the owner, qualified person or firm, or authorized agents. The contractor may sign solely and independently from either an owner or owner's agent for the purpose of applying for a building permit.

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

105.3.1 Action on application. The Building Official and Fire Code Official or their duly authorized representative shall examine or cause to be examined applications for permits and amendments thereto within thirty (30) working days after plans or specifications are submitted and accepted for a building permit (other than expedited permits related to fire alarms and fire sprinkler systems as allowed by Florida Statute 553.7932 and 633.102.) The Building Official or their duly authorized representative shall notify the applicant, in writing or electronically, that a permit is ready for issuance or that additional information is required. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official or Fire Code Official shall reject such application in writing or electronically, stating the reasons, therefore citing relevant code sections. If the Building Official ~~and~~ after consulting with the Fire Code Official, is satisfied that the proposed work conforms to the requirements of this Code, laws, and ordinances applicable thereto, the Building Official shall issue a permit. Therefore, as soon as practicable, to persons or firms qualified in accordance with Section 105.3.0.1.1 or FFPC.1.12. When authorized through a contractual agreement with a School Board, in acting on applications for permits, the Building Official shall give ~~first~~ priority to any applications for the construction of, or addition or renovation to, any school or educational facility.

105.3.1.1 Not more than sixty (60) calendar days after the date of such notification, where such additional information has not been submitted, or the permit has not been purchased, the application or the permit shall become null and void. If the 60th day falls on a Saturday, Sunday, or a national holiday, the next business day shall be used for the 60th day. The Building Official may extend such permit application to be corrected or purchased for a single period of sixty (60) days after the initial

expiration date if the request is in writing, for a good reason, and is submitted prior to the initial expiration date.

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

105.3.1.3 If a state college or university, ~~Florida college~~, or public school district elects to use a local government's code enforcement offices, fees charged by counties and municipalities for enforcement of the FBC on buildings, structures, and facilities of state colleges and universities, ~~state colleges~~, and public school districts shall not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the Code.

105.3.1.4 Permits shall be required for the following operations:

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

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

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

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

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

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

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

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

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

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

105.3.1.4.10.1 ~~Not more than twenty five (25) percent of the total roof area or roof section of any existing building or structure shall be repaired, replaced, or recovered in any 12 month period unless the entire roofing system or roof section conforms to requirements of this Code. See FBC, Existing Building 706.1.1.~~

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

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

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

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

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

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

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

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

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

105.3.1.4.20 Local government-expedited approval of certain permits. As required by Florida Statute 553.7922, following a state of emergency declared pursuant to Florida Statute 252.36 for a natural emergency, local governments impacted by the emergency shall approve special processing procedures to expedite permit issuance for permits that do not require technical review, including but not limited to, roof repairs, reroofing, electrical repairs, service changes, or the replacement of one window or one door.

105.3.1.5 Professional engineer required. No permit may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such permit provides to the enforcing agency ~~which~~ that issues the permit any of the following documents ~~which~~ that apply to the construction for which the permit is to be issued and which shall be prepared by or under the direction of an engineer registered under Florida Statute, Chapter 471, Florida Statutes:

- ~~1A.~~ Plumbing documents for any new building or addition which requires a plumbing system with more than two hundred fifty (250) fixture units or which costs more than one hundred twenty-five thousand dollars (\$125,000.00).
- ~~2B.~~ Fire sprinkler documents for any new building or addition, which includes a fire sprinkler system ~~which that~~ contains fifty (50) or more sprinkler heads. Personnel, as authorized by Florida Statute, Chapter 633 Florida Statutes, may design a new fire sprinkler system of forty-nine (49) or fewer heads; may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition, or deletion of forty-nine (49) heads or fewer, notwithstanding the size of the existing fire sprinkler system; or may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation or deletion of 249 or fewer sprinklers, notwithstanding the size of the existing fire sprinkler system, if there is no change of occupancy of the affected areas, as defined in FBC, Building this Code and the ~~Florida Fire Prevention Code~~ FFPC, and there is no change in the water demand as defined in NFPA 13, Standard for the Installation of Sprinkler Systems, and if the occupancy hazard classification as defined in NFPA 13 is reduced or remains the same as a result of the alteration.
- ~~3C.~~ Heating, ventilation, and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity or which is designed to accommodate more than one hundred (100) persons or for which the system costs more than one hundred twenty-five thousand dollars (\$125,000.00). This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one-family, two-family, three-family, or four-family structure.

Note: An air-conditioning system may be designed by an installing air-conditioning contractor certified under Florida Statute, Chapter 489, Florida Statutes, to serve any building or addition which is designed to accommodate one hundred (100) persons or fewer and requires an air-conditioning system with value of one hundred twenty-five thousand dollars (\$125,000.00) or less; and when a 15-ton-per-system or less is designed for a singular space of a building, and each 15-ton system or less has an independent duct system. Systems not complying with the above require design documents that are to be sealed by an engineer.

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

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

Note: It was further clarified by the Commission that the limiting criteria of one hundred (100) persons and one hundred twenty-five thousand dollars (\$125,000.00) apply to the building occupancy load and the cost of the total air-conditioning system of the building.

- 4D. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes medical gas, oxygen, steam, vacuum, toxic air filtration, clean agent fire extinguishing, or fire detection and alarm system that costs more than five thousand dollars (\$5,000.00).

Exception: Simplified permitting process for fire alarm system projects.

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

~~(a)~~a. Contractor means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of Florida Statute, Chapter 489, Florida Statutes.

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

~~(a)~~2. A local enforcement agency:

a. May require a contractor, as a condition of obtaining a permit for a fire alarm system project, to submit a completed application and payment.

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

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

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

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

~~5E.~~ Electrical documents. See Florida Statutes, Section 471.003(2)(h), ~~Florida Statutes~~.

Note: Documents requiring an engineer seal by this part shall not be valid unless an engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Florida Statute, Section 471.025 ~~Florida Statutes~~.

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

~~7G.~~ See also section 107.3.4.

105.3.1.6 Reviewing application for a building permit.

1. When reviewing an application for a building permit, a local government may not request additional information from the applicant more than three times unless the applicant waives such limitation in writing.
2. If a local government requests additional information from an applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 15 days after receiving such information:
 - A. Determine if the application is properly completed.
 - B. Approve the application.
 - C. Approve the application with conditions.
 - D. Deny the application or
 - E. Advise the applicant of information, if any, that is needed to deem the application ~~properly~~ completed or to determine the sufficiency of the application.
3. If a local government makes a second request for additional information from the applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within ten (10) days after receiving such information:
 - A. Determine if the application is properly completed.
 - B. Approve the application.
 - C. Approve the application with conditions.
 - D. Deny the application or
 - E. Advise the applicant of information, if any, that is needed to deem the application ~~properly~~ completed or to determine the sufficiency of the application.
4. Before a third request for additional information may be made, the applicant must be offered an opportunity to meet with the local government to attempt to resolve outstanding issues. If a local government makes a third request for additional information from the applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 10 days after receiving

such information unless the applicant waived the local government's limitation in writing, determine that the application is complete and:

- A. Approve the application.
 - B. Approve the application with conditions or
 - C. Deny the application.
5. If the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the local government, at the applicant's request, must process the application and either approve the application, approve the application with conditions, or deny the application.

105.3.2 Time Limitation.

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

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

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

105.3.2.4 If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

105.3.2.5 If a new building permit is not obtained within one hundred eighty (180) days from the date the initial permit became null and void, the Building Official is authorized to require that any work ~~which that~~ has been commenced or completed be removed from the building site; or alternately, ~~they~~ may issue a new permit, on application, providing the work in place and the required work to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of a new permit.

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

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

105.3.2.6 Work shall be considered to have commenced and be in active progress when the permit has received an approved inspection within ninety (90) days of being issued or if, in the opinion of the Building Official, the permit has a full complement of workers and equipment is present at the site to diligently incorporate materials and equipment into the structure, weather permitting. This provision shall not be applicable in the case of a civil commotion or strike or when the building work is halted due directly to a

judicial injunction, order, or similar process. The fact that the property or parties may be involved in litigation shall not be sufficient to constitute an exception to the time period set forth herein.

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

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

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

105.3.3 An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair, or addition unless ~~the permit either includes on its face or there is attached to the permit the following statement:~~ "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this County, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies."

105.3.4 A building permit for a single-family residential dwelling must be issued within thirty (30) working days of application unless unusual circumstances require a longer time for processing the application or unless the permit application fails to satisfy the FBC or the enforcing agency's laws or ordinances.

105.3.5 Identification of minimum premium policy. Except as otherwise provided in Florida Statute, Chapter 440, ~~Florida Statutes~~, Workers' Compensation, every employer shall, as a condition to receiving a building permit, show proof that it has secured compensation for its employees as provided in Florida Statute, Sections 440.10 and 440.38, ~~Florida Statutes~~.

105.3.6 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement ~~that which~~ indicates the owner's or operator's responsibility to comply with the provisions of Florida Statute, Section 469 ~~Florida Statutes~~ and to notify the Department of Environmental Protection of their intentions to remove asbestos, when applicable, in accordance with state and federal law.

105.3.6.1 Asbestos removal. Moving, removal, or disposal of asbestos-containing materials on a residential building where the owner occupies the building, the building is not for sale or lease, and the work is performed according to the owner-builder limitations provided in this paragraph. To qualify for exemption under this paragraph, an owner must personally appear and sign the building permit application. The permitting agency shall provide the person with a disclosure statement in substantially the following form:

Disclosure Statement

State law requires asbestos abatement to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own asbestos abatement contractor even though you do not have a license. You must supervise the construction yourself. You may move, remove, or dispose of asbestos-containing materials on a residential building where you occupy the building and the building is not for sale or lease, or the building is a farm outbuilding on your property. If you sell or lease such building within one (1) year after the asbestos abatement is complete, the law will presume that you intended to sell or lease the property at the time the work was done, which is a violation of this exemption. You may not hire an unlicensed person as your contractor. Your work must be done according to all local, state, and federal laws and regulations ~~which~~ that apply to asbestos abatement projects. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

105.3.7 Applicable Code for Manufactured Buildings. Manufacturers should be permitted to complete all buildings designed and approved prior to the effective date of a new code edition, provided a clear signed contract is in place. The contract shall provide specific data mirroring that is required by an application for a

permit, specifically, without limitation, date of execution, building owner or dealer, and anticipated date of completion. However, the construction activity must commence within six (6) months of the contract's execution. The contract is subject to verification by the Department of Business and Professional Regulation.

105.3.8 A local government may not require a contract between a builder and an owner for the issuance of a building permit or as a requirement for the submission of a building permit application.

105.4 Conditions of Permit. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the Building Official, or Fire Marshal/Fire Code Official, or their duly authorized representative from thereafter requiring a correction of errors in plans, construction or violations of this Code.

105.4.1 Compliance.

105.4.1.1 At any time when approved plans or specifications are found to be in violation of this Code, the Building Official or ~~their duly authorized representative or~~ Fire Marshal/Fire Code Official, or their duly authorized representative shall notify the designer of the applicable code section that are in violation. The and the designer shall correct the drawings or otherwise show compliance with this Code and the FFPC. ~~satisfy. the Building Official or their duly authorized representative or fire marshal/fire code official or their duly authorized representative that the design or working drawings are in compliance with this Code and FFPC.~~

105.4.1.2 Compliance with the code is the responsibility of the property owner and the permit holder. The safety of persons and materials during actual construction operations, as set forth in FBC, Building, Chapter 33, is the responsibility of the permit holder.

105.4.1.3 The Building Official or ~~their duly authorized representative or~~ Fire Marshal/Fire Code Official or their duly authorized representative (according to this Code and the FFPC) shall issue a notice of violation(s) of this Code or corrections ordered. Such notice shall be served on the permit holder or their job representative by mail, hand delivery, electronically, or may be posted at the site of the work. Refusal, failure, or neglect to comply with such notice or order within ten (10) days, except where an appeal has been filed with BORA, shall be considered a violation of this Code and shall be subject to the penalties as set in Section 114 of this Code. ~~In the event of failure to comply with this section, no further permits shall be issued to such person, firm, or corporation.~~

105.5 Additional options for closing a permit.

- A. Pursuant to Section 553.79(15), Florida Statute, a property owner, regardless of whether the property owner is the one listed on the application for the building permit, may close a building permit by complying with the following requirements:
 - a. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspections in order to close the permit. If a contractor other than the original contractor listed on the permit is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that they perform.
 - b. The property owner may assume the role of an owner-builder in accordance with Florida Statute, Sections 489.103(7) and 489.503(6).
 - c. For purposes of this section, the term "close" means that the requirements of the permit have been satisfied.
- B. If a building permit is expired and its requirements have been substantially completed, as determined by the local enforcement agency, the permit may be closed without having to obtain a new building permit,

and the work required to close the permit may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the permit unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design, or method of construction.

- C. A local enforcement agency may close a building permit six (6) years after the issuance of the permit, even in the absence of a final inspection, if the local enforcement agency determines that no apparent safety hazards exist.

105.6 Suspension or Revocation of Permit.

105.6.1 The Building Official may revoke a permit or approval issued under the provisions of this Code in the case of any false statement or misrepresentation of fact in the application or on the plans or specifications on which the permit or approval was based.

105.6.2 Whenever the work for which a permit has been issued is not being performed in conformity with plans, specifications, ~~or~~ descriptions, ~~or~~ approved plans or if the specifications are not being kept at the site, it shall be the duty of the Building Official to notify the contractor or owner or their agent, in writing, that the permit is suspended. Written notice shall be mailed or given to the permit holder or their agent, and it shall be unlawful for any person or persons to perform any work in or about the building or structure except such work as may be required to correct ~~for the correction of~~ the expressed violations. And if, in the judgment of the Building Official, there is imminent danger that requires immediate action, the permit may be revoked or suspended verbally, and written notice served later.

105.6.3 When a permit has been suspended, it shall not be reinstated until all existing violations have been corrected. Written notice of reinstatement shall be given to the permit holder if requested.

105.6.4 Upon request by the owner or permit holder and upon investigation by the Building Official to determine that the work has been abandoned or that the permit holder is unable or unwilling to complete the contract, a change of contractor may be issued without the initial permit being revoked or suspended.

105.6.4.1 The foregoing will be permitted only when the following stated persons have filed with the Building Official a letter stating the reason for a change of contractor being required and holding the Building Official harmless from legal involvement. All interested parties shall be notified before action is taken.

1. Where the contractor being changed is the prime contractor, the owner shall file ~~such a~~ a hold-harmless letter.
2. Where a sub-contractor or specialty contractor is the permit holder, the owner and prime contractor shall each ~~both~~ file a hold-harmless letters.

105.6.5.1 Pursuant to Section 553.79(18), Florida Statute, a local enforcement agency may not deny issuance of a building permit to; issue a notice of violation to; or fine, penalize, sanction, or assess fees against an arms-length purchaser of a property for value solely because a building permit applied for by a previous owner of the property was not closed. The local enforcement agency shall maintain all rights and remedies against the property owner and contractor listed on the permit.

105.6.5.2 Pursuant to Section 553.79(18), Florida Statute, the local enforcement agency may not deny issuance of a building permit to a contractor solely because the contractor is listed on other building permits that were not closed.

105.7 Placement of Permit Card. The building permit card shall be maintained in a conspicuous place on the front of the premises affected ~~thereby~~ during the hours of work in progress and available on demand for examination by the Building Official. The permit card ~~which~~ shall bear the description of the property, the nature of the work being done, the name of the owner and contractor, and other pertinent information.

105.8 Notice of Commencement. In accordance with Florida Statute, Section 713.135, ~~Florida Statutes~~, when any person applies for a building permit, the authority issuing such permit shall print on the face of each permit card in no less than 14-point, capitalized, boldfaced type: **"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."**

105.9 Reserved. See Section 105.3.6 Asbestos.

105.10 Certificate of Protective Treatment for the prevention of termites. A weather-resistant job site posting board shall be provided to receive duplicate Treatment Certificates as each required protective treatment is completed, providing a copy for the person the permit is issued to and another copy for the building permit files. The Treatment Certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration, and number of gallons used to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, the final exterior treatment shall be completed prior to the final building approval.

105.11 Notice of termite protection. A permanent sign, which identifies the termite treatment provider and the need for re-inspection and treatment contract renewal, shall be provided. The sign shall be posted near the water heater or electric panel.

105.12 Work starting before permit issuance. Upon prior written approval of the Building Official, the scope of work delineated in the building permit application and plans may be started prior to the final approval and issuance of the permit, provided that any work completed (including exploratory uncovering of concealed structural elements of existing buildings for design information) is entirely at the risk of the permit applicant and the work does not proceed past the first required inspection.

105.13 Phased permit approval. After the submittal of the appropriate construction documents, the Building Official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted and upon payment of the required fee. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted. Corrections may be required to meet the requirements of the technical codes.

105.14 Permit issued on the basis of an affidavit. ~~Reserved. Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions that, in the opinion of the Building Official, are hazardous or complex, the Building Official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity to the permit, provide copies of inspection reports as inspections are performed, and upon completion, make and file with the Building Official written affidavit that the work has been done in conformity with to the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the Building Official. The Building Official shall ensure that any person conducting plans review is qualified as a plans examiner under Florida Statute, Part XII of Chapter 468 and that any person conducting inspections is qualified as a building inspector under Florida Statute, Part XII of Chapter 468.~~

105.14.1 Affidavits in flood hazard areas. Permit issued on the basis of an affidavit shall not extend to the flood load and flood resistance requirements of the *Florida Building Code*, and the Building Official shall review and inspect those requirements.

105.15 Opening protection. When any activity requiring a building permit, not including roof covering replacement or repair work associated with the prevention of degradation of the residence, that is applied for on or after July 1, 2008, and for which the estimated cost is fifty thousand dollars (\$50,000.00) or more for a building that is located

in the wind borne debris region as defined in the FBC, and that has an insured value of seven hundred fifty thousand dollars (\$750,000.00) or more, or, if the building is uninsured or for which documentation of insured value is not present, has a just valuation for the structure for purposes of ad valorem taxation of seven hundred fifty thousand dollars (\$750,000.00) or more; opening protection as required within the FBC, Building or FBC, Residential for new construction must be provided.

Exception: Single-family residential structures permitted subject to the FBC are not required to comply with this section.

105.16 Inspection of existing residential building not impacted by construction.

- (a) A local enforcing agency, and any local building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building permit the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought.
- (b) This subsection does not apply to a building permit sought for:
 - 1. A substantial improvement as defined in Florida Statute, Section 161.54, ~~Florida Statutes~~, or as defined in FBC.
 - 2. A change of occupancy as defined in FBC.
 - 3. A conversion from residential to nonresidential or mixed use pursuant to Florida Statute, Section 553.79(20)(a), ~~Florida Statutes~~, or as defined in FBC.
 - 4. A historic building as defined in FBC.
- (c) This subsection does not prohibit a local enforcing agency, or any local building code administrator, inspector, or other official or entity, from:
 - 1. Citing any violation inadvertently observed in plain view during the ordinary course of an inspection conducted in accordance with the prohibition in paragraph (a).
 - 2. Inspecting a physically nonadjacent portion of a building, structure, or real property that is directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought in accordance with the prohibition in paragraph (a).
 - 3. Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented to the inspection of that portion of the building, structure, or real property in accordance with the prohibition in paragraph (a).
 - 4. Inspecting any portion of a building, structure, or real property pursuant to an inspection warrant issued in accordance with Florida Statute, Sections 933.20-933.30, ~~Florida Statutes~~.

105.17 Streamlined low-voltage alarm system installation permitting.

- (1) As used in this section, the term:
 - (a) Contractor means a person ~~who is~~ qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under Part II of Chapter 489.
 - (b) Low-voltage alarm system project means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in Florida Statute, Section 489.505, ~~Florida Statutes~~, including video cameras and closed-circuit television systems

used to signal or detect a burglary, fire, robbery, or medical emergency that is hardwired and operating at low voltage, as defined in the National Electrical Code Standard 70, Current Edition, or a new or existing low voltage electric fence. The term also includes ancillary components or equipment attached to a low-voltage alarm system or low-voltage electric fence, including, but not limited to, home-automation equipment, thermostats, closed-circuit television systems, access controls, battery recharging devices, and video cameras.

- (c) Low-voltage electric fence means an alarm system, as defined in Section 489.505, that consists of a fence structure and an energizer powered by a commercial storage battery not exceeding twelve (12) volts, which produces an electric charge upon contact with the fence structure.
 - (d) Wireless alarm system means a burglar alarm system or smoke detector that is not hardwired.
- (2) Notwithstanding any provision of law, this section applies to low-voltage alarm system projects for which a permit is required by a local enforcement agency. However, a permit is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment attached to the system.
 - (3) A low-voltage electric fence must meet all of the following requirements to be permitted as a low-voltage alarm system project, and no further permit shall be required for the low-voltage alarm system project other than as provided in this section:
 - (a) The electric charge produced by the fence upon contact must not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International Electrotechnical Commission Standard No. 60335-2-76, Current Edition.
 - (b) A nonelectric fence or wall must completely enclose the low-voltage electric fence. The low-voltage electric fence may be up to two (2) feet higher than the perimeter nonelectric fence or wall.
 - (c) The low-voltage electric fence must be identified using warning signs attached to the fence at intervals of not more than sixty (60) feet.
 - (d) The low-voltage electric fence shall not be installed in an area zoned exclusively for single-family or multi-family residential use.
 - (e) The low-voltage electric fence shall not enclose the portions of a property ~~which~~ that are used for residential purposes.
 - (4) This section does not apply to the installation or replacement of a fire alarm if a plan review is required.
 - (5) A local enforcement agency shall make uniform basic permit labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated in ~~Florida Statute, Section 553.793, Florida Statutes.~~ The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.
 - (a) A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit information other than identification information of the licensee and proof of registration or certification as a contractor.
 - (b) A label is valid for one (1) year after the date of purchase and may only be used within the jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels in bulk for one (1) or more unspecified current or future projects.
 - (6) A contractor shall post an unused uniform basic permit label in a conspicuous place on the premises of the low-voltage alarm system project site before commencing work on the project.
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- (7) A contractor is not required to notify the local enforcement agency before commencing work on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a Low-Voltage Alarm System Project as provided under subsection (7) to the local enforcement agency within fourteen (14) days after completing the project. A local enforcement agency may take disciplinary action against a contractor who fails to ~~timely~~ submit a Uniform Notice of a Low-Voltage Alarm System Project.
 - (8) The Uniform Notice of a Low-Voltage Alarm System Project may be submitted electronically or by facsimile if all submissions are signed by the owner, tenant, contractor, or authorized representative of such persons. The Uniform Notice of a Low-Voltage Alarm System Project shall be in the format prescribed by the local enforcement agency and must comply with the requirements of Florida Statutes, Section 553.793(7), ~~Florida Statutes~~.
 - (9) A low-voltage alarm system project may be inspected by the local enforcement agency to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass the inspection.
 - (10) A municipality, county, district, or other ~~entity~~ of local government entity may not adopt or maintain in effect an ordinance or rule regarding a low-voltage alarm system project that is inconsistent with this section.
 - (11) A uniform basic permit label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section.

The provisions of this act are not intended to impose new or additional licensure requirements on persons licensed in accordance with the applicable provisions of Florida Statutes, Chapter 489, ~~Florida Statutes~~.

105.18 Demolition. Application for building permits for the work of demolition of buildings or structures, if such building or structure is over twelve (12) feet in height above grade or any wall of which is over forty (40) feet in horizontal length, shall be accepted from only qualified persons or firms. Qualifications of persons or firms shall be in accordance with separate ordinances providing for the qualification and certification of construction tradesmen. See Florida Statutes F.S. 553.79(25) for the demolition of a single-family residential structure located ~~on~~ in any flood hazard area.

105.18.1 A permit for the demolition of a building or structure for which an application is made voluntarily by the owner shall expire sixty (60) days from the date of issuance and shall specifically require the completion of the work for which the permit is issued on or before the expiration date.

Section 106 Floor and Roof Design Loads

106.1 Live loads posted. In commercial or industrial buildings, for each floor or portion thereof designed for live loads exceeding fifty (50) psf (2.40 kN/m²), such design live loads shall be conspicuously posted by the owner in that part of each story ~~in which~~ they apply, using durable signs. It shall be unlawful to remove or deface such notices.

106.2 Issuance of certificates of occupancy. A Certificate of Occupancy required by Section 111 shall not be issued until the floor load signs required by Section 106.1 have been installed.

106.3 Restrictions on loading. It shall be unlawful to place, or cause a permit to be placed, on any floor or roof of a building, structure, or portion thereof, a load greater than is permitted by this Code.

106.3.1 Storage and Factory-Industrial Occupancies. It shall be the responsibility of the owner, agent, proprietor, or occupant of Group S and Group F occupancies, or any occupancy where excessive floor loading is likely to occur, to employ a competent architect or engineer in computing the safe load capacity. All such computations shall be accompanied by an affidavit from the architect or engineer stating the safe

allowable floor load on each floor in pounds per square foot uniformly distributed. The computations and affidavit shall be filed as a permanent record of the building department.

Section 107 Submittal Documents

107.1 General.

107.1.1 Submittal documents. Submittal documents consisting of construction documents, statement of special inspections, geotechnical reports, structural observation programs, and other data shall be submitted in two (2) or more sets of plans or specifications as described in Section 107.3 or in a digital format when approved by the Building Official with each application for a permit. ~~The construction documents shall be prepared by a~~ A registered design professional shall prepare construction documents where required by Florida Statute, Chapter 471, ~~Florida Statutes~~, or Chapter 481, ~~Florida Statutes~~. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that a review of construction documents is not necessary to obtain compliance with this Code.

107.1.2 Where required by the Building Official ~~or Fire Marshal, Or Fire Code Official~~, a third copy of the plan showing parking, landscaping, and drainage shall be provided.

107.2 Construction documents. Construction documents shall be in accordance with Sections 107.2.1 through 107.2.5.

107.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents ~~are permitted to~~ can be submitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of this Code and the FFPC, relevant laws, ordinances, rules, and regulations, as determined by the Building Official or Fire Marshal/Fire Code Official (see also Section 107.3.5.1.)

107.2.1.1 At any time during the course of construction, the Building Official ~~or~~ Fire Marshal, Or Fire Code Official may require the submittal of a first-floor elevation survey as built.

107.2.2 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this Code, the FFPC, and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 of this Code and the FFPC.

107.2.3 Means of egress. The construction documents shall comply with Chapter 10 of the FBC, Building, showing in sufficient detail the location, construction, size, and character of all portions of the means of egress, including the path of the exits discharge to the public way in compliance with the provisions of this Code. In other than occupancies other than in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor and in all rooms and spaces.

107.2.4 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope sufficiently ~~in sufficient detail~~ to determine compliance with this Code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane, and details around openings.

The construction documents shall include the manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system that was tested, where applicable, and as well as the test procedure used.

107.2.4.1 Exterior balcony and elevated walking surfaces. Where the balcony or other elevated walking surfaces are exposed to water from direct or blowing rain or irrigation, and ~~the structural framing is protected by an impervious moisture barrier protects the~~ structural framing, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include the manufacturer's installation instructions. ~~(CAC7834)~~

Where the balcony or other elevated walking surfaces are exposed to water from direct or blowing rain or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include the manufacturer's installation instructions. ~~(CAC7834)~~

107.2.5 Site plan. The construction documents submitted with the application for a permit shall be accompanied by a site plan showing ~~to scale~~ the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades, and the proposed finished grades, and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show the construction to be demolished and the location and size of existing structures and construction that ~~are to~~ remain on the site or plot. The Building Official is authorized to waive or modify the requirement for a site plan when the application for a permit is for alteration or repair or when otherwise warranted.

107.2.5.1 Design flood elevations. Where design flood elevations are not specified, they shall be established in accordance with FBC Ch. 16. The elevation above Mean Sea Level (MSL) of the top of all first floors shall appear on all construction plans, and the Building Official shall require that such elevations be transferred to the accompanying application for a permit.

107.3 Examination of documents. The Building Official or Fire Marshal/Fire Code Official shall examine or cause to be examined each application for a permit and the accompanying documents, consisting of drawings, specifications, calculations (when required), and additional data, and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of the technical codes and all other pertinent laws or ordinances. All plan reviews shall be performed by the plans examiners certified per Section 104 of this Code.

Exceptions 1: Building plans and specifications approved pursuant to Florida Statute, Section 553 Part I, ~~Florida Statutes~~, and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly, or construction at the site. Erection, assembly, and construction at the site are subject to local permitting and inspections. Photocopies of plans approved according to FAC 61-41.009 shall be sufficient for local permit application documents of record for the modular building portion of the permitted project.

Exception 2. Reserved – Chuck to review FBC, chapter 1, section 107.3, exception 2.

107.3.0.1 Plans and specifications for which only minor correction is necessary may be corrected by notation on the prints with the designer approval ~~of the designer~~.

107.3.0.2 Plans and specifications for which major correction is necessary shall be revised by the designer, and new corrected plans submitted.

107.3.1 Approval of construction documents. When the Building Official issues a permit, the construction documents shall be approved, in writing, ~~or by stamp~~ stamped or electronically, as *Reviewed for Code Compliance*. The Building Official shall retain one (1) set of the approved (construction documents) plans and specifications, ~~and~~ The other set shall be returned to the (applicant) permit holder, who shall maintain and keep this set at the

site of work and available for inspections by the Building Official ~~or their duly authorized representative~~ or Fire Marshal/Fire Code Official, or their duly authorized representative.

107.3.2 Previous approval. Reserved.

107.3.3 Phased approval. Reserved. See Section 105.13.

107.3.4 Design professional in responsible charge.

107.3.4.0.1 General Requirements for Professional Design. For buildings and structures (except single-family residences), alterations, repairs, improvements, replacements, or additions costing fifteen thousand dollars (\$15,000.00) or more, as specified herein, the plans or specifications shall be prepared and approved by, and each sheet shall bear the impressed seal of an architect or engineer. For any work involving structural design, the Building Official may require that plans and specifications be prepared by and bear the impressed seal of an engineer, regardless of the cost of such work.

Exception: Roofing as set forth in FBC, Chapter 15.

107.3.4.0.2 Plans and specifications for proposed construction, where such plans and specifications are required by this Code to be prepared by and bear the impressed seal of an architect or engineer, shall be submitted by the architect or engineer or an authorized representative.

107.3.4.0.3 For alterations, repairs, improvements, replacements, or additions to a single-family residence costing thirty thousand dollars (\$30,000.00) or more, ~~as specified herein,~~ the plans and specifications shall be prepared and approved by an architect or engineer. ~~and~~ Each sheet shall bear the impressed seal of an architect or engineer. For any work involving structural design, the Building Official may require that plans and specifications be prepared by and bear the impressed seal of an engineer, regardless of the cost of such work.

107.3.4.0.4 Plans and specifications for work that is preponderantly of architectural nature shall be prepared by and bear the impressed seal of an architect, and such work that involves extensive computation based on structural stresses shall, in addition, bear the impressed ~~of~~ seal of an engineer.

107.3.4.0.5 Plans and specifications for work that is preponderantly of a mechanical or electrical nature, at the discretion of the Building Official, shall be prepared by and bear the impressed seal of an engineer.

107.3.4.0.6 Compliance with the specific minimum requirements of this Code shall not be ~~in itself~~ deemed sufficient to assure that a building or structure complies with all of the requirements of this Code. It is the responsibility of the architect or engineer of record for the building or structure to determine through rational analysis what design requirements are necessary to comply with this Code.

107.3.4.0.7 Plans and specifications for work that is preponderantly of a structural nature shall be prepared by and bear the impressed seal of an engineer.

107.3.4.0.8 Plans and specifications for new construction requiring an aggregate electrical service capacity of more than six hundred (600) amperes or more than two hundred forty (240) volts on residential or more than eight hundred (800) amperes or more than two hundred forty (240) volts on commercial or industrial or an electrical system having a value greater than one hundred twenty-five thousand dollars (\$125,000.00) or any electrical system(s) for an assembly area having an area greater than five thousand (5,000) square feet or a fire alarm or security alarm system(s) which cost more than five thousand dollars (\$5,000.00) shall be prepared by and signed, dated and bear the impressed seal of an engineer who is competent in this field of expertise. All plans and specifications prepared by an architect or an engineer, pursuant to the requirements of this Code, shall be hand-signed, dated, and sealed by the respective architect or engineer who prepared such plans and specifications.

107.3.4.1 Deferred submittals. Reserved.

107.3.4.2 Certification by contractors. Reserved.

107.3.4.3 Application for Examination of Plans.

107.3.4.3.1 Complete plans or specifications shall be submitted in duplicate and with a third copy of the plot plan showing parking, landscaping, and drainage, or such plans may be submitted in a single copy where it is evident that code interpretation is needed before the final working drawings can be prepared.

107.3.4.3.2 Plans or specifications for proposed construction, where such plans or specifications are not required to be prepared by and bear the impressed seal of an architect or engineer, shall be submitted by the designer with the application as set forth in Section 105.3.

107.3.4.3.3 Construction Inspection. The professional engineer of record or the architect of record in responsible charge of the structural design shall include in the construction documents the following:

1. Special inspections are required by Section 110.10.2.
2. Other structural inspections required by the Professional Engineer of Record or the Architect of Record in ~~responsible~~ charge of the structural design.

107.3.4.3.4 Application for permit for new construction and additions shall be accompanied by a registered land surveyor's certificate and plan in duplicate on which shall be clearly indicated the property-corner stakes, property line dimensions, existing structures and their location, existing right-of-way, sidewalks, easements, street zoning and property zoning of record, critical elevations and building setbacks required by law, general block plan and other plan and other pertinent survey data which may be required. The Building Official may waive the requirements for such a survey when property line stakes ~~are existing~~ exist and are known to be in place, and the work involved is minor or is clearly within building lines.

Exceptions:

1. The Building Official may authorize the issuance of a permit without plans or specifications for small or unimportant work, but in no instance where the work is of a structural nature except as set forth below.
2. The Building Official will authorize the issuance of a permit for a single-family fall-out shelter without a professional seal on the plans where the cost of such work does not exceed five thousand dollars (\$5,000.00).

107.3.5 Minimum plan review criteria for buildings. The examination of the documents by the Building Official, Fire Marshal/Fire Code Official or their duly authorized representative ~~or fire marshal/fire code official, or their duly authorized representative~~ for that discipline qualified under Section 104 of this Code shall include the following minimum criteria and documents: energy conservation code compliance documents, a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration penetrations; flashing; and rough opening dimensions; and all exterior elevations:

A. Building.

1. Site requirements:
 - a. Parking
 - b. Fire access
 - c. Vehicle loading
 - d. Driving/turning radius
 - e. Fire hydrant/water supply/Post Indicator Valve (PIV)
 - f. Setback/separation (assumed property lines)
 - g. Location of specific tanks, water lines, and sewer lines
 - h. Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, equipment, and flood damage-resistant materials

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2. Occupancy group and special occupancy requirements shall be determined.
 3. The minimum type of construction shall be determined (see FBC, Building, table 504 3a).
 4. Fire-resistant construction requirements shall include the following components:
 - a. Fire-resistant separations
 - b. Fire-resistant protection for the type of construction
 - c. Protection of openings and penetrations of all rated components
 - d. Fire blocking and draft-stopping
 - e. Calculated fire resistance
 5. Fire suppression systems shall include:
 - a. Early warning
 - b. Smoke evacuation systems schematic
 - c. Fire sprinklers
 - d. Standpipes
 - e. Pre-engineered systems
 - f. Riser diagram
 6. Life Safety systems shall be determined and shall include the following requirements:
 - a. Occupant load and egress capacities
 - b. Early warning
 - c. Smoke control
 - d. Stair pressurization
 - e. Systems schematic
 - f. BDA submittal, if applicable
 7. Occupancy Load/Egress Requirements shall include:
 - a. Occupancy load
 - b. Gross occupancy
 - c. Net occupancy
 - d. Means of egress
 - e. Exit access
 - f. Exit
 - g. Exit discharge
 - h. Stairs construction/geometry and protection
 - i. Doors
 - j. Emergency lighting and exit signs
 - k. Specific occupancy requirements
 - l. Construction requirements
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- m. Horizontal exits/exit passageways
8. Structural requirements shall include:
- a. Soil conditions/analysis
 - b. Termite protection
 - c. Design loads
 - d. Wind requirements
 - e. Building envelope
 - f. Structural calculations (if required)
 - g. Foundation
 - h. Impact-resistant coverings or systems
 - i. Wall systems
 - j. Floor systems
 - k. Roof systems
 - l. Threshold inspection plan
 - m. Stair systems
 - n. Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, flood damage-resistant materials
 - o. For windows and door replacement, include the Broward County Uniform Retrofit Window and Door Schedule
9. Materials shall be reviewed and shall, at a minimum, include the following:
- a. Wood
 - b. Steel
 - c. Aluminum
 - d. Concrete
 - e. Plastic
 - f. Glass
 - g. Masonry
 - h. Gypsum board and plaster
 - i. Insulating (mechanical)
 - j. Roofing
 - k. Insulation
10. Accessibility requirements shall include the following:
- a. Site requirements
 - b. Accessible route
 - c. Vertical accessibility
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- d. Toilet and bathing facilities
 - e. Drinking fountains
 - f. Equipment
 - g. Special occupancy requirements
 - h. Fair housing requirements
11. Interior requirements shall include the following:
 - a. Interior finishes (flame spread/smoke develop)
 - b. Light and ventilation
 - c. Sanitation
 12. Special systems:
 - a. Elevators
 - b. Escalators
 - c. Lifts
 13. Swimming pools:
 - a. Barrier requirements
 - b. Spas
 - c. Wading pools
 14. Photovoltaic:
 - a. Site plan
 - b. Roof penetration approval
 - c. Roof sealing detail
 - d. Wind resistance ratings of modules
 - e. Roof live load approval
 - f. Fire classification of buildings and modules
 - g. Rooftop shingle module ratings, if installed
 - h. Design load path

B. Electrical

1. Wiring methods and materials
 2. Services, including riser diagram electrical or fire
 3. Feeders and branch circuits, including circuit and location, AFCI's and GFCI's
 4. Overcurrent protection
 5. Grounding and bonding
 6. Equipment location, sizes, all equipment
 7. Special occupancies
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8. Emergency systems
 9. Communication systems
 10. Low voltage
 11. Load calculations and panel schedules
 12. Design flood elevations
 13. Short circuit analysis
 14. Electrical legend
 15. Lighting specifications
 16. Accessibility requirements
 17. Selective coordination study, if required by NFPA 70
 18. Emergency generator, if applicable
 19. Photovoltaic:
 - a. Layout plan including combiner box and accessible junction boxes
 - b. Size of system number of modules
 - c. Wire size at the coldest temperature
 - d. Listing and model numbers of all equipment and racking
 - e. Inverter rating and location
 - f. Three-line diagram
 - g. Connection to utility line side or load side Busbar ratings
 - h. Grounding
 - i. Labeling

C. Gas

1. Gas piping
2. Venting
3. Combustion air
4. Chimneys and vents
5. Appliances
6. Type of gas
7. Fireplaces
8. LP tank location
9. Riser diagram/shutoffs
10. Design flood elevation

D. Mechanical

1. Calculation of heating and cooling loads as required by FBC, Energy Conservation.
 2. A complete duct layout with:
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- a. Specified materials
 - b. Duct sizes
 - c. Ventilation calculations, outside air intakes/makeup air
 - d. CFM air volumes at each duct inlet and outlet
 - e. Diffuser sizes
 - f. Routing and location of ducts, including risers
 - g. Thermal resistance ratings for ducts and duct insulation
3. Heating, ventilation, air conditioning, and refrigeration equipment, boilers, and appliances shall show:
 - a. Equipment manufacturer
 - b. Equipment model numbers
 - c. Equipment locations
 - d. Equipment efficiency ratings
 - e. Equipment mounting/support details (mechanical equipment exposed to the wind must comply with Section 301.15 of the Florida Mechanical Code)
 - f. For air conditioner replacements, include the Broward County Uniform Data Form for residential and light commercial air conditioning replacements.
 4. Roof-mounted equipment shall show:
 - a. Equipment access
 - b. Equipment capacity in tonnage and horsepower
 - c. Air conditioning refrigerant type and amount of refrigerant in the system (pounds)
 - d. Detail of equipment attachment to roof stand/curb and attachment of roof stand/curb to supporting structure (must comply with requirements of the High-Velocity Hurricane Zone)
 - e. Include Roof Top Mounted Equipment Affidavit
 5. Fire protection assemblies and devices shall show make, model, type, location, and installation details for, but not limited to:
 - a. Fire dampers
 - b. Ceiling dampers
 - c. Smoke dampers
 - d. Smoke detectors (duct)
 - e. Heat detectors
 - f. Automatic fire doors
 - g. Clean agent fire suppression systems
 6. Exhaust systems shall show:
 - a. Bathroom ventilation
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- b. Kitchen equipment exhaust
 - c. Clothes dryer exhaust
 - d. Specialty exhaust systems
 - e. Laboratory
 - f. Smoke control systems
7. Piping shall show:
 - a. All piping materials and sizes
 - b. Piping locations and terminations
 - c. Piping insulation materials and thickness
 8. Chimneys, fireplaces, and vents shall show:
 - a. Location
 - b. Venting requirements
 - c. Combustion air
 9. Other:
 - a. Details for exterior ventilation devices
 - b. Any available product specifications
 - c. Product listings
 - d. Compressed air, vacuum, and pneumatic systems, and
 - e. Liquid fuel storage and dispensing
 10. Mechanical equipment, devices, appliances, and appurtenances compliance with the design flood elevation.

E. Plumbing

1. Minimum plumbing facilities
 2. Fixture requirements
 3. Water supply piping
 4. Sanitary drainage
 5. Water heaters
 6. Vents
 7. Roof drainage
 8. Backflow prevention
 9. Irrigation
 10. Location of the water supply line
 11. Grease traps
 12. Environmental requirements
 13. Plumbing risers/isometric
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14. Design flood elevation

F. Demolition.

1. Asbestos removal

107.3.5.1 Plans or specifications completely defining the work for each discipline (electrical, mechanical, plumbing, roofing, and structural) shall be submitted. Plans shall be electronically or mechanically reproduced prints on substantial paper showing completely all foundation, wall sections, floor plans, roof plans, and elevations at a scale no less than 3/16-inch equals one (1) foot, and the main details at a scale not less than 3/4-inch equals one (1) foot or equivalent metric scale. Electrical plans shall be drawn at a minimum scale of 1/4-inch equals one (1) foot for all buildings of less than five thousand (5,000) square feet or equivalent metric scale, except that an isometric or riser diagram need not be to scale. Designated electrical equipment rooms and meter rooms shall be drawn at a minimum scale of 1/2-inch equals one (1) foot or equivalent metric scale.

107.3.5.2 Computations, stress diagrams, shop drawings, results of site tests, floor plans of existing buildings to which additions are proposed, and other data necessary to show compliance with this Code, the correctness of the plans, and the sufficiency of structural and mechanical design shall be included when required by the Building Official.

107.3.5.2.1 When applying for a permit, calculations prepared by the designer of record for Group R3 or R2 (townhouse only) shall be submitted for the complete building for the structural requirements of this Code.

Exception: Component systems covered by product approval or designed by a delegated professional.

107.3.5.3 Any specifications in which general expressions are used to the effect that "work shall be done in accordance with the Building Code" or "to the satisfaction of the Building Official" shall be deemed imperfect and incomplete, and every reference to this Code shall be by section or subsection number applicable to the materials to be used, or to the methods of construction proposed.

107.3.5.4 Product approvals shall be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall ~~then~~ become part of the plans or specifications. Product approval shall be filed with the Building Official for review and approval prior to installation.

107.3.5.5 When applying for a permit, the Architect or Engineer of Record shall provide a framing plan. The truss system designer (delegated engineer) shall submit to the architect or engineer of record a truss system shop drawing that conforms to this framing plan, plus a collation of the applicable truss designs and truss connections ~~which that~~ denote their location on the placement plan. The truss system shop drawing does require the seal of an engineer and shall be reviewed and accepted by the architect or engineer of record for conformance to design concepts and load interaction with the building. After the Architect or Engineer of Record ~~has have~~ indicated their review and acceptance, the truss system shop drawings, design drawings for individual trusses, and truss-to-truss connection details shall be submitted to the building department. This submittal shall take place prior to the inspection of the foundation. The designs for individual trusses shall be prepared by an engineer.

107.3.5.6 Structural and fire resistance integrity. Plans for all buildings shall indicate how required structural and fire resistance integrity will be maintained where penetration of a required fire-resistant wall, floor, or partition will be made for electrical, gas, mechanical, plumbing, ~~and~~ communication conduits, pipes, and systems. Such plans shall also indicate in sufficient detail how the fire integrity will be maintained where required fire-resistant floors intersect the exterior walls and where joints occur in required fire-resistant construction assemblies.

107.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction

documents shall be resubmitted to the Building Official for approval as an amended set of construction documents.

107.5 Retention of construction documents. One (1) set of approved construction documents shall be retained by the Building Official for a period of not less than what is required by ~~Section 107.5.1, 107.5.2, or 107.5.3;~~ or as required by Florida Statutes and Administrative Rules (General Records Schedule GS1-SL for state and local government agencies).

~~**107.5.1 Architectural/Building Plans: Commercial.** For the life of the structure or ten (10) anniversary years after issuance of the Certificate of Occupancy, completion, or final inspection of the permitted work, whichever is later.~~

~~**107.5.2 Architectural/Building Plans: Residential.** For ten (10) anniversary years after issuance of the Certificate of Occupancy or final inspection.~~

~~**107.5.3 Architectural/Building Plans and Permits, Abandoned/With Drawn.** For six (6) months after the last action.~~

~~**107.6 Affidavits. Reserved.** The Building Official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction, and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The Building Official may, without any examination or inspection, accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the Building Official copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the Building Official relies upon such affidavit, the architect or engineer shall assume full responsibility for compliance with all provisions of the technical codes and other pertinent laws or ordinances. The Building Official shall ensure that any person conducting plans review is qualified as a plans examiner under Florida Statute, Part XII of Chapter 468 and that any person conducting inspections is qualified as a building inspector under Florida Statute, Part XII of Chapter 468.~~

~~**107.6.1 Building permits issued in flood hazard areas on the basis of an affidavit.** Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Parts 59 and 60), the authority granted to the Building Official to issue permits, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to Sections 105.14 and 107.6, shall not extend to the flood load and flood-resistance construction requirements of the *Florida Building Code*.~~

~~**107.6.2 Affidavits provided pursuant to Florida Statute, Section 553.791.** For a building or structure in a flood hazard area, the Building Official shall review any affidavit certifying compliance with the flood load and flood-resistant construction requirements of the Florida Building Code.~~

Section 108 Temporary Structures and Uses

108.1 General. The Building Official is authorized to issue a special building permit for the erection of temporary structures and temporary uses such as seats, canopies, tents, and fences used in construction work or for temporary purposes such as viewing stands. Such permits shall be limited as to the time of service but shall not be permitted for more than one hundred eighty (180) days. The Building Official is authorized to grant extensions for demonstrated cause.

108.2 Conformance. Temporary structures and uses shall conform to the fire safety, means of egress, accessibility, light, ventilation, and sanitary requirements of this Code and FBC, Building Section 3103, as necessary to ensure public health, safety, and general welfare.

108.3 Temporary power. The Building Official/Chief Electrical Inspector is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat, or power in Chapter 27 of FBC, Building.

108.4 Termination of approval. The Building Official is authorized, for good cause, to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

Section 109 Fees

109.1 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

109.2 Schedule of permit fees. On all buildings, structures, electrical, plumbing, mechanical, and gas systems or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with the schedule as established by the applicable governing authority.

109.3 Building permit valuations. The applicant for a permit shall provide an estimated ~~permit job~~ value at the time of application. Job ~~Permit~~ valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the Building Official. The final building permit valuation shall be set by the Building Official.

109.3.1 The Building Official may require an estimate of the cost utilizing RSMeans or other descriptive data as a basis for determining the permit fee. As mandated by ~~HB 401-2021~~ Florida Statute, 553.79(1)(f), a local government may not require a contract between a builder and an owner for the issuance of a building permit or as a requirement for the submission of a building permit application.

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits or the Building Official's written approval shall be subject to a penalty not to exceed one hundred (100) percent of the usual permit fee that shall be in addition to the required permit fees.

109.5 Related fees. Reserved.

109.6 Refunds. ~~Reserved.~~ Refer to Florida Statute 553.

Section 110 Inspections

110.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building Official, and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval of an inspection shall not be construed to be an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this Code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

110.1.1 The Building Official shall make inspections required by this Code or may accept reports in writing and certified by inspectors with recognized qualifications for special inspections.

110.1.2 No inspection shall be made until sanitary facilities have been provided, as required in Section 311.1 of the FBC, Plumbing.

110.1.3 ~~When the services, reports of inspections, and testing laboratories are required by this Code, only such services and reports shall be accepted as are submitted from impartial inspecting and testing~~

laboratories having an Engineer in active, responsible charge. When required by the Code, only services and reports from impartial testing laboratories having an engineer in active, responsible charge shall be accepted.

110.1.4 Testing laboratories engaged in the sampling and testing of concrete and steel products shall ~~have complied~~ comply with the standard specification for agencies engaged in construction inspection, testing, or special inspection ASTM E329-14a.

110.1.5 ~~Testing laboratories located outside of the State of Florida and under the supervision of an Engineer legally qualified in the State in which the laboratory is located, and where such testing laboratory has complied with the above Standard, may submit test reports as required by this Code.~~ Testing laboratories located outside of the State of Florida shall be under the supervision of an engineer legally qualified in the state in which the laboratory is located. The testing laboratory shall comply with the standard specification for agencies engaged in construction inspection, testing, or special inspection ASTM E329-14a.

110.1.6 All equipment, material, power, coordination for access, and labor necessary for inspection or test shall be supplied by the permit holder.

110.1.7 Concealed Work. The Building Official or their duly authorized representative may order portions of the structural frame of a building or structure to be exposed for inspection when, in their opinion, there is a good reason to believe that a building or portion thereof is in an unsafe or dangerous condition or that there is willful or negligent concealment of a violation of this Code.

110.2 Preliminary inspection. Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures, and sites for which an application has been filed.

110.3 Required Inspections. The Building Official, upon notification from the permit holder or their agent, shall ~~make the following inspections performed by Inspectors certified by BORA in the categories involved~~ perform the required inspections by BORA certified inspectors within their specific disciplines. ~~who~~ The inspector shall either release that portion of the work completed or shall notify the permit holder or their agent of any violations, which shall be corrected in order to comply with the technical codes. The Building Official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

A. Building.

1. **Piling.** To be made during the installation of piles by the Special Inspector.
2. **Foundation Inspection.** Include piling/pile caps, footer/grade beams, stem-wall, and monolithic slab-on-grade to be made after necessary excavation, form erection, and reinforcing steel placement prior to pouring of concrete.
 - a. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification shall be submitted to the AHJ.
3. **Floor Slab on Grade or Elevated.** To be made after necessary excavations, form erection as may be required, placement of reinforcing steel, mesh, and vapor barrier when specified, and prior to pouring concrete.
4. **Concrete Columns and Beams.**
 - a. **Concrete Columns.** To be made after the placement of reinforcing steel and prior to the complete erection of forms and pouring of concrete.
 - b. **Concrete Beams.** To be made after the erection of forms, placement of reinforcing steel, hangers, bracing, and shoring, and prior to pouring of concrete
5. **Concrete Unit Masonry/Engineered Masonry.** To be made at each successive pour after placement of the reinforcement and prior to the pouring of grout. See Sections 110.10.2.12 and 110.10.5.2.2

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- a. Vertical cells
 - b. Columns
 - c. Lintels
 - d. Tie beams
6. **Concrete Beams:** To be made after the erection of forms, placement of reinforcing steel, hangers, bracing, and shoring, and prior to pouring of concrete.
 7. **Roof/Floor Trusses.** To be made after the erection of truss members, permanent and temporary bracing, roof sheathing, and bottom chord furring members and anchors.
 8. **Wall/Floor Sheathing.** To be made after placement of panels or planking and sheathing fasteners.
 9. **Roof Sheathing.** To be made after placement of panels or planking and sheathing fasteners, prior to application of base or anchor coat of roofing.
 10. **Roofing Inspection.** To be made in accordance with Chapter 15 of the FBC, ~~Chapter 44 of the Florida Residential Code~~, and Section 706 of the FBC, Existing Building.
 11. **Window and Door Inspection.** Two (2) inspections are to be made, one (1) after door and window bucks have been installed and the second after window and door assemblies have been installed and before attachments and connections to the building frame are concealed
 12. **Framing Inspection.** To be made after the installation of all structural elements, including the roof, furring, fire stops, fire-blocking, nailers, anchors, and bracing in place, chimneys, and prior to the installation of interior cladding, but after inspection of rough in electrical, mechanical and plumbing, which shall be completed prior to the request for a framing inspection. See mandatory inspections for electrical, mechanical, and plumbing. ~~Framing inspection shall, at a minimum, include the following building components:~~
 13. **Framing Inspection:** To be made after the installation of all structural elements, including the roof, furring, fire stops, fire blocking, nailers, anchors, and bracing in place, chimneys, and prior to the installation of interior cladding, but after inspection of rough in electrical, mechanical and plumbing, which shall be completed prior to the request for a framing inspection. See mandatory inspections for electrical, mechanical, and plumbing. ~~Framing inspection shall, at a minimum, include the following building components:~~
 - a. ~~Window/door framing~~
 - b. ~~Vertical cells/columns~~
 - c. ~~Lintel/tie beams~~
 - d. ~~Framing/trusses/bracing/connectors~~
 - e. ~~Draft stopping/fire blocking/fire stopping~~
 - f. ~~Curtain wall framing~~
 - g. ~~Accessibility~~
 - h. ~~Verify rough opening dimensions are within tolerances~~
 14. **Roof/Floor Trusses:** To be made after the erection of truss members, permanent and temporary bracing, roof sheathing, and bottom chord furring members and anchors.
 15. **Roof Sheathing:** To be made after placement of panels or planking and sheathing fasteners, prior to application of base or anchor coat of roofing.
 16. **Wall/Floor Sheathing:** To be made after placement of panels or planking and sheathing fasteners.
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17. **Roofing Inspection:** To be made in accordance with Chapter 15 of the FBC, Chapter 44 of the Florida Residential Code, and Section 706 of the FBC Existing Building.
18. **Window and Door Inspection:** Two (2) inspections are to be made, one (1) after door and window bucks have been installed and the second after window and door assemblies have been installed and before attachments and connections to the building frame are concealed.
- ~~13.18~~ **Wire Lath.** To be made after installation of all metal lath and accessories prior to application of any coatings.
19. **14 Exterior wall covering.** Shall, at a minimum, include the following building components in-progress inspections:
- a. Exterior wall covering and veneers
 - b. Soffit coverings
20. **15. Energy insulation.** After installation in compliance with type and "R" values stipulated in energy calculations and prior to installation of rock lath and drywall.
21. **16. Rock Lath.** To be made after installation of all rock lath, corner beads, strip reinforcement, and nailers for molding and trim and prior to application of plaster basecoat.
22. **17. Drywall.** To be made after installation of drywall panels and prior to taping and spackling.
23. **18. Curtain Wall Inspection.** To be made at each floor level after curtain walls are installed and before curtain wall attachments are concealed.
24. **19. Storefront Inspection.** To be made after storefronts are installed and before storefront attachments are concealed.
- Concealed Work:** The Building Official or their duly authorized representative may order portions of the structural frame of a building or structure to be exposed for inspection when, in their opinion, there is a good reason to believe that a building or portion thereof is in an unsafe or dangerous condition or that there is willful or negligent concealment of a violation of this Code.
25. **20 Hurricane Shutters.** To be made before the attachments and connections to the building are concealed and when a job is completed. All shutters shall be installed for final inspection. On occupied buildings, all required means of egress and emergency exits shall be left uncovered.
26. **21 Photovoltaic.**
- a. Rough
 - 1. Check specifications, model numbers, and layout
 - 2. Check attachments, penetrations on the roof, torque requirements
 - b. Final
27. **22 Final Inspection.** To be made after installation and completion of all elements of construction, safeguards, and protective devices and after final electrical, mechanical, and plumbing. Approval of Fire Department accessibility and all tests of fire alarm detection and suppression systems, smoke evacuation systems, and life safety systems shall be approved prior to final inspection and issuance of Certificate of Occupancy.
- a. In flood hazard areas, as part of the final inspection, final certification of the lowest floor elevation or the elevation to which a building is dry floodproofed, as applicable, shall be submitted to the authority having jurisdiction.

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23. **Certificate of Occupancy.** This final inspection shall signify the completion of all work and that the structure is safe for occupancy. Final adjustments to mechanical devices may be made after this inspection and during occupancy.
24. **Fence.** Post-hole inspection when required. Final.
25. **Swimming Pools/Spas Inspection.** ~~First inspections shall to be made after excavation and installation of reinforcing steel, bonding, and main drain and prior to placing of concrete, gunite, or shotcrete. Second inspection(s) of perimeter plumbing, pressure test, deck electrical perimeter bonding, and deck structural (includes soil reports as applicable, paver type decks, special perimeter footings, or deck features) is (are) to follow after the completion of each phase. Child barrier (exit) alarms (if applicable) and yard barriers that are part of the fourth wall protection, as described in FBC Building, Section 454.2.17, shall be completed and approved for inspection prior to the swimming pool/spa being filled with water. Final zoning (if applicable) is to be completed prior to the swimming pool/spa being completed. The electrical final is to be completed prior to the swimming pool/spa being filled with water. Final structural and plumbing are to be completed after the swimming pool/spa is filled with water and the filtration system is in operation.~~

a. ~~**Structural inspections:**~~

- ~~(1) Steel~~
- ~~(2) Deck (includes soil reports as applicable, paver type decks, special perimeter footings, or deck features)~~
- ~~(3) Child barrier fences (if applicable) and yard barriers that are part of the fourth wall protection prior to the swimming pool/spa being filled with water~~
- ~~(4) Final structural (after filling the swimming pool/spa with water and the filtration system is in operation)~~

First inspections are to be made after excavation and prior to placing concrete, gunite, or shotcrete.

- Excavation safety fencing - prior to the first inspection
- Soil reports as applicable
- Piling certification as applicable
- Reinforcing steel installation

After placing concrete, gunite, or shotcrete.

- Survey as applicable

Pool deck

- Placement of concrete reinforcement (if applicable)
- Paver deck, footings, deck features, compaction tests/soil reports as applicable

Final Inspections prior to filling the pool.

- Child safety barrier - Florida Statute 515
- Perimeter fence (if applicable)
- Screen enclosure (if applicable)

B. Electrical.

1. **General.** All underground, slab, low voltage, and rough electrical installations shall be left uncovered and convenient for examination until inspected and approved by the electrical inspector.

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2. **Temporary Electrical Service Installations.**
 - a. Rough
 - b. Final
 3. **Underground Electrical Inspection.** To be made after trenches or ditches are excavated, underground conduits or cables installed, and before any backfill is put in place.
 4. **Slab Electrical Inspection.** To be made ~~and~~ after conduits and boxes are installed and prior to pouring concrete.
 - a. Grounding electrode conductor to foundation steel
 5. **Rough Electrical Inspection.** To be made after the roof, framing, fire blocking bracing are in place, the building is deemed dry, and conduits, cables, panels, receptacles, etc. are installed, and prior to the installation of wall or ceiling membranes.
 6. **Electrical Service Inspection.**
 - a. Electrical rough
 - b. Electrical final inspection
 7. **Miscellaneous Electrical Inspection.**
 8. **Swimming Pool/Spa Electrical Inspection.**
 - a. Steel bonding
 - b. Underground
 - c. Deck perimeter bonding
 - d. Electrical rough
 - e. Final electrical prior to the swimming pool/spa being filled with water.
 - f. Existing Swimming Pools. To be made after all repairs or alterations are complete, all required electrical equipment, GFCI protection, and equipotential bonding are in place on said alterations or repairs.
 9. **Temporary Electrical 30-day Power for Testing.**
 10. **Photovoltaic.**
 - a. Rough. Before modules are installed
 1. Check specifications, model numbers, and layout
 2. All wiring for junction boxes, combiner, and inverter completed
 3. Grounding system completed, torque requirements

Exception: The modules for rail-less systems may not require a rough inspection.
 - b. Final. The module must be available for inspection
 1. Verify proper labeling
 2. Test system
 - c. Service change, if required by the design
 11. **Final Inspection.** To be made after the building is complete, all electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy and deemed safe for
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power by the Building Official. The final electrical inspection shall be made prior to the final structural inspection.

C. Gas.

1. **General.** To be made for all underground work and at each floor and roof level where gas work is installed. All gas work shall be left uncovered and convenient for examination until inspected and approved by the plumbing inspector.
2. **Underground inspection.** To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
3. **Rough piping inspection.** To be made after all new piping authorized by the permit has been installed and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
4. **Final Gas inspection.** To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes to ensure compliance with all the requirements of this Code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.
 - i. Final gas Inspection shall be made prior to the final structural inspection.

D. Mechanical.

1. **General.** To be made for all underground work and at each floor and roof level where mechanical work is installed. All mechanical work shall be left uncovered and convenient for examination until inspected and approved by the mechanical inspector.
2. **Underground inspection.** To be made after trenches or ditches are excavated, underground ducts and all piping installed, and before any backfill is put in place.
3. **Rough-in inspection.** To be made after the roof, framing, fire blocking, and bracing are in place, and all ducting and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
4. **Final mechanical inspection.** To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

The final mechanical inspection shall be made prior to the final structural inspection.

E. Plumbing.

1. **General.** To be made for all underground work and at each floor and roof level where plumbing work is installed. All plumbing work shall be left uncovered and convenient for examination until inspected and approved by the plumbing inspector.
2. **Underground inspection:** To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
3. **Rough-in inspection.** To be made after the roof, framing, fire-blocking, and bracing are in place, and all soil, waste, and vent piping is complete, and prior to this installation of wall or ceiling membranes. Floors shall be left open in all bathrooms and elsewhere above all sanitary plumbing and water-supply piping and other plumbing work until it shall have been examined, tested, and approved.
4. **Swimming Pool/Spa Plumbing Installations.**
 - a. Main drain(s)
 - b. Perimeter plumbing, pressure test, and water features

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- c. Final plumbing (after filling the swimming pool/spa with water and the filtration system is in operation)
 - d. If a gas appliance, decorative appliance, or a pool heater is installed. See Section 110.3. C. Gas.

- 5. **Final plumbing inspection.** To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy. Water shock or hammer in the water supply system will cause it to fail the final inspection.

Note: See Section 312 of the FBC, Plumbing, for required tests

Final plumbing inspection shall be made prior to the final structural inspection

F. Demolition Inspections. The first inspection is to be made after all utility connections have been disconnected and secured in such a manner that no unsafe or unsanitary conditions shall exist during or after demolition operations.

Final inspection to be made after all demolition work is completed.

G. Manufactured building inspections. The Building Department shall inspect the construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site-installed items, joining the modules, including utility crossovers; utility connections from the building to utility lines on-site; and any other work done on-site which requires compliance with the FBC. Additional inspections may be required for public educational facilities (see Section 453.27.20 of FBC, Building).

110.3.1 Footing and foundation inspection. See Section 110.3 A, Building, of this Code.

110.3.2 Concrete slab and under-floor inspection. See Section 110.3 A, Building, of this Code.

110.3.3 Lowest floor elevation. Reserved.

110.3.4 Reinforcing steel and structural frames. No reinforcing steel or structural framework of any part of any building or structure shall be covered or concealed in any manner whatsoever without the approval of the Building Official. It shall be unlawful for any person, firm or corporation, or their agents or employees, to cover or conceal any wiring for light, heat, power, or low voltage systems until the appropriate sections of the building permit card or inspection record are signed, signifying that the wiring has been inspected and approved.

110.3.5. Lath and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

Exception. Reserved.

110.3.5.1 Weather-exposed balcony and walking surfaces waterproofing. Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.

110.3.6. Fire- and smoke-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers, and smoke partitions shall not be concealed from view until inspected and approved.

110.3.7. Energy efficiency inspections. Inspections shall be made to determine compliance with FBC, Energy Conservation Code and shall include, but not be limited to, inspections for envelope insulation R- and U-values, fenestration U-value, duct system R-value, and HVAC and water heating equipment efficiency per C104.2 and R104 .2 of the FBC, Energy Conservation EC as described in Sections 110.3.7.1 and 110.3.7.2.

110.3.7.1 Rough inspections:

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- 1) **Footing and foundation inspection.** Inspections associated with footings and foundations shall verify compliance with the code as to R-value, location, thickness, depth of burial, ~~and~~ protection of insulation as required by the code, ~~and~~ approved plans and specifications.
 - 2) **Framing and rough-in inspection.** Insulation inspections ~~at framing and rough-in~~ shall be made before ~~the~~ application of interior finish in compliance ~~and verify compliance~~ with the code. Inspections shall ~~to verify as to the~~ types of insulation, ~~and corresponding~~ R-values, ~~and their~~ ~~correct~~ location and proper installation. Fenestration properties (U-factor, SHGC, and VT), ~~and~~ proper installation, ~~and~~ air leakage controls ~~as~~ shall be verified as required by the code, ~~and~~ approved plans and specifications.
 - 3) **Plumbing rough-in inspection.** Inspections at plumbing rough-in shall verify compliance as required by the code, ~~and~~ approved plans, ~~and~~ specifications as to types of insulation, ~~and~~ corresponding R-values, ~~and~~ protection, required controls, and required heat traps.
 - 4) **Mechanical rough-in inspection**
 - a) Commercial. Inspections at mechanical rough-in shall verify compliance as required by the code, ~~and~~ approved plans, ~~and~~ specifications as to installed HVAC equipment type and size; required controls, system insulation, and corresponding R-value; system and damper air leakage; and required energy recovery and economizers.
 - b) Residential. Inspections at mechanical rough-in shall verify compliance as required by the code, ~~and~~ approved plans, ~~and~~ specifications as to installed HVAC equipment type and size, required controls, system insulation and corresponding R-value, system air leakage control, programmable thermostats, dampers, whole-house ventilation, and minimum fan efficiency.

Exception: Systems serving multiple dwelling units exceeding three stories shall be inspected in accordance with the Florida Energy Conservation Code for commercial buildings, Section C104.2.4.
 - 5) **Electrical rough-in inspection.** Inspections at electrical rough-in shall verify compliance as required by the code, ~~and~~ approved plans, ~~and~~ specifications as to installed lighting systems, components, and controls, and installation of an electric meter for each dwelling unit.

110.3.7.2 Final inspection.

1. **Commercial.** The building shall have a final inspection and shall not be occupied until approved. The final inspection shall include verification of the installation, ~~and~~ proper operation of all required building controls, ~~and~~ documentation verifying activities associated with required building commissioning have been conducted and findings of noncompliance corrected. Buildings, or portions thereof, shall not be considered for a final inspection until the code official has received the Preliminary Commissioning Report and has also received a letter of transmittal from the building owner acknowledging that the building owner has received the Preliminary Commissioning Report as required in Section C408.2.4 of the FBC, Energy Conservation.
2. **Residential.** The building shall have a final inspection and shall not be occupied until approved. The final inspection shall include verification of the installation of all required building systems, equipment, ~~and~~ controls and their proper operation, ~~and~~ the required number of high-efficacy lamps and fixtures.

110.3.8 Other inspections. In addition to the inspections previously specified, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provision of this Code and other applicable laws.

110.3.9 Special inspections. See Section 110.10 of this Code.

110.3.10 Final inspection. See Section 110.3 of this Code.

110.3.10.1 Flood hazard documentation. Reserved.

110.3.11 Termites. Building components and building surroundings required to be protected from termite damage in accordance with FBC, Building, Section 1503.7, Section 2304.12, or Section 2304.12.4, specifically required to be inspected for termites in accordance with Section 2114, or required to have chemical soil treatment in accordance with Section 1816 shall not be covered or concealed until the release from the Building Official has been received (refer to Section 105.10, Certificate of Protective Treatment for Prevention of Termites, and Section 105.11, Notice of Termite Protection).

110.3.12. Impact-resistant coverings inspections. Where impact-resistant coverings or impact-resistant systems are installed, the Building Official shall schedule adequate inspections of impact-resistant coverings or impact-resistant systems to determine the following:

1. The system indicated on the plans was installed.
2. The system is installed in accordance with the manufacturer's installation instructions and the product approval.

110.3.13 Virtual Inspections. When approved by the Building Official, virtual inspections, as set forth in Section 101.2.2, are limited to,

1. Attachment of mullion bars in the window and door installations for like-in-kind replacement.
2. Reroofing under one thousand five hundred (1,500) square feet in compliance with Section 1512.4.3.2 of this code.
3. Tunnel replacement of building drains and water lines.
4. Water heater replacement that does not require an electric upgrade or new gas service.

110.4 Inspection agencies. Reserved.

110.5 Inspection requests. It shall be the duty of the permit holder or their duly authorized agent to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this Code. Failure to request such inspections constitutes a violation of this Code. The inspection request shall be made to the Building Department office at least one (1) day prior to the required inspection and shall provide reasonable time for such inspections to be made. Inspections shall be made not later than the following workday after the day of the request for inspection when a request is made prior to ~~12:00~~ noon. Requests for inspections received after ~~12:00~~ noon shall be made not later than the day after the following workday.

110.6 Approval required. No work shall be done on any part of a building or structure or any electrical, mechanical, or plumbing installation beyond the point indicated hereinabove for each successive inspection until such inspection has been made and the work approved, ~~and~~ The inspector ~~shall~~ shall ~~has to~~ indicate so on the permit card or an inspection record pad at the job site, or other electronic means which has been approved by the Building Official.

110.7 Shoring. For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer employed by the permit holder or subcontractor prior to any required mandatory inspections by the threshold building inspector.

110.8 Threshold Buildings. For structures defined in Florida Statute, Section 553.71, ~~Florida Statutes~~, as Threshold Buildings, permitting and inspection shall be as required by Florida Statute, Section 553.79, ~~Florida Statutes~~.

110.8.1 During new construction or during repair or restoration projects in which the structural system or structural loading of a building is being modified, the enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the Engineer or Architect of Record. The structural inspection plan must be submitted to the enforcing

agency prior to the issuance of a building permit for the construction of a threshold building. The purpose of the structural inspection plans is to provide specific inspection procedures and schedules so that the building can be adequately inspected for compliance with the permitted documents. The Special Inspector may not serve as a surrogate in carrying out the responsibilities of the Building Official, the Architect, or the Engineer of Record. The contractor's contractual or statutory obligations are not relieved by any action of the special inspector.

110.8.2 The Special Inspector shall determine that an engineer who specializes in shoring design has inspected the shoring and reshoring for conformance with the shoring and reshoring plans submitted to the enforcing agency.

110.8.3 A fee simple title owner of a building that does not meet the minimum size, height, occupancy, occupancy classification, or number-of-stories criteria, which would result in classification as a threshold building under Section 553.71(12), may designate such building as a threshold building, subject to more than the minimum number of inspections required by the FBC.

110.8.4 The fee owner of a threshold building shall select and pay all costs of employing a special inspector, but the special inspector shall be responsible to the enforcement agency. The inspector shall be a person certified, licensed, or registered under Florida Statute, Chapter 471, ~~Florida Statutes~~, as an engineer or under Florida Statute, Chapter 481, ~~Florida Statutes~~, as an architect.

110.8.5 Each enforcement agency shall require that, on every threshold building:

110.8.5.1 The special inspector, upon completion of the building and prior to the issuance of a Certificate of Occupancy, file a signed and sealed statement with the enforcement agency in substantially the following form: "To the best of my knowledge and belief, the above-described construction of all structural load-bearing components complies with the permitted documents, and the shoring and reshoring conform to the shoring and reshoring plans submitted to the enforcement agency."

110.8.5.2 Any proposal to install an alternate structural product or system to which building codes apply to be submitted to the enforcement agency for review for compliance with the codes and made part of the enforcement agency's recorded set of permit documents.

110.8.5.3 All shoring and reshoring procedures, plans, and details must be submitted to the enforcement agency for recordkeeping. Each shoring and reshoring installation shall be supervised, inspected, and certified to be in compliance with the shoring documents by the contractor.

110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Florida Statute, Chapter 633, ~~Florida Statutes~~

110.8.5.5 No enforcing agency may issue a building permit for the construction of any threshold building except to a licensed general contractor, as defined in Florida Statute, Section 489.105(3)(a), ~~Florida Statutes~~, or to a licensed building contractor, as defined in Florida Statute, Section 489.105(3)(b), ~~Florida Statutes~~, within the scope of their license. The named contractor to whom the building permit is issued shall have the responsibility for supervision, direction, management, and control of the construction activities on the project for which the building permit was issued.

110.8.5.6 The building department may allow a special inspector to conduct the minimum structural inspection of threshold buildings required by this Code, Florida Statute, Section 553.73, ~~Florida Statutes~~, without duplicative inspection by the building department. The Building Official is responsible for ensuring that any person conducting inspections is qualified as a building inspector under Part XII of Florida Statute, Chapter 468, ~~Florida Statutes~~, or certified as a special inspector under Florida Statute, Chapter 471 or 481, ~~Florida Statutes~~ Inspections of threshold buildings

required by Florida Statute, Section 553.79(5), ~~Florida Statutes~~, are in addition to the minimum inspections required by this Code.

110.8.5.7 Construction inspected by the Building Department may be rejected or approval refused for reasons of incompleteness or code violation. The work shall be made to comply, and the request for inspection will be repeated as outlined herein. It shall be assumed that the responsible individual or individuals in charge of the work shall have themselves inspected the work and found it to be in compliance with this Code and plan requirements before the request for inspection is made. It is the responsibility of the permit holder to ensure that the job is accessible and means for inspections of such work that are required by this Code for all requested inspections. Failure to provide for this access shall constitute a violation of this Code.

110.9 The Inspector shall inspect all work for which a request for inspection is made and shall, after inspection, either approve by signing the appropriate sections of the building permit card or inspection record or other electronic means which has been approved by the Building Official or disapprove the work and notify the permit holder of the discrepancies found and order corrections within a reasonable period of time. Violations or correction notices shall be written and posted at the job site stating the specific reference to the code section(s) that have been violated. ~~Any person, firm, or corporation who fails to correct defective work within ten (10) days after having been duly notified of such defects shall not be issued any further permits by the Building Department. Permits will resume after the defects have been corrected, inspected, and approved or upon the filing of an appeal with BORA~~

110.10 Special Building Inspector

110.10.1 The Building Official, upon the recommendation of the Chief Structural Inspector or upon the Building Official's initiative, may require the owner to employ a Special Inspector for the inspection of the structural framework, or any part thereof, as herein required:

110.10.1.1 Buildings or structures or part thereof of unusual size, height, design, or method of construction and critical structural connections:

1. Placement of piling.
2. Windows, glass doors, external protection devices, and curtain walls on buildings over two (2) stories.
3. The method or pace of construction requires continuous inspection.
4. In the opinion of the Building Official, any other additional inspections that are required.

110.10.2 The Building Official shall require the owner to employ a special building inspector for the inspections herein required:

110.10.2.1 Precast concrete units

110.10.2.2 Reinforced unit masonry

110.10.2.3 Connections

110.10.2.4 Metal building systems

110.10.2.5 Smoke control systems

110.10.3 The person employed by the owner as a Special Building Inspector shall be subject to verification of qualifications by the Chief Structural Inspector or Chief Mechanical Inspector, as applicable.

110.10.4 The Chief Structural Inspector or Chief Mechanical Inspector, as applicable, shall require that the Architect or Engineer of Record submit an inspection plan which shall specify the scope and nature of inspections to be performed. The Special building Inspector or their authorized representative shall make all inspections in accordance with the approved inspection plan.

110.10.5 Special building Inspector shall be an architect or engineer or their duly authorized representative.

~~**Exception 1:** Building Inspectors (structural) certified by BORA who have satisfactorily completed an approved masonry course may perform inspections of Reinforced Unit Masonry and any precast lintels incorporated into such masonry for Group R-3 Occupancy.~~

Exception 1 2: Special building Inspector for smoke control systems shall meet the qualifications required in FBC 909.18.8.2

110.10.6 The Special building Inspector shall be responsible for compliance with the applicable portions of the permitted construction documents as delineated in the special building inspection plan and shall submit progress reports and inspection reports to the Chief Structural Inspector or Chief Mechanical Inspector, as applicable, for submittal to the Building Official. Structural inspections performed by the Special building Inspector shall satisfy the requirements for mandatory inspections by the FBC.

110.10.6.1 A log of all progress reports and inspection reports shall be maintained at the job site.

110.10.6.2 Signed and sealed progress reports and inspection reports shall be submitted to the Chief Structural Inspector or Chief Mechanical Inspector, as applicable, for submittal to the Building Official on a weekly basis.

Exception: The Chief Mechanical Inspector and or Building Official shall determine the frequency for the submitting of progress reports for smoke control systems.

110.10.6.3 The municipality shall monitor the progress of the Special building Inspector on a regular basis.

110.10.7 At the completion of the work, the Special building Inspector shall submit a signed and sealed Certificate of Compliance to the Chief Structural Inspector or Chief Mechanical Inspector, as applicable for submittal to the Building Official, stating that the work was done, substantially in accordance with the applicable portions of the permitted construction documents as delineated in the special building inspection plan.

Exception: Reports for Smoke Control Systems shall comply with FBC 909.18.8.3 Reports and FBC 909.18.8.3.1 Report filing.

110.11 Official Reports. The Building Official shall keep records of inspections, Certificates of Compliance, results of tests, plans, specifications, surveys, and Certificates of Occupancy for a period of not less than what is required in Section 107.5. Such records shall become a part of the public records and open to public inspection, except as may be elsewhere specifically stipulated.

110.12 Clean-up of Construction Site. Upon completion of the proposed work, the permit holder shall leave the construction site cleared of rubbish, debris, construction sheds, or materials of construction. In the event there has been damage to public property or that rubbish, debris, construction sheds, or materials of construction have been left at the construction site, then the Building Official shall refuse to make a final inspection and shall notify the permit holder to correct the condition of violation ~~with~~ within five (5) days. For failure to comply with such notice after such period of five (5) days, the permit holder is subject to the penalties specified herein, and the Building Official shall have the clean-up work done and public property restored and shall notify the legal authority, who shall institute the necessary action to have the costs placed as a lien against the property in relation to which the permit was issued.

110.13 Special Hurricane Provisions. During such periods of time as are designated by the National Weather Service as being a hurricane watch, all furniture, display racks, material, and similar loose objects in exposed outdoor locations shall be lashed to rigid construction or stored in buildings. The Building Official shall issue orders to secure all construction sites. Orders shall be oral or written and shall be given to any person on the premises most logically responsible for maintenance or by facsimile to the responsible entity if such entity is known.

110.13.1 Any person, firm, or corporation receiving an order from the Building Official to comply with this section shall comply with said order within the time specified on the order.

110.13.2 Construction Waste and Construction Materials.

110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring and any contractor responsible for said construction to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs. After a hurricane watch or warning has been suspended, the City's Building Official shall give said owner or contractor reasonable time to clear the road rights-of-way of construction waste and trash.

110.13.2.2 Notices issued by the National Weather Service of a hurricane watch are deemed sufficient notice to the owner of real property upon which construction is occurring or any contractor responsible for said construction to secure loose construction debris and loose construction materials against the effects of hurricane force winds.

110.13.2.3 Pursuant to this section, it shall be a violation of this Code for an owner of the real property upon which construction is occurring, or any contractor responsible for said construction, to have on that property loose construction materials that are not fastened or secured to the ground or any permanent structure. Materials stockpiled on top of any structure under construction shall be permanently installed by the property owner or contractor upon a hurricane watch; provided, however, in the event such installation cannot be timely completed, then the property owner or contractor shall:

1. Band together the construction materials and fasten them to the top of the structure in such a manner so as not to present a threat of their becoming airborne during severe weather or
2. Remove the construction materials from the top of the structure and fasten them down to the ground or
3. Remove the construction materials from the job site or
4. Store the construction materials inside an enclosed structure.

110.13.3 From June 1 to November 30 of each calendar year (the National Weather Service designated hurricane season), building materials shall be loaded on a roof no earlier than twenty (20) working days prior to the permanent installation of those materials.

110.13.4 After winds of hurricane velocity are experienced and have subsided, the Building Official shall investigate to determine if damage has occurred to buildings or other structures.

110.13.5 No building, ~~other~~ structure, assembly, or part thereof, which was damaged, ~~or~~ collapsed, out of plumb, or ~~in~~ alignment shall be repaired, ~~or~~ altered, or otherwise returned to its original position without inspection and approval by the Building Official.

110.13.6 Physical damage occurring to meter troughs, risers and masts, weather heads, and associated electrical equipment on the exterior portion of residential structures shall be repaired by a qualified electrical contractor. Upon completion of said repairs:

110.13.6.1 Contractor shall tag the completed work with appropriate identification, including customer name, customer address, a brief description of the repair, contractor name, contractor license number, and contractor phone number for Florida Power & Light Company (FPL) and inspecting authorities. Tag and text shall be durable and weather resistant.

110.13.6.2 FPL may, upon acknowledging the tag, reconnect the electrical service without inspection by the inspecting authorities. FPL shall take due care to ensure safety before energizing the service.

110.13.6.3 Contractor shall obtain permits after the fact within thirty days of the occurrence.

110.13.6.4 Florida Power & Light Co FPL shall record and submit to individual inspecting authorities a list of electrical service reconnections and locations within thirty (30) days after the emergency or crisis conditions have subsided.

110.13.7 Storm Shutter Placement during Hurricane Season. After the termination of such periods of time that had been designated by the National Weather Service as being a hurricane watch or warning, hurricane protective devices installed on occupied buildings that which impede required egress or required light and ventilation shall be removed within fifteen (15) days.

110.14 Period of a Declared Disaster. During periods of a state of emergency or disaster as declared by the Governor, building owners and/or their designated representatives may institute temporary repairs to their property in order to restore the impermeability to the building envelope and/or perform any service required to make the structure safe, secure and minimize further damage. Such repairs shall be temporary in nature and may be undertaken without repair permits and inspections by the local building department as long as the damaged building components and their respective attachments are not permanently concealed. Prior to the permanent repair/reconstruction being commenced, a permit shall be obtained per Section 105, or a demolition permit shall be obtained by a licensed demolition contractor pursuant to Section 105.18 of this Code. All work performed prior to obtaining a permit shall comply with the FBC or shall be replaced by permitted work. In order to comply with the FBC, and with the approval of the Building Official, the property owner may retain the services of a Special Building Inspector as described in, complying with all the requirements of Section 110.10.

110.14.1 Inspection requests. During periods of emergency or disaster, as declared by the governor, the time frame for performing requested inspections can be extended by the Building Official as personnel availability allows.

110.14.2 Approval required. 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.

110.14.3 Inspection records. During periods of emergency or disaster, as declared by the governor, electronic records of inspection results can be acceptable on a case-by-case basis, as determined by the Building Official.

110.14.4 Special inspections. During the emergency or disaster period, as declared by the governor, the Building Official may accept special inspection reports as outlined in Section 110.11, Special Inspector, for structural, electrical, mechanical, and plumbing inspections portions, including those performed by qualified engineers or architects for electrical, mechanical 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 their option, allow an architect or engineer or their duly authorized representative to perform required re-roofing 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~~ basis 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 into 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~~ basis 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, shall establish the guidelines, rules, and criteria that 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. US Government buildings,
2. state of Florida buildings,
3. Buildings built on ~~Indian Reservations,~~ sovereign tribal lands,
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
8. Railroads and ancillary facilities associated with the railroad

110.15.5 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.

~~**110.15.6** 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~~

~~(Amend of 3-11-21(3), eff 3-22-21; Amend of 5-12-22, eff 5-23-22; Amend of 9-8-22(5), eff 9-19-22)~~

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 structure or nature or use or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy therefor as provided herein. Said certificate shall not be issued until all requirements of the FBC and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by the Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. See Florida Statute 553.791 (13) for additional requirements for the issuance of a Certificate of Occupancy or Certificate of Completion.

Exception: Certificates of Occupancy are not required for work exempt from permits under Section 105.2

111.2 Certificate Issued. After the Building Official or duly authorized representative inspects the building or structure and does not find violations of the provisions of this Code or other laws that are enforced by the AHJ, the Building Official shall issue a Certificate of Occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this Code for the occupancy and Division of Occupancy and the use for which the proposed occupancy is classified.
6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction.
7. The name of the Building Official.
8. The edition of the code under which the permit was issued.
9. The use and occupancy, in accordance with the provisions of FBC, Building, Chapter 3.
10. The type of construction as defined in FBC, Building, Chapter 6.
11. The design occupant load and the number of persons for each floor, and the allowable load live or dead per square foot for each floor in accordance with the provisions of this Code.
12. If an automatic sprinkler system is provided, whether the sprinkler system is required.
13. Any special stipulations and conditions of the building permit.

111.3 Temporary/Partial Certificate of Occupancy.

111.3.1 The Building Official is authorized to issue a temporary Certificate of Occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely, providing the building to be occupied has, to the satisfaction of the Building Official, met all the code provisions related to sanitary facilities, electric service, means of egress, fire resistive separation, structural adequacy, and life safety requirements as found in the FBC, Fire Protection Provisions of this Code and the FFPC for the use of a building. The Building Official shall set a time period during which the temporary Certificate of Occupancy is valid.

Exception: Two-way radio communication enhancement systems. For buildings not exempted by Florida Statute 633.202 (18)(h) from meeting the minimum radio signal strength requirements or having a radio signal strength assessment for public safety agency communications, see Florida Statute. 553.79(23).

111.3.2 Partial Certificate of Occupancy. A partial Certificate of Occupancy may be issued by the Building Official for portions of a building, providing such portions comply with the requirements for a Certificate of Occupancy and the portions of the building are isolated from the portions in which construction activities are continuous. Areas not included in the partial Certificate of Occupancy shall not be occupied until such areas are completed satisfactorily for issuance of a Certificate of Occupancy. Each area shall not be occupied until inspected and approved and additional partial Certificates of Occupancy are issued. The final Certificate of Occupancy shall not be issued for the entire building until the requirements of Section 111.1 are complied with.

111.4 Revocation. The Building Official is authorized to serve a notice of the suspension or revocation of the Certificate of Occupancy or completion, issued under the provisions of this Code, in writing, on the person or persons using or causing the use of a building or structure, wherever the certificate is issued in error, or based on incorrect information supplied, or where it is determined that the building or structure or portion thereof violates any ordinance, regulation, any of the provisions of this Code or Fire Protection Provisions of this Code and the FFPC. After the receipt of such notice or order, the building or portion thereof shall be brought into compliance with this Code within a reasonable time, as determined by the Building Official.

111.5 Certificate of Completion. A Certificate of Completion is proof that a structure or system is complete and, for certain types of permits, is released for use and may be connected to a utility system. This certificate does not grant authority to occupy or connect a building, such as a shell building, prior to the issuance of a Certificate of Occupancy.

Section 112. Service Utilities.

112.1 Connection of service utilities. A person shall not make connections from a utility source of energy, fuel, or power to any building or system that is regulated by this Code and for which a permit is required until a Certificate of Occupancy or Completion is issued or released by the Building Official or their duly authorized discipline Chief.

Exception: Temporary connections per Section 112.2

112.2 Temporary connection. The Building Official or their duly authorized discipline chief may authorize the temporary connection of the building or system to the utility source of energy, fuel, or power for the purpose of testing building service systems or for use under a temporary Certificate of Occupancy.

112.2.1 Energizing Systems. It shall be unlawful for any person, firm, or corporation to energize any wiring system or portion thereof until the electrical work has been inspected and approved and the responsible person, firm, or corporation is authorized by the appropriate governmental jurisdiction to energize the system.

112.3 Authority to disconnect service utilities. The Building Official or their duly authorized discipline chief or Fire Chief shall have the authority to authorize disconnection of utility service to the building, structure, or system regulated by the reference codes and standards set forth in Section 101.4 in case of an emergency where necessary to eliminate an immediate hazard to life or property or where such utility connections have been made without the approval required by Section 112.1 or 112.2. The Building Official or Chief Electrical Inspector shall notify the serving utility and, whenever possible, the owner and occupant of the building, structure, or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure, or service system shall be notified in writing as soon as practical thereafter.

112.4 Sewer connections. No person shall make any connection to a public or private sewer, or appurtenance thereof, without the authorization of the Building Official or Chief Plumbing Inspector.

Section 113. Board of Rules and Appeals.

113.1 General. In order to determine the suitability of alternate materials and types of construction to provide for reasonable interpretation of the provisions of this Code and to assist in the control of the construction of buildings and structures, there is hereby created BORA, appointed by the appointing authority, consisting of thirteen (13) members and nine (9) alternates who are qualified by training and experience to pass on matters pertaining to building construction.

113.1.1 Secretary to the Board (Administrative Director) and employees. BORA is authorized to hire a full-time secretary. Office space, office equipment, and such other material, equipment, and services required to operate such office shall be furnished by the Broward County Commissioners. The Board may hire other personnel as they are deemed necessary by said Board with permission from the Broward County Commissioners. ~~All money collected by the Board as fees shall be retained by the Broward County Commission to offset operating costs of such office.~~

113.2. Staff. BORA shall maintain a staff to coordinate the enforcement of this Code and the FFPC and shall be called the Code Compliance Department. The department shall consist of the administrative director and Chief Code Compliance Officers (electrical, fire prevention, mechanical, plumbing, energy conservation, and structural). Chief Code Compliance Officers shall be certifiable as Chiefs in their respective disciplines, and the Chief Fire Prevention Code Compliance Officer shall be certifiable as Fire Marshal/Fire Code Official. The Chief Code Compliance Officers shall have the authority to make inspections and review plans in their disciplines. They shall ~~and shall~~ be responsible for seeing all Building and Fire Departments are uniformly enforcing this Code ~~that this Code is being uniformly enforced by all Building and Fire Departments~~ in all cities and the unincorporated areas in Broward County. The code compliance staff shall work directly under the Administrative Director, who will be directed by the full BORA.

113.3 Membership.

113.3.1 The Membership of BORA is as stated in the current County Charter.

113.3.1.1 A quorum of the Board of Rules and Appeals shall consist of a majority of the total membership of the Board of Rules and Appeals, and a majority vote of those members voting on a measure shall be necessary for the Board of Rules and Appeals affirmative action. With a total membership of 13 members, a quorum is 7.

113.3.1.2 All appointments shall be for a term of three (3) years. All members and alternates shall continue in office until their successors are duly appointed.

113.3.1.3 The Board shall adopt rules of procedure to seat alternates in the event all board members are not present for a scheduled meeting of the Board.

113.4 The Broward County Commission or Broward County League of Cities, whichever is the appointing authority, may remove, either by its ~~own~~ action or upon recommendation of the majority of BORA, any members or alternate for misconduct, incompetence, or neglect of duty. However, any member or alternate so removed may, within ten (10) days, request a public hearing before the public body who attempts to remove the member or alternate, and the member or alternate shall receive such hearing before such removal shall be final.

113.5 Any vacancies ~~occurring on BORA~~ shall be filled for the remainder of the former member's or alternate's term of office by appointment of the Broward County Commission when the former member or alternate was an appointee of the Commission or by the Broward League of Cities when the former member or alternate was an appointee of the League.

113.6 It shall be the function of BORA, created by this Charter, to exercise the powers, duties, responsibilities, and obligations as set forth and established in Chapter 71-575, Laws of Florida, Special Acts of 1971, as amended by Chapters 72-482 and 72-485, Laws of Florida, Special Acts of 1972; Chapters 73-437, and 74-448, Laws of Florida, Special Acts of 1974; the Florida Building Code and the SFBC as enacted and amended by Chapter 71-575, as amended.

113.7 Compensation. Members shall serve without compensation but shall be entitled to reimbursement for necessary expenses in the performance of their official duties upon approval of the appointing authority.

113.8. Meetings.

113.8.1 Meetings of BORA shall be held at the call of the Chairperson and at such other times as the Board may determine.

113.8.2 The Board shall select one (1) of its members to serve as Chairman and one (1) to serve as Vice-Chairman to act in the absence of the Chairman. A detailed record of all proceedings shall be kept on file in the office of the Secretary. The Board shall establish rules and regulations for its ~~own~~ procedure.

113.8.3 Hearings.

113.8.3.1 All hearings shall be open to the public, and any person whose interest may be affected by the matter on appeal shall be given an opportunity to be heard.

113.8.3.2 The hearing shall be informal and need not be conducted according to technical rules relating to evidence and witnesses.

113.8.3.3 Any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to relying in the conduct of serious affairs, regardless of the existence of any common law or statutory rules which might make improper the admission of such evidence over objection in civil actions.

113.8.3.4 Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions.

113.8.3.5 The rules of privilege shall be effective to the same extent that they are now or hereafter may be recognized in civil actions, and irrelevant and unduly repetitious evidence shall be excluded.

113.8.4 Conflict of Interest. No member of the Board shall sit as a voting member in any hearing involving any question in which they have a personal or financial interest and shall be sequestered during the deliberation and vote of the Board.

113.8.5 Quorum. A quorum of the Board of Rules and Appeals shall consist of a majority of the total membership of the Board of Rules and Appeals, and a majority vote of those members voting on a measure shall be necessary for the Board of Rules and Appeals affirmative action. With a total membership of 13 members, a quorum is 7.

113.8.6 Written notice of the Board decision shall be furnished to the appellant when requested.

113.8.7 When an appeal of a decision of a Building Official/Fire Code Official or their subordinate has been filed with BORA that Building Official, ~~Fire Code Official~~ or their designated representative shall be responsible to (1, 2, 3, or all):

113.8.7.1 Respond to BORA in writing, defending their decision or interpretation within five (5) (working) days.

113.8.7.2 Attend the Board meeting when the appeal is on the agenda.

113.8.7.3 Take immediate action in accordance with the decision of BORA. Immediate action shall be that a Certificate of Completion, Temporary Occupancy, or a Certificate of Occupancy shall not be issued until compliance with the decision of the Board has been completed.

Exception: For fire-related appeals only, see the FFPC.

113.9 Duties

113.9.1 Appeal from decision of Building Official, Assistant Building Official, or Chief Inspector. The Board shall hear all appeals from the decisions of the Building Official, Assistant Building Official, or Chief Inspector

wherein such decision is on matters regulated by this Code from any person, aggrieved thereby, and specifically as set forth in Section 104 32. Alternate materials, designs, and methods of construction and equipment application for appeal shall be in writing and addressed to the Secretary of the Board.

113.9.2 Interpret the Code at the request of the Building Official, Assistant Building Official, Chief Inspector, Fire Code Official, or the staff of BORA staff. At the request of the Building Official, Assistant Building Official, Chief Inspector, Fire Code Official, or the staff of BORA staff, the Board shall issue final interpretations or opinions on any matter pertaining to this Code and the FFPC.

113.9.3 Investigate Enforcement. BORA, upon the request of any person charged with the responsibility of enforcing the Code, or upon its own initiative, shall conduct an investigation into enforcement of this Code and shall have the power to suspend or revoke any permits issued thereunder after a hearing at which interested persons may appear and be heard, and evidence indicates that the best interests of the public are served by such action except in regard to the qualifications of the applicant for the permit.

113.9.4 Report and Recommendations. BORA shall make any desired amendments or revisions to the code.

~~**113.9.4.1** BORA may recommend to the elected Officials of the jurisdictions adopting these Code ordinances prescribing the fee for examinations, permits, inspections of boilers and elevators, the testing of materials, and all other such work required by this Code.~~

~~**113.9.4.2** BORA shall make any desired amendments or revisions to the Code.~~

113.10 Cost of appealing to the Board. Reserved.

113.11 Procedure for Appeals. Any person aggrieved by anyone enforcing this Code who desires to appeal to this Board shall first contact the Secretary of the Board for a date for the appeal to be heard. Notice of Appeal shall be sent to the governing body of the jurisdiction wherein the dispute arose, and said notice shall contain the following:

113.11.1 The time and date of the hearing.

113.11.2 A clear and concise statement of the subject to be decided on appeal sufficient to put the said governing body on notice so that they may defend their interpretation of this Code.

113.11.3 The notice shall be sent by certified mail with a return receipt and by facsimile or electronic media, with a receipt showing delivery by noon or by personal delivery by noon at least nine (9) days prior to the hearing. The Board, at its discretion, may require a specific form for this notice. For an appeal to be valid, a written rejection from the denial AHJ shall be included. ~~with the appeal.~~ The denial authority shall respond in writing to the appellant.

113.11.4 The appellant shall also file a copy of their notice of appeal with the secretary of the board at the same time that they notified the governing body, and said secretary shall deliver to each member of the Board, a copy of the notice, with sufficient time before the hearing for the Board members to study the dispute. Procedure for appeals may be changed from time to time by the Board if they deem it necessary for the benefit of the public. Whenever feasible possible, the Chief Inspector involved in the appeal shall present the jurisdiction's position and justifications for the appeal at the Board meeting.

113.11.5 Notwithstanding, and in addition to, the jurisdiction of BORA created by Chapter 71-575, Laws of Florida, Building Code as applicable to Broward County may be enforced by injunctive proceedings or other appropriate legal proceedings in the appropriate court having jurisdiction thereof, upon petition or complaint filed by BORA, which is hereby granted the power to sue and be sued, or by any aggrieved person, any interested citizen, citizen's association, corporation or other business entity if any elected or appointed officials named in Section 3 of Chapter 71-575 or any Building Official fails or refuses to comply with said code.

113.11.6 Certification of Building Official, Assistant Building Official/Code Administrator, Chief Electrical Inspector, Electrical Plans Examiner, Electrical Inspector, Chief Mechanical Inspector, Mechanical Plans Examiner, Mechanical Inspector, Chief Plumbing Inspector, Plumbing Plans Examiner, Plumbing Inspector,

Roofing Inspector, Chief Structural Inspector, Structural Plans Examiner, Structural Inspector, Fire Marshal/Fire Code Official, Assistant Fire Marshal, Fire Plans Examiner, and Fire Inspector. BORA shall have the duty, as set forth in Section 104 of this Code, to accept and review certification applications and to certify or refuse to certify applicants for Building Official, Assistant Building Official, Chief Electrical Inspector, Electrical Plans Examiner, Electrical Inspector, Chief Mechanical Inspector, Mechanical Plans Examiner, Mechanical Inspector, Chief Plumbing Inspector, Plumbing Plans Examiner, Plumbing Inspector, Roofing Inspector, Chief Structural Inspector, Structural Plans Examiner, Structural Inspector, Fire Marshal, Assistant Fire Marshal/Fire Code Official, Fire Plans Examiner, And Fire Inspector to be employed by any inspection authority regulated by this code.

113.11.7 Suspension of Certification Requirements. During an emergency period proclaimed by the Governor, the Chairperson of BORA or designee may temporarily suspend the Broward County certification requirements for all individuals certified by the state of Florida, Department of Business and Professional Regulation, BCAIB as building code administrators, plans examiners, and inspectors. The length of time that this suspension will be in effect will be for an initial period not to exceed ninety (90) calendar days. BORA may extend this period if conditions warrant. This temporary suspension of the certification requirement shall not apply to an individual being hired on a permanent basis.

113.12 Powers

113.12.1 BORA may interpret the provisions of this Code to cover a special case if it appears that the provisions of this Code do not ~~definitely~~ cover the ~~question point raised~~ or that the intent of this Code is not clear, or that ambiguity exists in the wording, but it shall have no authority to grant variances where the code is clear and specific.

113.12.2 The use of alternate materials or types of construction not clearly comparable with the materials and types of construction specified in this Code may not be granted by BORA, but the Board, if favorable to such use, may amend this Code to make such use lawful.

113.12.3 The Board shall have the power to affirm, modify, or reverse the decision of the Building Official wherein such decision is on matters regulated by this Code.

113.12.4 BORA shall have the powers as specified in Section 116 of this Code, "Unsafe Structures and Equipment."

113.12.5 BORA shall have the power to suspend or revoke permits, as specified in Section 105.6 of this Code.

113.12.6 When it is deemed necessary by the Board, it may request experienced and technical advice on any specific subject or subject from any qualified person or persons, and such request may be for attendance at board meetings or for written analysis of the specific problem. BORA may establish panels of industry, either standing or temporary, for technical analysis of specific subjects.

113.13 Reciprocity.

113.13.1 BORA shall have the authority to meet with similarly constituted and authorized boards for the purposes of discussion, decision, and similar matters of area-wide industry concern.

113.13.2 Decisions of the majority of all members at joint meetings, as referred to herein, shall not be binding on BORA. The decisions of joint meetings with other boards may be accepted or rejected or accepted with modifications.

113.14 Review of Board Decisions.

113.14.1 Any person aggrieved by a decision of BORA, whether or not a previous party to the decision, may file an appeal pursuant to Florida Statute, Section 553.775(3)(c), ~~Florida Statutes~~. Appeals of decisions within the review jurisdiction of the Florida Building Commission shall be to the Florida Building Code in the manner prescribed in the referenced statute. Review of other decisions of BORA shall be as provided in the Florida Rules of Appellate Procedure for judicial review of administrative action.

113.15 Amendments to Code.

113.15.1 The provisions of the SFBC, Broward Local Amendments to the FFPC, and the FBC as applicable to Broward County shall be amended only by BORA and only to the extent and in the manner specified in this Code and Florida Statutes, in Section 553.73(4), ~~Florida Statutes~~. For fire code-related amendments, see the FFPC and Florida Statutes, Section 633.202, ~~Florida Statutes~~.

113.15.2 Neither the Broward County Board of County Commissioners nor any municipality within Broward County may enact any ordinance in conflict with Chapter 71-575, as amended, the Florida Building Code, or the SFBC.

Section 114 Violations

114.1 Violations and Penalties. Any person, firm, or corporation who violates a provision of this Code or the FFPC or fails to comply therewith or with any of the requirements thereof shall be guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code or the FFPC is committed or continued, and upon conviction of any such violation, such person shall be punishable by a fine of not less than fifty dollars (\$50.00) nor more than five hundred dollars (\$500.00), or by imprisonment not exceeding sixty (60) days, or by both such fine and imprisonment.

Section 115 Stop Work Order

115.1 Authority. Whenever the Building Official or Fire Chief finds any work regulated by this Code being performed in a manner either contrary to the provisions of this Code or dangerous or unsafe, the Building Official or Fire Chief is authorized to issue a stop work order. See also Sections 105.4, 105.6, 111.4, and 112.3 of this Code.

115.2 Issuance. The stop-work order shall be in writing and ~~shall be~~ given to the owner of the property involved, or to the owner's agent, or ~~to~~ the person doing the work, or posted on the job site in a conspicuous location. Upon issuance of a stop work order, the cited work shall immediately cease by such persons. The stop-work order shall state the reason for the order and the work ~~that~~ is required to correct a violation or unsafe condition.

115.3 Unlawful continuance. Any person who continues any work after being ~~having been~~ served with a stop work order shall be subject to penalties as prescribed by law.

Exception: Work required to correct a violation or unsafe condition.

Section 116 Unsafe Structures and Equipment

116.1 General.

116.1.1 Buildings or structures that, in the opinion of the Building Official, are, or hereafter shall become unsafe, unsanitary, or deficient in adequate facilities for means of egress, or which constitute a fire or windstorm hazard, or illegal or improper use, occupancy or maintenance, or which do not comply with the provisions of the applicable. Minimum Housing Code, or which have been substantially damaged by the elements, acts of God, fire, explosion, or otherwise shall be deemed unsafe buildings, and a permit shall be obtained to demolish the structure or bring the building to comply with the applicable codes.

116.1.2 Incomplete buildings or structures commenced without a permit, or the permit for which has expired, or completed buildings or structures commenced without a permit, or the permit for which expired prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe.

116.1.3 Unsafe buildings or structures shall be demolished and removed from the premises concerned or made safe, sanitary, and secure in a manner required by the Building Official and as provided in this Code, provided that where replacement, repair, alteration, or demolition is required on buildings or structures within the purview of the applicable Minimum Housing Code, the provisions of such code shall be complied with and shall control.

116.1.4 A permit shall be issued for the demolition of any unsafe building or structure in accordance with Section 105.18 of this Code.

116.2 Criteria. When anyone (1) of the following conditions exist, a building may be deemed unsafe or a fire hazard:

116.2.1 Physical Criteria.

116.2.1.1 A Building shall be deemed a fire hazard or unsafe when:

116.2.1.1.1 It is vacant, unguarded, and open at doors or windows.

116.2.1.1.2 There is an unwarranted accumulation of dust, debris, or other combustible material therein.

116.2.1.1.3 The building condition creates hazards with respect to means of egress and fire protection as provided herein for the ~~particular~~ occupancy.

116.2.1.2 A building shall be deemed unsafe when:

116.2.1.2.1 There is a failure, hanging loose, or loosening of any siding, block, brick, or other building material.

116.2.1.2.2 There is a deterioration of the structure or structural parts.

116.2.1.2.3 The building is partially destroyed.

116.2.1.2.4 There is an unusual sagging or leaning out of plumb of the building or any parts of the building, and such effect is caused by deterioration or over-stressing.

116.2.1.2.5 The electrical or mechanical installations or systems create a hazardous condition in violation of this Code.

116.2.1.2.6 An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems.

116.2.1.2.7 Swimming pools that contain stagnant water are deemed unsanitary and dangerous to human life and public welfare and shall be presumed and deemed unsafe.

116.2.1.2.8 By reason of use or occupancy, the area, height, type of construction, fire-resistivity, means of egress, electrical equipment, plumbing, air conditioning, or other features ~~regulated by this Code~~ that do not comply with this Code for the use and Group of Occupancy.

116.2.1.2.9 Any mobile home that is being modified in violation of the Department of Highway Safety and Motor Vehicles, Florida Administrative Code, Section 15C-2 0081 may be deemed unsafe or a fire hazard.

116.2.1.3 A Building, or part thereof, shall be presumed to be unsafe if:

116.2.1.3.1 The construction, installation of electrical, plumbing, or other equipment therein or thereon, or the partial construction or installation of equipment has been commenced or completed without a permit, therefore, having been obtained, or the permit, therefore, expired prior to completion and a Certificate of Occupancy issued.

116.2.1.3.2 By reason of illegal or improper use, occupancy, or maintenance does not comply with this Code or the ~~c~~Code in effect at the time of construction or the applicable Minimum Housing Code.

116.2.2 Valuation Criteria.

116.2.2.1 If the cost of completion, alteration, repair, or replacement of an unsafe building or structure or part thereof exceeds fifty (50) percent of its value, such building shall be demolished and removed from the premises. If the cost of completion, alteration, repair, or replacement of an unsafe building or structure or

part thereof does not exceed fifty (50) percent of such replacement cost, such building or structure may be repaired and made safe, as provided in the FBC, Existing Building.

116.2.2.2 If the cost of structural repair or structural replacement of an unsafe building or structure or part thereof exceeds thirty-three (33) percent of the structural value, such building or structure or part thereof shall be demolished and removed from the premises; and if the cost of such structural repairs does not exceed thirty-three (33) percent of such replacement cost, such building or structure or part thereof may be structurally repaired and made safe, as provided in FBC, Existing Building.

116.2.2.3 In order to determine the value of a building or structure and the cost of alterations, repairs, and replacement, the guides and standards provided in the FBC, Existing Buildings shall apply.

116.2.2.4 An ~~E~~exception to the above percentages may be recognized provided:

116.2.2.4.1 The owner of the property has the ways and means to complete the work.

116.2.2.4.2 All imminent danger has been removed from the site.

116.2.2.4.3 All applicable zoning regulations are met.

116.2.2.4.4 All applicable requirements of other departments and agencies are met.

116.2.2.4.5 Criteria noted in FBC, Existing Building are followed.

116.2.2.4.6 Any remaining portion of the structure to be used in rebuilding is certified as safe by an engineer or architect.

116.3 Inspection of Unsafe Buildings and Structures. The Building Official, on their own initiative or as a result of reports by others, shall examine or cause to be examined every building or structure appearing or reported to be unsafe, and if such is found to be an unsafe building or structure as defined in this Section, the Building Official shall post the property concerned and shall furnish the owner of such building or structure with written notice, the manner of posting and furnishing of written notice is provided hereinafter.

116.4 Posting. The Building Official shall post a signed notice in a conspicuous location on the building or structure which has been determined to be unsafe. The posted notice shall read ~~substantially~~ as follows:

"UNSAFE BUILDING " This building or structure is, in the opinion of the Building Official, unsafe, as defined in Section 116 of this Code.

This Building Shall Be Vacated -Shall Not Be Occupied. Action shall be taken by the owner as further prescribed by written notice previously served. This Notice Shall Not Be Removed Except By The Building Official, Date

116.5 Emergency Action.

116.5.1 When, in the opinion of the Building Official, there is actual or immediate danger of the failure or the collapse of a building or structure, or there is a health, windstorm, or fire hazard, they may order the occupants to vacate temporarily close for use or occupancy the rights-of-way thereto, sidewalks, streets or adjacent buildings or nearby area and institute such other temporary safeguards, including securing posting and demolition of the building or structure, as they may deem necessary under the circumstances, and may employ the necessary labor and materials to perform the required work as expeditiously as possible.

116.5.2 Costs incurred in the performance of such emergency work shall be paid by the appropriate governmental authority, and upon the recording in the public records of this County, a certificate executed by the Building Official certifying the amount so expended and why expended, the same shall become a lien against the property involved.

116.6 Notice of Violation. The Building Official shall give the owner of record of the premises concerned written notice by certified or registered mail addressed to such person's last known address. If proof of service by registered or certified mail is not completed by a signed return receipt, then a copy of the written notice shall be affixed to the structure concerned. Such ~~and such~~ procedure shall be deemed proper service, and the time for

compliance, stipulated in the notice, shall be deemed to commence with the date such notice is so affixed. This written notice shall state the defects that ~~which~~ constitute a violation of this Section and shall prescribe the action to be taken to comply and the time within which compliance must be accomplished, such time to be ten (10) business days, subject to reasonable extension when requested in writing, for reasons which the Building Official considers justifying an extension of time. All such extensions of time shall be by written approval of the Building Official. In addition, this written notice will explain the right to appeal the decision of the Building Official to the Unsafe Structures and Housing Appeals Board and also advise that unless there is compliance with the instructions in the Notice of Violation or an appeal is filed, a public hearing before the Unsafe Structures and Housing Appeals Board will be initiated by the Building Official after time for compliance has expired.

116.7 Recording of Notice of Violation.

116.7.1 If the owner of the property concerned has not complied with the requirements as stated in the Notice of Violation within the time stipulated or has not appealed the action of the Building Official as stated in the Notice of Violation within the time specified, the Building Official may file an appropriate instrument in the office of the Clerk of the Circuit Court, to be recorded in the public records of this County, indicating that violations of this Code, and Section 116 thereof, exist upon the property involved.

116.7.2 The recording of such notice shall constitute constructive notice to all concerned, as well as to any subsequent purchasers, transferees, grantees, mortgages, lessees, and all persons claiming or acquiring an interest in said property.

116.7.3 When the violation specified in the Notice of Violation has been corrected, the Building Official shall file for record a certificate certifying that the violation has been corrected upon being paid for the filing fees incurred.

116.8 Appeal and Review. The owner or anyone having an interest in a building or structure ~~that~~ which has been determined to be unsafe and concerning which a Notice of Violation has been served by the Building Official may appeal the decision of the Building Official as stated in the Notice of Violation, to the Unsafe Structures and Housing Appeals Board if such appeal is filed prior to the expiration of the time allowed for compliance specified in such notice; provided, in no event shall appeal period be less than ten (10) business days. Such appeal shall be in writing, addressed to the secretary of the Unsafe Structures and Housing Appeals Board, and shall be in the form of a certified statement stating the reasons for such an appeal and stating wherein they consider the Building Official to be in error. Upon receipt of the appeal, the Secretary of the Board will ~~proceed to~~ notify all parties in interest as to the time and place the Unsafe Structures and Housing Appeals Board shall conduct a public hearing on the matter. The procedure for the serving of and the form of notice is provided hereinafter.

116.9 Notice of Public Hearing. If the owner or other parties having an interest do not comply with the terms of the Notice of Violation and do not file an appeal within the time stipulated, the Building Official shall then apply for a public hearing to be conducted by the Unsafe Structures and Housing Appeals Board. ~~The and~~ Secretary of the Unsafe Structures and Housing Appeals Board shall notify all parties in the interest of the time and place of such public hearing on the matter. The procedure for the serving and the form of notice shall be the same as in the case where an appeal has been filed by the owner or other interested parties. ~~in interest, and such procedure and form of notice shall be as set forth hereinafter.~~

116.9.1 When an appeal has been properly filed, or when the public hearing is initiated by the Building Official, as provided herein, the Secretary of the Unsafe Structures and Housing Appeals Board shall issue a notice in the Board's name, requiring the owner of record and all parties having an interest to appear before the Board in person or by an attorney at the time set forth in such notice, but not earlier than ten (10) days after service thereof, and show cause why the decision of the Building Official should not be carried out.

116.9.2 As many alias and pluries notices may be issued as may be necessary.

116.9.3 Service of such notices shall be certified or registered mail to the last known address of the party being served if known; however, failure to receive such notice shall not invalidate the same as such notice shall also be perfected by posting such notice on the property and by publishing a copy thereof in a newspaper published in this County, such publication to be for two (2) times one (1) week apart.

116.9.4 The time for appearing and showing cause as aforesaid and a description of the property shall be as set forth in such published notice, provided such time shall not be less than ten (10) days after the last publication thereof.

116.9.5 Any person or party who shall not appear and show cause as aforesaid shall be as fully bound by proceedings taken as if they had appeared and shown cause.

116.10 Public Hearing

116.10.1 On the day established in the notice of public hearing, the Board shall review all pertinent evidence and hear all testimony from the Building Official, the owner, and other parties in interest and their respective witnesses.

116.10.2 The Board may modify, rescind, or uphold the decision of the Building Official as recited in the Notice of Violation and may order the owner or persons responsible for the building or structure to vacate or cause to be vacated immediately ~~forthwith~~, to make repairs and to take necessary action to secure the building, or to demolish the building or structure and remove the salvage, contents debris, and abandoned property from the premises, all within the time stipulated in the order by the Board.

116.10.3 Such order shall be entered in the minute book of the Board within three (3) days after such public hearing, and a copy of such order shall be forwarded to the owner and all parties in interest by registered or certified mail and a copy thereof posted on the premises.

116.10.4 If the owner or those responsible shall fail to comply with the order of the Board within the time stipulated therein, such order is to repair or secure the building to make it safe. The Building Official shall cause such building to be vacated if occupied and shall, through their employees or ~~through~~ a contractor making the lowest responsible bid, secure the building or structure.

116.10.5 If the order is to demolish the building or structure and to remove the salvage, contents, debris, and abandoned property from the premises, and the owner or those responsible shall have failed to comply with such order, then the Building Official may do so thereafter through their employees or ~~through~~ a contractor making the lowest responsible bid.

116.10.6 The Building Official may sell to the highest bidder or bidders for cash the salvage and the contents of such building or other structure so demolished which have not been removed by the owner of the land.

116.10.7 If no bids are received for such salvage or contents, the Building Official may destroy that for which no bids are received.

116.10.8 Advertisement calling for bids shall be published by the Building Official one (1) time in a newspaper published in the County.

116.11 Recovery of Cost.

116.11.1 The entire costs incurred pursuant to Section 116 5 to Section 116 10 of this Code shall be paid by the owner or occupant of the premises or by the person who caused or maintained the violation.

116.11.2 The Building Official shall file among their records an affidavit stating with fairness and accuracy the items of expense and the date of execution of actions authorized by Section 116 5 or Section 116 10 of this Code.

116.11.3 The enforcing agency may institute a suit to recover such expenses against any liable person or may cause such expenses to be charged against the property as a lien or as a special assessment collectible according to established procedures.

116.11.4 ~~Except for with respect to~~ a lien imposed for expenses incurred in demolition, nothing herein shall be construed as placing a lien upon property that ~~which~~ supersedes the lien of any mortgage on such property executed and recorded prior to the existence of a lien authorized herein.

116.11.5 Any costs incurred pursuant to Section 116.5 or Section 116.10 of this Code which results in the demolition of unsafe buildings, structures, or equipment shall be a lien prior in dignity to all liens, excepting county tax liens and liens of equal dignity with county tax liens.

116.12 Review. Any person aggrieved by a decision of the Unsafe Structure Board may seek judicial review of that decision in accordance with the Florida Appellate Rules.

116.13 Unsafe Structures Board. The Unsafe Structures Board is hereby created, consisting of nine (9) members who shall be appointed by the appointing authority. All professional members of the Unsafe Structures Board should be registered and licensed in the state of Florida. In the event the appointing authority cannot find a properly suitably qualified resident of the area under its jurisdiction, it may, by a majority vote of its membership, appoint a qualified non-resident of the specific categories or professions required.

116.13.1 Qualification of Members. Members of the Board shall be permanent residents of the area under the jurisdiction of the appointing authority who possess outstanding reputations for civic activity, interest, integrity, responsibility, and business or professional ability. The composition and representative membership of the Board shall be as follows: an engineer, an architect, a ~~GC~~General Contractor, an electrical contractor, an attorney at law, a plumbing contractor, a real estate appraiser, a real estate property manager, and a citizen with experience and background in social problems.

116.13.2 Terms of Office. In order that the terms of office of all members of the Board shall not expire at the same time, the initial appointments to the Board shall be as follows:

1. Three (3) members for the term of two (2) years.
2. Three (3) members for the term of three (3) years.
3. Three (3) members for the term of four (4) years.

Thereafter, all appointments shall be for the term of three (3) years, provided that the term in all instances shall continue until a successor is appointed and qualified. Appointments to fill any vacancy on the board shall be for the remainder of the unexpired term, but failure to fill a vacancy shall not invalidate any action or decision of the Board.

116.13.3 Organization of the Board.

116.13.3.1 The members of the board shall elect a chairman and a vice chairman and such other officers as may be deemed necessary or desirable, who shall serve at the will of the Board. Election of officers shall be held at the first meeting after February 1, and such officers shall hold office for one (1) year.

116.13.3.2 Five (5) members of the Board shall constitute a quorum necessary to hold a meeting or take any action.

116.13.3.3 A majority vote of the Board membership present and voting at a duly constituted meeting shall be sufficient to overrule, modify, or affirm any action or decision of the Building Official or to take any other action within the scope of the power and duties of the Board.

116.13.3.4 Members shall serve without compensation but shall be entitled to reimbursement for necessary expenses incurred in the performance of their official duties upon approval by the legislative body adopting this Code.

116.13.3.5 No member of the Board shall sit as a voting member in any hearing on a matter in which they have a personal or financial interest.

116.13.3.6 The Building Official, or their designee, shall be the Secretary of the Board but shall have no vote.

116.13.3.7 The chairman or the secretary may call meetings of the board, and meetings may be called by written notice signed by three (3) members of the board.

116.13.3.8 Minutes and records shall be kept of all meetings of the Board, and all meetings shall be public.

116.13.3.9 All hearings shall be open to the public, and any person whose interest may be affected by the matter on appeal shall be given an opportunity to be heard in person or through their attorney.

116.13.3.10 Witnesses may be sworn and subpoenaed by the Board in a like manner as they are subpoenaed by the court or courts in the county in which this Code is adopted.

116.13.3.11 The hearings shall be informal and not be conducted according to technical rules relating to evidence and witnesses. Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to relying in the conduct of serious affairs, regardless of the existence of any common law or statutory rules that might make improper the admission of such evidence over objection in civil actions.

116.13.3.12 Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence but shall not be sufficient ~~itself~~ to support a finding unless it would be admissible over objection in civil actions.

116.13.3.13 The rules of privilege shall be effective to the same extent that they are now, or hereafter may be, recognized in civil actions, and irrelevant and unduly repetitious evidence shall be excluded.

116.13.3.14 The Board may establish rules and regulations for its ~~own~~ procedure.

116.13.3.15 The Building Official shall provide adequate and competent clerical and administrative personnel and such technical or scientific personnel as may be reasonably required by the Board for the proper performance of its duties and shall maintain a record of all proceedings in the office of the Building Official, and shall make available for copying any and all portions of the record of the proceeding and may certify the same as a true copy and make a reasonable charge therefore.

116.13.3.16 The Building Official shall provide a regular meeting place for the Board.

116.13.4 Duties and Powers of the Board. The board shall have the following duties, functions, powers, and responsibilities:

116.13.4.1 Hear and determine appeals from actions and decisions of the Building Official pursuant to the provisions thereof.

116.13.4.2 Hear and review the application of the Building Official for review of their action and ~~where their~~ decision, as indicated in a Notice of Violations, has not been complied with.

116.13.4.3 Affirm, modify, or reverse the decision of the Building Official upon appeal or on the application for review.

116.13.4.4 The Board, through its secretary, shall transmit the record with all exhibits, instruments, papers, and transcripts of its proceedings to the appointing authority in the event that authority shall consider the matter pursuant to applicable law in that regard made and provided.

116.13.4.5 Hear and determine appeals from actions and decisions of the enforcing agency pursuant to the provisions of the applicable Minimum Housing Code.

116.14 Duties of Legal Counsel. It shall be the duty of the attorney for the appointing authority, when so requested, to appear at all hearings before the Unsafe Structures Board and to represent and advise the Board.

116.15 Conflict of Interest. No Building Official, Board member, or employee charged with the enforcement of this law shall have any financial interest, directly or indirectly, in any repairs, corrections, construction, or demolition ~~that which~~ may be required, nor shall any Building Official, Board member, or employee give to anyone the location of any property or the names of owners thereof on which repairs, corrections or demolition have been ordered, except as otherwise directed hereinafter, until after the owners have been formally advised at which time such shall become a matter of public record.

116.16 Alternative Board. As an alternative to the use of its own Unsafe Structures Board, any municipality in Broward County may utilize, by means of an applicable inter-local agreement, the Unsafe Structures Board of Broward County or that of another municipality located within Broward County.

Section 117 Powers and Duties of the Floodplain Administrator: Delegation, Administration, Enforcement, and Variances

117.1 Scope. In accordance with Florida Statute, Section 553 73, ~~Florida Statutes~~, the appointing Authority of Broward County or the municipalities may delegate the authority to enforce the floodplain provisions of the Florida Building Code to a floodplain administrator, the Building Official, or any other appropriate agency or combination thereof.

117.2 Intent. A floodplain administrator, the Building Official, or any other appropriate agency or combination thereof, as designated, is authorized and directed to administer and enforce the flood provisions of the FBC and any adopted flood hazard ordinances. The designated authority shall delegate such duties and assignments as may be deemed necessary to carry out provisions of the FBC and any adopted flood hazard ordinances, to render interpretations consistent with the intent and purpose of these codes, and may establish policies and procedures in order to clarify the application of their provisions including the application of the variance procedures of any adopted flood hazard ordinances to the flood provisions of the FBC. The variance procedures herein shall not apply to Section 3109 of the FBC, Building.

117.3 General. Where, in any specific case, different sections of the FBC or adopted flood hazard ordinances specify different materials, methods of construction, or other requirements, the most restrictive shall govern.

Section 118 ~~Emergency Responders Communications Enhancement Systems (ERCES) Two-Way Radio Communication Enhancement Systems (TWRCES)~~

118.1 General

118.1.1 ~~The Two-Way Radio Communication Enhancement Public Safety Signal Booster System~~ TWRCES shall be installed as per NFPA 1-11 10, NFPA 70, and NFPA 72. Any such system installed on or after April 1, 2016, shall be adaptable for both 700/800 MHz P25 (Association of Public Safety Communication Officials, project 25.)

118.1.2 ~~The Authority Having Jurisdiction (AHJ), in Broward County, for the Two-Way Radio Communication Enhancement Public Safety Signal Systems~~ TWRCES has two (2) permitting entities and multiple frequency licenses as follows:

1. The installation and wiring shall comply with the local municipality Building and Fire Department permitting process and shall be approved by the local and county FCC Licensee prior to installation.
2. The FCC Licensees are:
 - i. Broward County ~~ORCAT~~ Regional Emergency Services and Communication Office (RESCO)
 - ii. City of Coral Springs
 - iii. City of Fort Lauderdale
 - iv. City of Hollywood
 - v. City of Plantation

118.1.3 ~~The AHJ shall determine if a new building or existing building shall require that a two-way radio communication enhanced public safety signal booster system~~ TWRCES be installed to comply with NFPA 1-11 10 1. The building owner shall install a ~~public safety signal booster~~ TWRCES to meet this requirement if so directed.

118.1.4 Design. For new buildings, a temporary, partial, or Certificate of Occupancy shall not be issued until the AHJ has approved the design and determines that the building is in compliance with NFPA 1-11 10 1. It is recommended that the local Development Review Committee ~~(DRC)~~ notify the new building owner, architect, and engineers of this requirement in writing before the building is designed. At the time of ~~BDA~~ TWRCES permitting, a design package comprising of block level diagrams, materials submittals, coverage

measurements, and predictions is required. Sufficient and substantial engineering design and support information and data shall be submitted with the application. A sealed submittal from an engineer with verifiable training and experience in electrical engineering shall also be required.

118 1 5 To the extent authorized by law, Distributed Antenna Systems Integrators with Public Safety and Communication installation and repair experience, as a sub-contractor in association with qualified electrical contractors, Fire Alarm contractors, or ~~BDA TWRCES~~ TWRCES contractors, may install or repair ~~Two-Way Radio Communication Enhancement Systems-TWRCES~~. Should the contractor of record fail to have radio communications installation and repair experience with Distributed Antenna Systems, the contractor of record shall sub-contract the installation or repair of the non-fire alarm function to a qualified company having knowledge of ~~R~~radio communications installation and repair.

118 2 Permit Documentation

118 2 1 The following documentation shall be required for permitting an ~~"Emergency Responders Communications Enhancement Systems (ERCES)."~~ TWRCES.

1. City and County FCC Licensee shall approve the proposed installation of Two-Way Radio Communicating Enhanced Systems prior to installation in writing or by sealing documents submitted for review.
2. City and County written approval or sealed documents shall be provided to the local Fire Prevention Bureau office at the time of plan submittal and prior to plan review.
3. Plans shall comply with the current adopted editions of FBC 107, NFPA 1, 1 7, NFPA 70, NFPA 1221, and NFPA 72.
4. Sealed floor plans showing radio coverage for critical and general areas using industry-standard radio frequency computer-generated propagation modeling.
5. Schedule of signal strength as per NFPA 1221 or as agreed to by the Fire Code Official in consultation with the FCC licensee in writing.
6. Schedule of the system radio frequencies or band of frequencies.
7. Notation that the system is upgradeable for frequency band coverage changes, including, at a minimum, both 700/800 MHz.
8. Plans shall show that the ~~BDA TWRCES~~ enclosure shall be painted in red color. A sign or weatherproof plaque affixed next to or ~~stenciling stenciled~~ on the enclosure shall be provided in high contrasting letters over a red background ~~weatherproof plaque~~ and shall include the following information:
 - a. Fire Department Signal Booster
 - b. Permit Number: _____
 - c. Serviced by: Vendor name and telephone.
9. Elevator hoistways shall be deemed critical areas as stated in NFPA 1221 (2016) 9 6 7 4

118 3 System Notifications.

118.3.1 The AHJs for the FCC licensee and Broward County ~~Office of Regional Communications and Technology (ORCAT)~~ RESCO shall be notified in writing of the following events by the permit holder, the system vendor, or the building owner. The AHJ for the FCC Licensee shall approve the date and time and may request that the AHJ shall be present during the following events:

- 1 Initial system testing, with the date and time start and finish.
- 2 Periodic system testing, with the date and time start and finish.
- 3 System placed in operation with date and time.

118.4 Prior to the Initial Testing.

1. The vendor shall provide the system's settings prior to the initial system testing as accepted by the AHJ, FCC Licensee, and ~~ORCAT~~ RESCO. The AHJ may ask for additional information prior to testing.
2. The system shall remain "off the air" until the initial testing with AHJ, FCC Licensee, ~~ORCAT~~ RESCO, and the Fire Code Official are ready to begin and provide their approval.

118.5 Annual Test.

118.5.1 ~~As part of the~~ ~~in addition to the~~ annual fire alarm test, an annual test and report shall comply in compliance with NFPA 72 Chapter 14. The test shall be completed by a qualified company having the knowledge of RF installation with training and experience of ~~in TWRCES two-way radio communication enhanced radio systems~~ to ensure that the original installed system is still in compliance.

118.5.2 Annual Test Report. The annual test report shall be maintained with the fire alarm log book, and copies shall be submitted to the local AHJ and to the City and ORCAT RESCO for review. All problems found, with any corrective action(s), shall be noted in the test report, along with the name and license number of the ~~Fire Alarm Contractor and sub-contractor~~ ~~inspection~~ ~~company~~.

118.6 System Monitoring and Maintenance.

1. Any ~~Public Safety Signal Booster system~~ TWRCES installed on premise shall be tied into a fire alarm system for monitoring.
2. In case of failure, the building owner shall be notified within two (2) hours, and they shall perform ~~cause to occur~~ an inspection of the system. If a trouble condition is found, the system shall be repaired within forty-eight (48) hours of notification. If such repair proves to be longer in time or impossible to perform, a notification to the Fire Marshal shall be made indicating the failure of the system so that in case of emergency, the system shall not be relied upon by the First Responders.
3. Any system installed shall have a service-level agreement with a responsible company. Once the system is repaired, the service company shall notify both the building owner and the Fire Marshal.

The End

of Broward County Administrative Provisions for the
20230 FBC (87th Edition)

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 Broward County Board of Rules and Appeals

FROM: Administrative Director

DATE: October 12, 2023

RE: Readoption of the Broward County Board of Rules and Appeals Formal Interpretations for the 8th Edition (2023) of the Florida Building Code

Recommendation

That BORA re-adopt, by vote, the Broward County Board of Rules and Appeals Formal Interpretations (FI) of the 8th Edition (2023) of the Florida Building Code.

Reasons

The 8th Edition of the Florida Building Code will become effective on December 31, 2023. The staff reviewed BORA's 33 current formal interpretations, revised the code references when needed, and made necessary changes. The staff recommends that FI-18, "Direct venting of solid fuel pizza ovens," and FI-26, "Location of permanently installed residential standby generator's exhaust," not be renewed. The language in FI-18 was included in Section 507, "Commercial kitchen hoods" of the 2023 FMC, and FI-26, in Section 1905, "Residential permanently installed standby generator" of the 2023 FBC, Residential.

Additional Information

All updated interpretations will go into effect on December 31, 2023.
Attached are copies of the revised Formal Interpretations.

Respectfully Submitted,

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

Ana C. Barbosa, DBA



BROWARD COUNTY BOARD OF RULES AND APPEALS

Florida Building Code 8th Edition Formal Interpretations (2023)
Effective Date: December 31, 2023

Building Code Formal Interpretations

1. Mechanical Code 602.2.1 Materials Exposed within Plenums
2. Attachments of Ductwork to Air Handling Equipment
3. Insulation Requirements for Condensate Drains
4. Solar Assisted Air Conditioning Systems
5. Installation of 100% Wireless Network Low Voltage Alarm Systems
6. Retrofits required pursuant to Florida Building Code Existing Building Section 706.8
7. Residential Clothes Washing Machines Drains
8. Recessed Low Height Air Handlers
9. Windows Replacement
10. Ceiling Grid Support for Light Fixtures
11. Interpretation of 7th Edition (2020) Florida Building Code Mechanical: 301.15;
Building: 453.25.4.3.1, 453.25.4.3.2, 1609.1.1 Ex. 8;
Fuel Gas: 301.10. Mechanical equipment wind resistance.
12. Permit requirements for Florida Building Code, Plumbing Appendix F
13. Smoke Control System testing in existing buildings undergoing Level 2 Alterations.
14. Acceptable testing methods for Smoke Control Systems
15. Duct sizing calculations
16. Acceptable documents for the attachment of mechanical equipment during replacement
17. Alteration of existing smoke evacuation or smoke control systems
18. Direct venting of solid-fuel pizza ovens (**Rescinded**)
19. Replacement of air conditioning (A/C) systems in flood hazard areas
20. Storm Drainage Sizing Conversion Charts
21. Required Signatures on the Broward County Uniform Building Permit Application
22. Swimming Pool Safety Inspections
23. Building Permit Valuations (**Rescinded**)
24. Retrofit of Windows, Doors, Garage Doors, Shutters and Skylights FBC Existing Building, Alteration Level I
25. PVC pipes and fittings within plenums in the residential portion of R-2 and R-3 occupancies.
26. Location of permanently installed residential standby generator exhaust. (**Rescinded**)
27. Typographical Errors in the FBC 7th Edition (2020) Test Protocols for High-Velocity Hurricane Zone, RAS 127 Tables
28. Retrofitting Roof-to-Wall Connections
29. Requirement for concrete mix and protection of reinforcement to be used in buildings and structures to be constructed in corrosive environments.
30. Fee-simple townhouses designed and constructed according to the definitions and requirements for townhouses as stated in the FBC Building and FBC Residential Codes exemption from the 40-year Building Safety Inspection Program
31. Rooftop Clearance Requirements – Section 1522.3, 1522.3.1
32. Section 1512.2.1 (Product Approval)
33. Maximum distance of piping from the source of hot water to the fixture in commercial buildings



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8th EDITION (2023) FORMAL INTERPRETATION (#1)

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broward.org/CodeAppeals

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

Vice-Chair

Mr. Gregg D'Attille,
Air Conditioning Contractor

Mr. Stephen E. Bailey, P.E.
Electrical Engineer

Mr. Sergio Pellecer,
Fire Service Professional

Mr. John Famularo,
Roofing Contractor

Mrs. Shalanda Giles Nelson,
General Contractor

Mr. Daniel Rourke,
Master Plumber

Ms. Lynn E. Wolfson,
Representative Disabled Community

Mr. Dennis A. Ulmer,
Consumer Advocate

Mr. John Sims,
Master Electrician

Mr. Ron Burr,
Swimming Pool Contractor

Mr. Abbas H. Zackria, CSI,
Architect

Mr. Robert A. Kamm, P.E.,
Mechanical Engineer

2023 Alternate Board Members

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Mechanical Engineer

Mr. Alberto Fernandez,
General Contractor

VACANT,
Roofing Contractor

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S.T.S.2.,

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Mr. David Rice, P.E.,
Electrical Engineer

Mr. James Terry,
Master Plumber

Mr. David Tringo,
Master Electrician

Mr. Jeff Falkanger,
Architect

Board Attorney

Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

—Established 1971—

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director
SUBJECT: Materials Exposed within Plenums

This Interpretation concerns the residential portion of R-2 occupancies.

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved the following Formal Interpretation.

Section 602.2.1 of the 8th Edition (2023) Florida Mechanical Code requires materials exposed within plenums to be noncombustible or shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E 84-2018B.

CPVC Flowguard Gold Pipe, SDR11, was tested by Southwest Research Institute using a modified ASTM E-84 test methodology in the following sizes:

0.5-inch (nominal) Water Filled CPVC Pipe:	SwRI Project No. 01.04017.01.301b [1]
2.0-inch (nominal) Water Filled CPVC Pipe:	SwRI Project No. 01.04017.01.301c [1]
0.5-inch (nominal) Empty CPVC Pipe:	SwRI Project No. 01.10083.01.158e
0.75-inch (nominal) Empty CPVC Pipe:	SwRI Project No. 01.10083.01.158f [1]

All four Modified ASTM E-84 Tests showed flame spread indices of not more than 25 and smoke-developed indices of not more than 50.

Formal Interpretation:

By accepting these four Modified ASTM-E 84 Tests, the Broward County Board of Rules and Appeals approved the use of CPVC Flowguard Gold Pipe, SDR11 installed in Mechanical Closets and Mechanical Equipment/Appliance Rooms used as plenums in the residential portion of R-2 Occupancies. Approval is limited to 0.5-inch (nominal) thru 2-inch (nominal) water-filled CPVC and 0.5-inch (nominal) and 0.75-inch (nominal) empty CPVC pipe.

At its meeting on September 11, 2008, the above Interpretation was expanded to include the following language, which applies to both commercial and residential occupancies:

CPVC piping may be accepted for use in plenums in instances where the manufacturers have tested their product with an approved testing agency to an acceptable alternative method to ASTM E-84 – “Standard Test Method for Surface Burning Characteristics of Building Materials.” Evidence must be submitted to the Authority Having Jurisdiction (AHJ) that the piping has a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in general accordance with ASTM E-84. The pipe can be tested empty, or water filled and in various pipe diameters.

EFFECTIVE DATE: October 20, 2005
RE-ISSUED DATE: [REDACTED], 2023
EFFECTIVE DATE: December 31, 2023

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FBC 8th EDITION (2023) FORMAL INTERPRETATION (#2)

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Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

—Established 1971—

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Attachments of Ductwork to Air Handling Equipment

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved an interpretation of Section 603.9, Florida Mechanical Code, 8th edition (2023) and section 1601.4.1, FBC, Residential, 8th edition (2023).

These sections state that attachment of rigid fibrous glass duct work to air-handling equipment shall be by mechanical attachment, and attachment shall be by mechanical fasteners. These sections further define mechanical attachments for air distribution systems as screws, rivets, welds, interlocking joints crimped and rolled, staples, twist-in (screw attachment, and compression systems created by bend tabs or screw tabs and flanges or by clinching straps.

Broward County has a long successful history of using UL181 A/P listed pressure-sensitive aluminum foil tape and UL 181 A/M glass fabric (mesh) and mastic for attaching rigid fibrous glass duct board to cleaned sheet metal equipment flanges in residential applications. North American Insulation Manufacturers Association (NAIMA) is listed in the FMC and FRC "Reference Standards and Organizations" sections. NAIMA's Fibrous Glass Residential Duct Construction Standard states, "Connections of fibrous glass duct board to carefully cleaned sheet metal equipment flanges may be made with UL A/P listed pressure-sensitive aluminum foil tape."

Formal Interpretation:

The use of UL 181 A/P listed pressure sensitive aluminum tape or UL 181 A/M glass fabric and mastic are acceptable methods of attaching rigid fibrous glass duct work to cleaned sheet metal equipment flanges in residential applications.

EFFECTIVE DATE: October 20, 2005
RE-ISSUED DATE: , 2023
EFFECTIVE DATE: December 31, 2023

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Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

—Established 1971—

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Insulation Requirements for Condensate Drains

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following Sections of the 8th Edition (2023), Florida Building Code, Mechanical 307.2.1 and 1206.11; Residential M1411; Energy Conservation C403.2.10, and R403.4. See attached code sections.

Questions have been raised about the code requirement to insulate condensate drains that were installed vertically or at an angle (pitched).

All condensate drain lines are required to have a slope to ensure proper drainage and therefore are not perfectly horizontal. The code does not address the insulation of condensate drain lines that are installed vertically or at an angle (pitched). It appears the intent of the code was to apply to condensate piping, which is installed in a relatively horizontal manner.

Formal Interpretation:

All primarily horizontal condensate drainpipes within unconditioned areas shall be insulated to prevent condensation from forming on the exterior of the drainpipe. Only primary condensate drain lines within unconditioned areas installed in a relatively horizontal manner are required to be insulated.

EFFECTIVE DATE: October 20, 2005
RE-ISSUED DATE: , 2023
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #3



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Master Plumber

Mr. David Tringo,
Master Electrician

Mr. Jeff Falkanger,
Architect


Board Attorney

Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

—Established 1971—

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Solar-Assisted Air Conditioning Systems

At its regularly scheduled meeting on September 14, the Broward County Board of Rules and Appeals approved an interpretation of the following 8th Edition (2023) Florida Building Codes:

1. FBC, Mechanical Section 301.7 - Listed and Labeled,
2. FBC, Residential Section M1302.1 - Listed and Labeled,
3. FBC, Energy Conservation, Sections C403.2.3 and R303.1.2 HVAC equipment performance requirements.
4. FBC, 8th Edition (2023) FBC Broward County Administrative Provisions, Section 104.32. Alternative materials, design, and methods of construction and equipment.

The Board concurred with the Building Code Advisory Board of Palm Beach County Technical Advisory (attached), issued on 12/13/11.

Formal Interpretation:

The above sections are applicable to “solar-assisted air conditioning systems” (a conventional air conditioning system with a solar heat collector placed between the compressor and the condensing coils), and such systems must obtain certification or successfully pass testing by the State of Florida or a nationally recognized testing or certification agency prior to permitting.

EFFECTIVE DATE: September 14, 2012

RE-ISSUED DATE: July 9, 2020

EFFECTIVE DATE: December 31, 2020

RE-ISSUED DATE: , 2023

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Page 1 of 8 F.I. #4

BCAB

Building Code Advisory Board of Palm Beach County

TECHNICAL ADVISORY

Issued on 12-13-11
by Building Code Advisory Board

Subject: Solar-Assisted Air Conditioning System

This technical advisory is established as a "Public Awareness Notice" concerning a "Solar-Assisted A/C System" that modifies a factory matched air conditioning equipment system and that has been advertised recently in Palm Beach County. The creator of this hybrid system is promoting it, using several unsubstantiated claims regarding AHRI Certification, UL Listing, and dramatically improved SEER efficiency ratings.

This system should not be confused with other tested and certified air conditioning systems that incorporate solar photovoltaic panels into the electrical portion of their system. Unlike those designs, the "Solar-Assisted" portion of this system involves re-routing the refrigerant line up to the roof, and through a solar collector which is intended to "super heat" the gas prior to routing the line back to the condenser coil. There are many technical concerns with this design theory that prompted months of research by BCAB staff, the details of which are beyond the scope of this advisory.

However, there is specific information pertinent to the claims involving AHRI Certification, UL Listing, limitations on the pressures and approvals of solar panels, and dramatic increases in SEER efficiency that are worth noting:

- 1) Air Conditioning, Heating, and Refrigeration Institute communications (attached – BCAB letter available on request)
- 2) Florida Solar Energy Center communications (attached)
- 3) Manufacturers – the original equipment manufacturers of the Air Condensing Units that were contacted by BCAB staff, stated that their warranties and the UL Listing of their equipment would be voided by this type of field alteration.

It is the duty and the responsibility of the building official to ensure that products are properly installed in accordance with the manufacturer's instructions, certifications, and their listings. Installation of a system, that is not in compliance with listing and installation standards can lead to problems and invalidation of the warranty for the customer. When alternate materials, technologies, or designs are being proposed, it is incumbent on the applicant to provide enough information to substantiate the proposed alternative will comply with the code. The building official can request testing or other type of documentation when insufficient evidence is submitted at time of permitting. This firm has not demonstrated their claims with thorough and reliable science, engineering, testing, or demonstrated field applications. Due to the several above cited issues, and the extraordinary time spent by BCAB staff in the analysis of submitted materials that failed to substantiate the code-compliance of the hybrid system; the recommendation of the Board is that this system must obtain certification or successfully pass testing by a State of Florida or nationally recognized testing or certification agency, prior to permitting.

For Building Code Advisory Board



Jacek Tomasik, Chair

The Building Code Advisory Board of Palm Beach County was created by a Special Act of the Florida Legislature, at the request of the building code enforcement and construction industries. The purpose of the Board is to advise the Board of County Commissioners and local governments concerning the adoption of building codes and their enforcement throughout the County. The Act also granted Palm Beach County special powers concerning building codes, in the interest of the public's health, safety and general welfare.

2300 North Jog Road · West Palm Beach, Florida 33411-2741 · 561-233-5101 · FAX 561-233-5020

From: Nanjundaram, Sunil [mailto:SNanjundaram@ahrinet.org]
Sent: Wednesday, September 28, 2011 1:14 PM
To: Bob Boyer
Cc: Amrane, Karim; Tritsis, Bill
Subject: AHRI Response to BCAB letter

Dear Bob Boyer,

Thank you for calling me in reference to the letter sent by Mr. Jacek Tomasik. I will do my best to respond to your questions via this email.

I must begin by stating that currently it is not within the scope of any AHRI standard to test equipment with solar panels as accessories. Thus, AHRI does not have the ability to test and rate this equipment at this time and any claims of AHRI Certification, of products such as this, are invalid. I have attached the letter sent to Sedna Aire USA from AHRI to further detail to BCAB that AHRI will take action against any manufacturer that makes the same invalid claims.

Concerns 1-5 and 7 cannot be answered by AHRI as we do not design the equipment and therefore cannot provide adequate response to you.

Concern 6. No, as I noted above, AHRI does not have a standard for testing equipment with solar collectors as accessories. This is critical to AHRI's response to the BCAB.

Concern 8. No, as the original product has been modified, the firm adapting the equipment with the solar collector would have to join AHRI and test this equipment as an Original Equipment Manufacturer (OEM), not as a PBM.

Should you have any questions, please do not hesitate to contact me.

Best Regards,

Sunil Nanjundaram
Director, Certification Programs

Air-Conditioning, Heating, and Refrigeration Institute
2111 Wilson Blvd., Ste. 500, Arlington, Virginia 22201 USA
Tel: 703-600-0329 / Fax: 703-562-1942 / E-mail: snanjundaram@ahrinet.org
Check out our website at: <http://www.ahrinet.org>

AHRI Certified@: Over 50 Years of Leadership In Environmental Stewardship, Energy Efficiency, Performance, and Customer Satisfaction.

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Connect with AHRI on Facebook. Look for pictures, breaking news, industry related articles, and even the occasional quiz.

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September 7, 2011

Mr. Jim Hammond
Sedna Aire USA
440 NW 19th Street
Homestead, FL 33030

Re: Unauthorized Claim of AHRI Certification

Dear Mr. Hammond:

The Air-Conditioning, Heating, and Refrigeration Institute (AHRI) demands that your company immediately cease and desist from making any and all claims that the performance of its solar air conditioning products has been certified by AHRI, as exemplified by the enclosed promotional piece published by your company. In order for your company to claim AHRI certification it must be a participant in an AHRI certification program and have a signed license agreement with AHRI. Your company neither is an AHRI certification program participant nor has it been licensed by AHRI to use the AHRI name or registered AHRI certification mark. It is no defense to say that the "base" product has been certified by AHRI. Your company's claims of AHRI certification are misleading to the public, damaging to AHRI's reputation and must stop immediately. Please reply within 15 days detailing the actions taken by your company to comply fully with this demand.

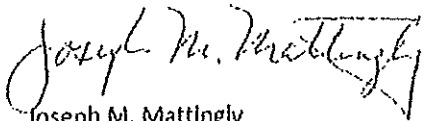
Also please be advised that the performance claims your company has been making to the public regarding its solar air conditioning products are in violation of federal law and subject to very substantial monetary penalties administered by the Federal Trade Commission (FTC). Federal law requires that any representations made to the public about the energy use or energy efficiency of products whose energy use is regulated under the federal Energy Policy and Conservation Act (EPCA) must be based on the use of efficiency test procedures prescribed by the U.S. Department of Energy (DOE) and must fairly disclose the results of such testing. See 42 U.S.C. § 6293(c). Residential central air conditioners and heat pumps are federally regulated products covered by EPCA. The efficiency test procedures prescribed by DOE for residential central air conditioners and heat pumps do not provide or account for the application of solar panels to the refrigeration cycle in residential central air conditioning. Therefore, your company has no legal basis upon which to make the efficiency rating claims it has been making to the public.

The enclosed promotional piece published by your company also claims that your company's solar air conditioning products are Energy Star approved. You should be aware that claims of Energy Star qualification may only be made by companies that have signed a license agreement with the U.S. Environmental Protection Agency (EPA) to use the Energy Star name or logo.

Mr. Jim Hammond
Sedna Aire USA
September 7, 2011
Page 2

AHRI strongly supports federal and local laws and policies aimed to protect the public from unsubstantiated product performance claims and AHRI's certification programs serve that purpose. AHRI therefore plans to notify DOE, the FTC, EPA, and the Florida Attorney General of your company's activities.

Sincerely,



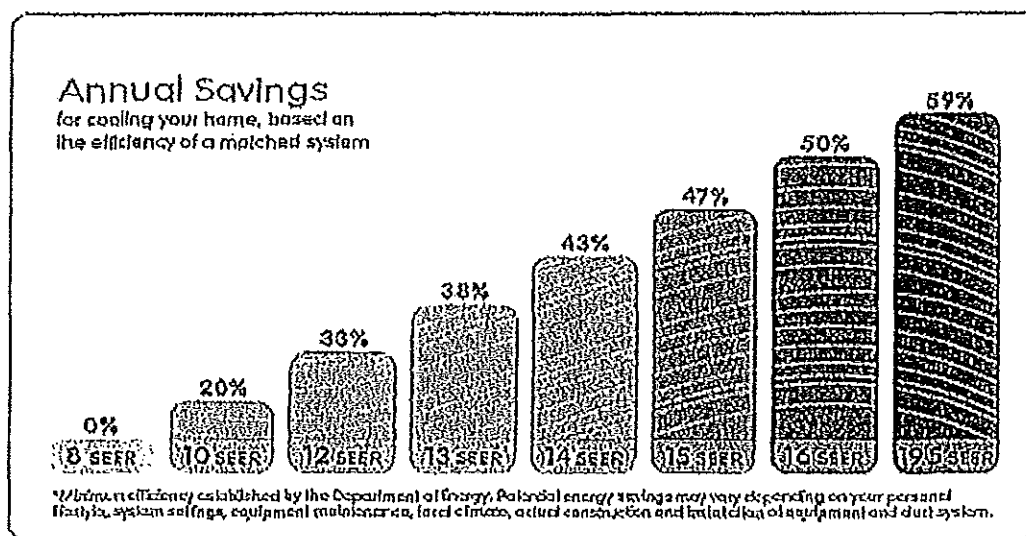
Joseph M. Mattingly
Secretary and General Counsel

Enclosure

Solar Air Conditioning *by Sedna Aire USA*

Solar Air Conditioning can save you lots of MONEY!

All Sedna Aire USA products start out with a 16 SEER rating before applying solar technology and grow to as much as 32 SEER...the amount of growth is dependent upon the energy supplied by your location's environment... In a sunny climate with temperatures of 85°F and above you should be well above 24 SEER!



Air conditioning using solar energy...cutting edge technology for the 21st Century!

How does a *Sedna Aire* solar air conditioner work?

The solar collector super heats the refrigerant changing the thermodynamic process of the refrigerant and reduces the required work of the compression operation of the compressor. This then lowers the required electrical consumption, reduces the running time of the entire system and maintains a more comfortable conditioned space.

By "Super Heating" the refrigerant with the aid of the Solar Collector, we are able to increase the temperature difference between the condenser coil and the ambient temperature. By creating this difference, *Sedna Aire* is able to utilize the entire coil face at the condenser which allows for a better heat exchange throughout the entire system.

With a greater heat exchange, *Sedna Aire* is able to not only reduce the temperature in the conditioned space but also maintain better humidity control which makes the space more

comfortable at a higher temperature...In addition your air conditioning unit doesn't run as long and cycles less.

Tested and certified...Energy Star, EcoLogic approved, AHRI & UL certified!

A S.E.E.R. (Seasonal Energy Efficiency Rating) is the rating and performance standards that have been developed by the U.S. government and equipment manufacturer's to produce an energy consumption rating that is easy to understand by consumers. It has a universal formula and conditioning that can be applied to all units and compensates for varying weather conditions.

ENERGY STAR is a government-backed program helping businesses and individuals protect the environment through *superior* energy efficiency.

AHRI administers the heating, ventilation, air conditioning and commercial refrigeration (HVACR) industry's performance certification programs for heating and cooling equipment and components. Manufacturers who have had their product performance claims tested and certified by AHRI can apply one of the association's families of certification marks.

Sedna Aire USA products are environment friendly, ecologic and made in the USA!

Solar energy is not only clean energy but it is free energy!

ecoLogic™ is your sign of an environmentally friendly, high-efficiency heating and cooling product.

Only the most energy-efficient, most environmentally responsible units receive the ecoLogic seal of quality.

How does a heating or cooling product earn the ecoLogic name? To qualify, products must meet the following criteria:

Rated as an Energy Star® product for efficiency.

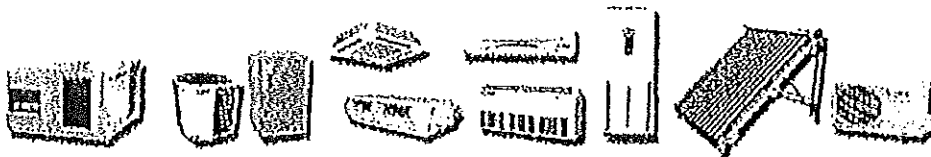
Use non-ozone-depleting refrigerant, such as R-410A, in cooling products.

Include multi-stage, variable-speed compressors for optimal indoor comfort and efficiency.

Feature "smart" control boards or diagnostic controls for total indoor air quality.

Incorporate noise-reducing features.

Green-Energy-Products.com 305.251.9630 - 800.639.8796 info@green-energy-products.com



From: Ann.Stanton@dca.state.fl.us [mailto:Ann.Stanton@dca.state.fl.us]
Sent: Friday, September 16, 2011 11:34 AM
To: Bob Boyer
Subject: FW: Solar Cool Permit Issues

----- Forwarded by Ann Stanton/DCA/FLEOC on 09/16/2011 11:33 AM -----

Phillip Falrey <pfalrey@fsec.uof.edu>

To Ann.Stanton@dca.state.fl.us

cc Robln Vieira <robin@fsec.ucf.edu>

09/16/2011 10:49 AM

Subject Re: Fw: Solar Cool Permit Issues

Ann,

We have seen this proposed system before; it is described here:
<http://www.sednaaireusa.com/How%20it%20works.htm>. It does not work. In fact, it will decrease the efficiency of the air conditioner on which it is installed. In fact, one could make a cogent argument that if this concept were incorporated into a minimum efficiency air conditioner it would no longer meet the minimum federal standard for the manufacture and sale of air conditioner systems. The issue is that we want to extract heat from the loop between the compressor and condenser, not add heat to it* - they have it exactly backward!

Philip

On 9/16/2011 10:29 AM, Ann.Stanton@dca.state.fl.us wrote:

Phillip: Does one of your people want to respond on this issue? I'd appreciate it.

Ann

----- Forwarded by Ann Stanton/DCA/FLEOC on 09/16/2011 10:28 AM -----

Bob Boyer
<BBOYER@pbccgov.org>

To "Ann.Stanton@dca.state.fl.us"<Ann.Stanton@dca.state.fl.us>

cc Rebecca Caldwell <rcaldwe@pbccgov.org>, Richard Gathright <rgathrig@pbccgov.org>, Michael Fox <Mfox@pbccgov.org>

09/16/2011 10:16 AM

Subject FW: Solar Cool Permit Issues

Good Morning Ann,

I am forwarding ongoing correspondence that we are having with a solar contractor on the proposed field modification of a AC system. The contractor is proposing to install a thermal solar collector in the hot gas loop between the compressor and the condenser. We would be very interested in hearing your opinion and thoughts on this proposed installation. We have sent a letter to AHRI which I have attached also requesting input on the proposed installation. Thank you for your time in considering and responding to our questions.

Regards,

Bob

"Bob Boyer"
Codes Product & Training Coordinator
Planning Zoning and Building

561 233-5136 Work
BBOYER@pbccgov.org



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Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

—Established 1971—

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Installation of 100% Wireless Network Low Voltage Alarm Systems

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved an interpretation regarding 100% Wireless Network Low Voltage Alarm Systems, as follows:

Formal Interpretation:

Installation of 100% wireless network low voltage alarm systems and ancillary components or equipment attached to such a system, including, but not limited to, home-automation equipment, thermostats, and video cameras, does not require a permit. This interpretation does not apply to the installation or replacement of a fire alarm if a plan review is required.

EFFECTIVE DATE: January 140, 2014
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #5



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Master Plumber

Mr. David Tringo,
Master Electrician

Mr. Jeff Falkanger,
Architect


Board Attorney

Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

—Established 1971—

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Retrofits required pursuant to Florida Building Code Existing Building Section 706.8

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved that anchors no less than 1/8" by 1" steel strap nailed with 3-16D nails installed in accordance with previous additions of the South Florida Building Code shall be deemed to comply with the minimum uplift capacity of 500 pounds as specified in the Florida Building Code Existing Building Manual Section 706.8 for roof to wall connections for site-built single-family residential structures.

EFFECTIVE DATE: May 9, 2014
RE-ISSUED DATE: July 9, 2020
EFFECTIVE DATE: December 31, 2020
RE-ISSUED DATE: [REDACTED], 2023
EFFECTIVE DATE: December 31, 2023

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BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8th EDITION (2023) FORMAL INTERPRETATION (#7)

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—Established 1971—

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Residential Clothes Washing Machines Drains

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the Florida Building Code 8th Edition (2023), Residential Section P2718.1.

The interpretation is to clarify the use of a minimum of 2-inch sanitary piping to drain clothes washing machines. The FBC, Residential Section P2718.1, is silent on the issue. The Board agrees with the Building Officials Association of Florida Informal Interpretations 4939 and 6501.

Formal Interpretation:

FBC Residential Section P2718.1: The automatic clothes washing machine fixture drain shall connect to a branch drain or drainage stack a minimum of 2 inches in diameter.

EFFECTIVE DATE: January 10, 2014
RE-ISSUED DATE: July 9, 2020
EFFECTIVE DATE: December 31, 2020
RE-ISSUED DATE: , 2023

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—Established 1971—

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director
SUBJECT: Recessed Low Height Air Handlers”

At its regularly scheduled meeting on September 14, the Broward County Board of Rules and Appeals revised an interpretation of the following 8th Edition (2023) Florida Building Codes:

FBC, ENERGY CONSERVATION CODE

Sections C501.6 and R501.7 Building systems and components.

Thermal efficiency standards are set for the following building systems and components where new products are installed or replaced in existing buildings, and for which a permit must be obtained. New products shall meet the minimum efficiencies allowed by this code for the following systems and components:

- Heating, ventilating, or air-conditioning systems;
- Service water or pool heating systems;
- Lighting systems; and
- Replacement fenestration.

Exceptions:

2. If the unit being replaced is itself a functional unit, such as a condenser, it does not constitute a repair. Outdoor and indoor units that are not designed to be operated together must meet the US Department of Energy certification requirements contained in Section R303.1.2. Matched systems are required; this match may be verified by any one of the following means:

- a. AHRI data
- b. Accredited laboratory
- c. Manufacturer’s letter
- d. Letter from registered P.E. State of Florida

4. Replacement equipment that would require extensive revisions to other systems, equipment, or elements of a building where such replacement is a like-for-like replacement, such as through-the-wall condensing units and PTACs, chillers, and cooling towers in confined spaces.

Formal Interpretation:

The replacement of existing “Recessed Low Height Air Handlers” that will require the alteration of building walls; as determined by the Building Official or his or her representative, qualifies under Exception #4 to the FBC, 2023 Energy Conservation Code 8th Edition section C501.6 and R501.7.

Such systems will not be required to meet the current US Department of Energy certification requirements only if a replacement system that meets the standard is not readily available and will not fit in the available space. Outdoor and indoor units shall be designed to be operated together and shall be verified by one of the four methods in Exception #2, regardless of space constraints.

EFFECTIVE DATE: June 30, 2015
RE-ISSUED DATE: July 9, 2020
EFFECTIVE DATE: December 31, 2020
RE-ISSUED DATE: August 12, 2021
RE-ISSUED DATE: [Redacted], 2023

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Charles M. Kramer, Esq.

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Dr. Ana Barbosa

—Established 1971—

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Windows Replacement

At its regularly scheduled meeting on September 14, the Broward County Board of Rules and Appeals approved the following interpretation:

When windows are replaced, they may be exempt from the Florida Building Code-Energy Conservation, 8th Edition (2023).

In the Florida Building Code-Energy Conservation, 8th Edition (2023), C101.4.2 and R101.4.2 state: “Buildings exempt from the provisions of the Florida Building Code, Energy Conservation, include existing buildings except those considered renovated buildings, changes of occupancy type or previously unconditioned buildings to which comfort conditioning is added ...”

“Renovated Buildings” is defined in C202 and R202 of the Florida Building Code-Energy Conservation, 8th Edition (2023) as: “A residential or nonresidential building undergoing alteration that varies or changes insulation, HVAC systems, water heating systems, or exterior envelope conditions, provided the estimated cost of renovation exceeds 30 percent of the assessed value of the structure.”

Formal Interpretation:

Considering these sections, the replacement of windows (including any other renovation that may be going on) in an existing building that does not exceed 30 percent of the assessed value of the structure must comply with the requirements of the Florida Building Code, Existing Building but they do not need to comply with the Florida Building Code, Energy Conservation.

EFFECTIVE DATE: July 9, 2015
RE-ISSUED DATE: July 9, 2020
EFFECTIVE DATE: December 31, 2020
RE-ISSUE DATE:
EFFECTIVE DATE: December 31, 2023

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Dr. Ana Barbosa

—Established 1971—

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director
SUBJECT: Ceiling Grid Support for Light Fixtures

Per NEC 410.36, when lighting fixtures are installed in acoustical ceiling grids, they must be securely fastened to the grid. The FBC 5th Edition Section 808.1 requires ceiling grids to be installed as per ASTM C635 and ASTM C636. ASTM C635 is the standard for the manufacturer's grid design. ASTM C635 Section 4 explains grid strength types such as light, medium, and heavy-duty, and it also describes the allowable load to be applied to each grid type. ASTM C635 4.3 states the manufacturer is responsible for the design of the specified system. ASTM C636 explains the standard installation requirements. ASTM C636 Section 2.7 specifies the installation of lay-in light fixtures in a grid ceiling. Depending on the load and the type of grid ceiling that is being used, there are three ways to support a lay-in light fixture:

1. By fastening it to the grid per fixture manufacturer's instruction, NEC 410.36(B) and ASTM C636 2.7.1, where installing a light fixture does not compromise the design or strength of the ceiling.
2. By adding additional hanger wires on the grid at the four corners of the grid within 6" of the fixtures where it is determined that more support is needed to support additional loads per ASTM C636 2.7.2.
3. Per ASTM C2636 2.7.2, by independently supporting the fixtures from the grid where the weight of the fixture is determined to be too great for the selected grid to meet the deflection requirement.

Formal Interpretation:

A supporting detail shall be provided on the Ceiling Grid Plan Pages indicating the method of support of lay-in light fixtures, ceiling fans, ventilator fans, and other ceiling-mounted equipment or fixtures based on the lay-in ceiling system manufacturer's load capabilities for the selected grid used. The detail shall be provided by the design Professional or the manufacturer.

EFFECTIVE DATE: March 10, 2016
RE-ISSUED DATE: July 9, 2020
EFFECTIVE DATE: December 31, 2020
RE-ISSUE DATE:
EFFECTIVE DATE: December 31, 2023

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Board Administrative Director

Dr. Ana Barbosa

—Established 1971—

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Interpretation of 8th Edition (2023) Florida Building Code Mechanical:
301.15; Building 453.25.4.3.1, 453.25.4.3.2, 1609.1.1 Ex. 8; Fuel Gas:
301.10. Mechanical equipment wind resistance.

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following Exception to the above sections.

Wind resistance. Mechanical equipment, appliances, and supports that are exposed to wind shall be designed and installed to resist the wind pressures determined in accordance with the Florida Building Code, Building.

Exception: Exposed mechanical equipment or appliances fastened to a roof or installed in the ground in compliance with the code using rated stands, platforms, curbs, slabs, walls, or other means are deemed to comply with the wind's resistance requirements of the 2007 Florida Building Code, as amended. Further support or enclosure of mechanical equipment or appliances is not required by a state or local official having authority to enforce the Florida Building Code.

Formal Interpretation:

1. Mechanical equipment or appliances themselves are not required to demonstrate compliance with the wind load requirements of the Florida Building Code and no other shielding, sheltering, or reinforcement of the equipment of appliance is required.
2. Notwithstanding Item 1 above, the mechanical equipment or appliances shall be adequately anchored to the rated stands, platforms, curbs, slabs, walls, or other means of support to resist the wind loads of the 2007 Florida Building Code.

EFFECTIVE DATE: September 9, 2016
RE-ISSUED DATE: , 2023
EFFECTIVE DATE: December 31, 2023

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Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Permit requirements for Florida Building Code, Plumbing Appendix F

At its regularly scheduled meeting on September 14, the Broward County Board of Rules and Appeals approved an interpretation of the Florida Building Code 8th Edition (2023), Plumbing Appendix F Part 1 B.1 Permits required, and B.2 Exceptions.

The interpretation is to clarify that a permit is not required for the installation of irrigation for golf courses.

Formal Interpretation:

FBC, Plumbing Appendix F Part 1: A permit is not required for the installation of irrigation systems for golf courses Per Part 1 A.3 Scope.

EFFECTIVE DATE: May 12, 2017
RE-ISSUED DATE: July 9, 2020
EFFECTIVE DATE: December 31, 2020
RE-ISSUED DATE: , 2023

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Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Smoke Control System testing in existing buildings undergoing Level 2 alterations

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following FBC 8th Edition (2023) sections:

- FBC Existing Buildings SECTION 503 ALTERATIONS, 503.1 General
- FBC Existing Buildings 801.2 Alteration Level 1 Compliance
- FBC Existing Buildings 701.2 Conformance
- FMC 513.3 Special inspection and test requirements
- FMC 513.18 Acceptance testing
- FMC 513.19 System Acceptance
- FBC 909.3 Special inspection and test requirements

Formal Interpretation:

In existing buildings undergoing Level 2 alterations, including tenant improvements, the Engineer of Record shall state if testing of the existing Smoke Control System is required and the type of test to be performed.

EFFECTIVE DATE: May 12, 2017
RE-ISSUED DATE: , 2023
EFFECTIVE DATE: December 31, 2023

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Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Acceptable testing methods for Smoke Control Systems

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following Florida Building Code, 8th Edition (2023) sections:

- FMC 513.3 Special inspection and test requirements
- FMC 513.18 Acceptance testing
- FMC 513.19 System Acceptance
- FBC 909.3 Special inspection and test requirements

Formal Interpretation:

As part of the procedures and methods to be used in testing a Smoke Control System, the Engineer of Record shall be able to use any measurable and certifiable method of generating smoke, including smoke-generating machines.

EFFECTIVE DATE: May 12, 2017
RE-ISSUED DATE: , 2023
EFFECTIVE DATE: December 31, 2023

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Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Duct Sizing Calculations

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following Florida Building Code, 8th Edition (2023) sections:

- FMC 603.2 Duct sizing.
- FBC Residential M1601.1 Duct design.

Formal Interpretation:

Duct sizing calculations are not necessary to be submitted to the Authority Having Jurisdiction as part of the permitting process if the design document showing duct sizes is signed and sealed by the Engineer of Record or signed by the Mechanical or Air Condition Contractor, as allowed by Florida Statutes 471 and 489.

EFFECTIVE DATE: May 12, 2017
RE-ISSUED DATE: , 2023
EFFECTIVE DATE: December 31, 2023

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BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8th EDITION (2023) FORMAL INTERPRETATION (#16)

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Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Acceptable documents for the attachment of mechanical equipment during replacement

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following Florida Building Code, 8th Edition (2023) sections:

- 105.3.1.5-3 of Broward County Administrative Provisions.

Formal Interpretation:

For the replacement of an existing mechanical system, where the work does not require altering a structural part of the building, or for work on a residential one-family, two-family, three-family, or four-family structure, the Authority Having Jurisdiction shall accept documents from the following sources:

1. Original signed and sealed engineered drawings.
2. Miami Dade Notice of Acceptance, complete sets of copies.
3. Florida Product Approval, complete sets of copies.
4. Equipment manufacturer's anchoring details, showing compliance with the wind speeds as provided by FBC 1620 for Broward County.

For commercial replacements where the work does not require altering a structural part of the building, the Authority Having Jurisdiction shall accept documents from the following sources:

1. Original signed and sealed engineered drawings.
2. Miami-Dade Notice of Acceptance, complete sets of copies.
3. Florida Product Approval, complete sets of copies.

EFFECTIVE DATE: May 12, 2017
RE-ISSUED DATE: , 2023
EFFECTIVE DATE: December 31, 2023

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BROWARD COUNTY BOARD OF RULES AND APPEALS

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Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Alteration of existing smoke evacuation or smoke control systems


At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following Florida Building Code, 8th Edition (2023) sections:

- FBC Existing Building, Chapter 14 Performance Compliance Methods
- FBC Building Chapter 4, Special detailed requirements based on use and occupancy.
- FBC Building, Section 909 Smoke Control Systems

Formal Interpretation:

The alteration of an existing smoke evacuation or smoke control system, including elimination, is possible if all the following is provided and demonstrated to the Authority Having Jurisdiction for review, rejection for just cause, or acceptance:

1. A comprehensive evaluation of the building's life safety, fire safety, means of egress, general safety, etc., is performed by a registered architect and/or engineer in accordance with Chapter 14 Performance Compliance Methods of the Florida Building Code - Existing Building, 8th Edition (2023).
2. The result of the alteration or elimination is to maintain or increase the degree of public safety, health, and general welfare in existing buildings or structures. The alteration can include the upgrade of existing safety systems and or building safety fixtures; and or the installation of additional safety systems and or building safety fixtures in the building or structure.
3. Any proposed work is permitted and inspected in accordance with Florida Building Code 8th Edition (2023), Chapter 1, Administration — Broward County.
4. Smoke control systems currently required by the current FBC or FFPC shall remain.

EFFECTIVE DATE: June 15, 2018
RE-ISSUED DATE: , 2023
EFFECTIVE DATE: December 31, 2023

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Master Electrician
Mr. Jeff Falkanger,
Architect


Board Attorney

Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Direct venting of solid-fuel pizza ovens

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals rescinded this interpretation.

- See Florida Mechanical Code, Section 507, “Commercial Kitchen Hoods”

EFFECTIVE DATE: December 31, 2023

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BROWARD COUNTY BOARD OF RULES AND APPEALS

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Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Replacement of air conditioning (A/C) systems in flood hazard areas

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following Florida Building Code, 8th Edition (2023) sections:

- Florida Building Code, 8th Edition (2023) - Existing Building 503.1, 503.2, 701.3 and Chapter 2.
- Florida Building Code, 8th Edition (2023) - Building 1612.
- Florida Building Code, 8th Edition (2023) - Residential 322.

Formal Interpretation:

An air conditioning (A/C) replacement by itself does not constitute a substantial improvement as defined by the 2020 Florida Building Code - Existing Building, Seventh Edition, Chapter 2 - Definitions unless performed in conjunction with another alteration, addition, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or repair is started. Replacement of equipment damaged by a flood shall meet the requirement of sections FBC Residential - 322 or FBC Building 1612.

EFFECTIVE DATE: September 13, 2019

RE-ISSUED DATE: , 2023

EFFECTIVE DATE: December 31, 2023

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BROWARD COUNTY BOARD OF RULES AND APPEALS

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Mr. Jeff Falkanger,
Architect

Mr. Jeff Falkanger,
Architect


Board Attorney

Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Storm Drainage Sizing Conversion Charts

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved an advisory opinion as to approving storm drainage sizing conversion charts from gallons per minute to square footage from FBC, Plumbing Tables 1106.2, 1106.3 and 1106.6.

Formal Interpretation:

Storm drainage conversion charts provided by the Broward County Board of Rules and Appeals, Tables 1106.2, 1106.3, and 1106.6, shall be approved as an alternate design for professional designers.

EFFECTIVE DATE: December 31, 2020
RE-ISSUED DATE: [REDACTED], 2023
EFFECTIVE DATE: December 31, 2023

ATTACHMENTS:

- Table 1106.2
- Table 1106.3
- Table 1106.6

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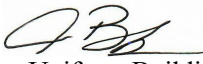
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Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Required Signatures on the Broward County Uniform Building Permit Application

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved the Board approved an interpretation based on an advisory opinion as to the requirements for owner signature on the permit application.

The opinion from Charles Kramer, General Counsel to the Board of Rules and Appeals, was dated August 7, 2019.

Formal Interpretation:

An Owner's signature is not required on a Broward County Building Permit Application as further established and determined under the Florida Building Code and the Florida Statutes.

The fact that the actual permit application form provides signature space for both a Contractor and an Owner or Owner's Agent does not determine that multiple signatures are required. An Owner may sign when acting in the capacity of an Owner as Contractor, or the Owner's duly appointed Agent may sign on behalf of an Owner who has given that Agent proper authority.

Alternatively, a Contractor may sign solely and independently from either an Owner or Owner's Agent for the purpose of applying for a building permit.

EFFECTIVE DATE: November 15, 2019
RE-ISSUED DATE: July 9, 2020
RE-ISSUED DATE: [REDACTED], 2023
EFFECTIVE DATE: December 31, 2023

ATTACHMENTS:

- Broward County Uniform Building Permit Application
- Advisory Opinion from Charles Kramer, Esq.

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Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Swimming Pool Safety Inspections

The Residential Swimming Pool Safety Act, Chapter 515 of the Florida Statutes, requires minimum safety requirements for all newly constructed swimming pools. Florida Statute 515.27 for residential swimming pools has a list of required safety options from which one is to be chosen. Section 515.29 (1)(a) through (e) requires a selection of safety options to safely protect someone from drowning when an unauthorized person enters the pool. The statute does not state who would enforce this law, only that it must be done. Chapter One of the Broward County Florida Building Code Section 110.3, A (Building) #26 states that the child barrier be inspected prior to the pool being filled with water. It is clear that section 110.3, A #26, (3) states that the child barrier inspection is to be carried out by the Structural Inspector. The section then states that the pool is to be filled with water after the Final Electrical Inspection. The final pool inspection is to be carried out only by the Structural Inspector.

A Joint Electrical/Structural Committee Meeting was conducted on September 9, 2019, to discuss the above issue. Both Electrical and Structural Committee members voted in favor of the Florida building code as it is written.

Formal Interpretation:

All Swimming Pool Safety Act Inspections shall be performed by BORA Certified Structural Inspectors per section FBC Section 110.3, A, #26.

EFFECTIVE DATE: November 14, 2019

RE-ISSUED DATE: July 9, 2020

EFFECTIVE DATE: December 31, 2020

REVISED DATE: January 14, 2021

RE-ISSUED DATE: , 2023

EFFECTIVE DATE: December 31, 2023

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Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Building Permit Valuations

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following sections of Chapter 1, "Broward County Amendments" to the 8th Edition (2023) Florida Building Code.

109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the Building Official. The final building permit valuation shall be set by the Building Official.

109.3.1 The Building Official may require an estimate of the cost utilizing RS Means, copies of signed contract, and/or other descriptive data as a basis for determining the permit fee.

Formal Interpretation:

The Broward County Board of Rules and Appeals interprets Sections 109.3 and 109.3.1 to state that the Building Official must first determine that a permit application is underestimated before the applicant can be required to provide a detailed validation of the valuation of the work to meet the approval of the Building Official. Therefore, the Building Official must have a reasonable basis for his or her determination that the valuation is underestimated and may not require a detailed estimate or contract attached to the permit application at the time of submittal.

EFFECTIVE DATE: December 31, 2020
RE-ISSUED DATE: , 2023
EFFECTIVE DATE: December 31, 2023

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Board Attorney

Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Retrofit of Windows, Doors, Garage Doors,
and Shutters FBC Existing Building, Alteration Level

At its meeting on September 14, 2023, the Board approved an interpretation of Retrofit of Windows, Doors, Garage Doors, and Shutters for detached one- and two-family dwellings and multiple single-family dwellings (townhouses) with common roof height < 30 feet.

1. A Florida Professional Engineer or Architect may modify the buck or fasteners as specified in a Notice of Acceptance. Such modification must be documented with a signed and sealed letter or drawing.
2. To obtain the required design pressure for a specific opening at a specific site, an individual must utilize one of the following and submit documentation as indicated.
 - a) A site-specific plan (signed and sealed) by a Florida Professional Engineer or Architect indicating the location of all retro openings and the required design pressures.
 - b) A site-specific plan (not sealed) indicating the location of all retro openings accompanied by a worst-case design pressure chart (signed and sealed) prepared by a Florida P.E. or Architect.
 - c) A site-specific plan (not sealed) indicating the location of all openings and indicating the required design pressures based on the Broward County Fenestration Voluntary Wind Load Chart. (See attached chart).
3. Buildings with a (height) > 30 feet or more shall have a site-specific design (signed and sealed) by a Florida Professional Engineer or Architect, indicating the location of all retro openings and the required design pressures for each opening.

NOTE: Generic charts, graphs alone, etc., are not acceptable for buildings above 30 feet.

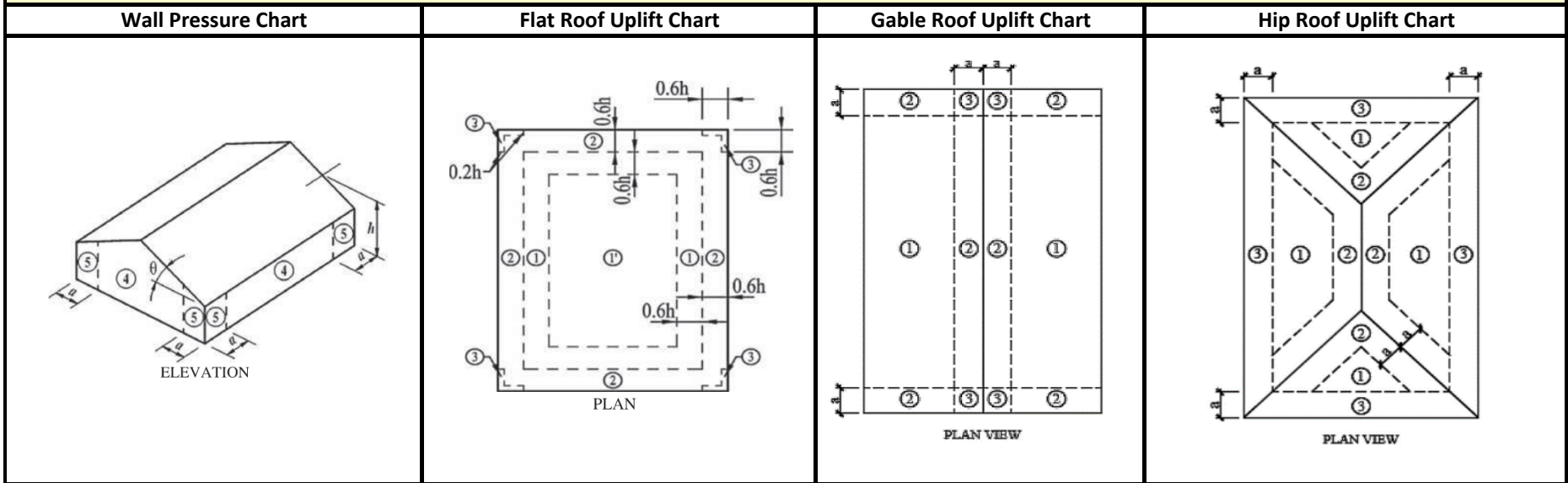
EFFECTIVE DATE: September 12, 2012
RE-ISSUED: October 12, 2017
EFFECTIVE DATE: December 31, 2020
RE-ISSUED DATE: , 2023
EFFECTIVE DATE: December 31, 2023

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ASCE 7-22

Roof and Wall Zone Chart Diagrams



Instructions on how to use these Charts: Determine Mean Roof Height, h , which is top of roof for flat roofs or the mean roof height for pitched roofs. Find your least horizontal dimension for your building, not including a overhang if it occurs. Calculate the value of, a , = 10% of least horizontal dimension or $0.4 \cdot h$, whichever is smaller, but not less than either 4% of least horizontal dimension or 3 feet. If your roof height is less than 30 feet, but not exactly 15, 20, or 25 feet, you will need to go to the next higher roof height. If your Mean Roof Height is higher than 30 feet, these charts do not apply. Review the diagram which illustrate the wall and roof zones and determine the wind zone in which the component is located. Determine the tributary area of the component. If the tributary area falls in between values, use the value of the smaller tributary area. Select the positive and negative wind pressures corresponding to the wall or roof zone where your component is located. Door pressures shown are for the most common door sizes and are worst case for heights ≤ 30 Feet.

Wall Pressure For All Roof Types												Garage/Door Pressures				
Mean Roof Height	15 Ft						20 Ft						≤ 30 Ft			
Tributary Area	10	20	35	50	100	500	10	20	35	50	100	500	Effective Wind Area		Positive	Negative
Wall Positive Pressure	38.1	36.3	35.0	34.1	32.4	28.4	40.4	38.5	37.1	36.1	34.3	30.1	Width	Height		
Zone 4 Negative Pressure	-41.4	-39.6	-38.2	-37.3	-35.6	-31.6	-43.8	-42.0	-40.5	-39.6	-37.7	-33.5	8	8	38.6	-48.2
Zone 5 Negative Pressure	-51.0	-47.5	-44.8	-43.0	-39.6	-31.6	-54.0	-50.4	-47.5	-45.6	-42.0	-33.5	10	10	37.4	-45.7
Mean Roof Height	25 Ft						30 Ft						14	14	35.4	-41.8
Tributary Area	10	20	35	50	100	500	10	20	35	50	100	500	9	7	38.7	-48.3
Wall Positive Pressure	42.2	40.3	38.8	37.8	35.9	31.5	43.9	41.9	40.3	39.3	37.3	32.8	16	7	37.0	-45.0
Zone 4 Negative Pressure	-45.8	-43.9	-42.4	-41.4	-39.5	-35.1	-47.6	-45.7	-44.1	-43.1	-41.1	-36.5	3	7	41.8	-54.6
Zone 5 Negative Pressure	-56.6	-52.8	-49.7	-47.8	-43.9	-35.1	-58.8	-54.7	-51.7	-49.6	-45.7	-36.5	6	7	39.8	-50.6



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8th EDITION (2023) FORMAL INTERPRETATION (#25)

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Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: PVC pipes and fittings within plenums in the residential portion of R-2 and R-3 occupancies.

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following sections of Chapter 1, Broward County Amendments to the 8th Edition (2023) Florida Mechanical Code (FMC):

- FMC 602.2.1, Materials within plenums, Exception 5.3
- FMC 602.2.1.5 Discrete plumbing and mechanical products in plenums.
- FMC 602.2.1.7 Plastic plumbing pipe and tube.

Formal Interpretation:

The use of PVC pipes and fittings for the removal of condensate in air handler closets used as plenums in the residential portion of R-2 and R-3 occupancies is acceptable when complying with all the following conditions:

1. Acceptance is limited to schedule 40 PVC pipe and fittings of 3/4" or 1" nominal diameter.
2. Acceptance is limited to a total pipe length of 48" or less.
3. PVC pipes and fittings shall comply with ASTM standards referred to in FMC 1202.4 and 1202.5.

EFFECTIVE DATE: December 31, 2020

EFFECTIVE DATE: December 31, 2023

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Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Location of permanently installed residential standby generator exhaust.

Rescinded. See 8th Edition (2023) Florida Building Code, Residential Section 1905
Residential permanently installed standby generator.

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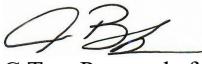
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Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Interpretation of Typographical Errors in FBC Test Protocols for High Velocity Hurricane Zone, RAS 127 Tables

At its regularly scheduled meeting on September 14, 2023, the Board discussed a request for interpretation on whether corrections to typographical errors in the Florida Building Code Test Protocols or High Velocity Hurricane Zone, Roofing Application Standard 127 (RAS 127) meet the minimum requirements of the Code and can be used throughout Broward County.

During transmission of referenced data to the Florida Building Commission, a glitch occurred causing the final values which are published in the current Code to include typographical errors in four of the published RAS 127 tables.

Upon discussion, the Board agreed and interpreted that: "The corrected Tables meet the minimum requirements of the Code and can be used throughout Broward County."

Attached are the corrected tables. Tables 3, 6 and 12 now reflect the correct roof wind zones. Table 8 now reflects the correctly calculated values.

Building Officials are requested to post and distribute this information widely, as appropriate, to ensure that the construction industry and design professionals are aware of the interpretation of the referenced RAS 127 Tables.

ISSUED DATE: February 11, 2021
EFFECTIVE DATE: February 11, 2021
RE-ISSUED DATE: , 2023

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TABLE 3 — GABLE ROOFS			
MINIMUM ASD DESIGN WIND UPLIFT PRESSURES IN PSF FOR ROOF SLOPE – >6:12 to ≤12:12 RISK CATEGORY II EXPOSURE CATEGORY “C”			
Roof Mean Height	Roof Pressure Zones		
	1, 2e and 2r	2n and 2r3r	3e
≤15'	-67	-74	-115
>15 to ≤20'	-71	-78	-122
>20' to ≤25'	-74	-82	-127
>25' to ≤30'	-78	-85	-132
>30 to ≤35'	-80	-88	-137
>35 to ≤40'	-82	-91	-141
>40' to ≤45'	-85	-93	-146
>45' to ≤50'	-86	-95	-147
>50' to ≤55'	-88	-97	-151
>55' to ≤60'	-89	-98	-153

TABLE 6 — GABLE ROOFS			
MINIMUM ASD DESIGN WIND UPLIFT PRESSURES IN PSF FOR ROOF SLOPE - >6:12 to ≤12:12 RISK CATEGORY II EXPOSURE CATEGORY “D”			
Roof Mean Height	Roof Pressure Zones		
	1, 2e and 2r	2n and 2r3r	3e
≤15'	-82	-90	-140
>15 to ≤20'	-86	-94	-146
>20' to ≤25'	-87	-98	-151
>25' to ≤30'	-92	-101	-157
>30 to ≤35'	-94	-103	-161
>35 to ≤40'	-97	-106	-165
>40' to ≤45'	-99	-109	-168
>45' to ≤50'	-101	-111	-172
>50' to ≤55'	-102	-112	-174
>55' to ≤60'	-104	-114	-177

TABLE 8 — HIP ROOFS			
MINIMUM ASD DESIGN WIND UPLIFT PRESSURES IN PSF FOR ROOF SLOPE –			
>4:12 to ≤6:12 RISK CATEGORY II EXPOSURE CATEGORY “C”			
Roof Mean Height	Roof Pressure Zones		
	1	2e, 2r and	3
≤15'	<u>-71-54</u>	<u>-91-74</u>	<u>-111</u>
>15 to ≤20'	<u>-75-57</u>	<u>-97-78</u>	<u>-118</u>
>20' to ≤25'	<u>-79-59</u>	<u>-101-82</u>	<u>-124</u>
>25' to ≤30'	<u>-82-62</u>	<u>-105-85</u>	<u>-129</u>
>30 to ≤35'	<u>-84-64</u>	<u>-109-88</u>	<u>-133</u>
>35 to ≤40'	<u>-87-66</u>	<u>-112-90</u>	<u>-137</u>
>40' to ≤45'	<u>-89-67</u>	<u>-114-92</u>	<u>-140</u>
>45' to ≤50'	<u>-91-69</u>	<u>-117-95</u>	<u>-143</u>
>50' to ≤55'	<u>-93-70</u>	<u>-120-97</u>	<u>-146</u>
>55' to ≤60'	<u>-94-72</u>	<u>-122-99</u>	<u>-149</u>

TABLE 12 — HIP ROOFS				
MINIMUM ASD DESIGN WIND UPLIFT PRESSURES IN PSF FOR ROOF SLOPE -				
>6:12 to ≤12:12 RISK CATEGORY II EXPOSURE CATEGORY “D”				
Roof Mean Height	Roof Pressure Zones			
	1	2r2e	2e2r	3
≤15'	-69	-119	-123	-156
>15 to ≤20'	-73	-124	-129	-163
>20' to ≤25'	-75	-129	-133	-169
>25' to ≤30'	-78	-134	-138	-175
>30 to ≤35'	-80	-137	-142	-180
>35 to ≤40'	-82	-141	-145	-184
>40' to ≤45'	-84	-143	-148	-188
>45' to ≤50'	-85	-146	-151	-192
>50' to ≤55'	-87	-149	-154	-195
>55' to ≤60'	-88	-151	-156	-198



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Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Retrofitting Roof-to-Wall Connections

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved an interpretation of Section 603.9, Florida Building Code, Existing Building 2023 8th Edition (2023) Sections 706.8 through 706.8.1.7

The interpretation is to clarify the provisions of The Florida Building Code Existing Building 2023 8th Edition Sections 706.8 through 706.8.1.7. for retrofitting roof-to-wall connections when reroofing existing buildings.

Formal Interpretation:

1. If the cost of retrofitting all prioritized and non-prioritized elements is 15% or less, then both elements are to be retrofitted.
2. If the cost of retrofitting prioritized elements is less than 15% but with the addition of non-prioritized elements, the sum is greater than 15%, then only the prioritized elements are to be retrofitted.
3. If the cost of retrofitting prioritized elements is greater than 15%, then neither prioritized nor non-prioritized elements are to be retrofitted.
4. It is not the intent of the Florida Building Code to improve only a portion of the “prioritized elements” up to 15 percent of the cost of the reroofing. Prioritized elements must be capable of complete retrofit at a cost no greater than 15% of the cost of the reroofing, or there is no requirement for improvement.

EFFECTIVE DATE: August 12, 2021

REISSUE DATE:

EFFECTIVE DATE: December 31, 2023

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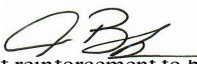
Board Attorney

Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Requirement for concrete mix and protection of reinforcement to be used in buildings and structures to be constructed in corrosive environments

At its regularly scheduled meeting on September 14, 2023, the Board approved an interpretation of the following sections of the 8th Edition (2023) Florida Building Code, Building and ACI 318.19

FBC Section 1904 – Durability Requirements

Section 1904.1 – Structural concrete. Structural concrete shall conform to the durability requirements of ACI 318.

ACI 318-19 – Chapter 4 – Materials

Section 4.2.1 Design properties of concrete shall be selected to be in accordance with Chapter 20.

ACI 318-19 Table 19.3.1.1 – Exposure categories and classes

Concrete that will be subject to the exposures given in Table 19.3.1.1 of ACI 318 shall conform to the corresponding maximum water-cementitious materials ratios and minimum specified concrete compressive strength requirements of that table.

ACI 318-19 – Chapter 4 – Materials

Section 4.2.2 Design properties of reinforcement shall be selected to be in accordance with Chapter 20.

ACI 318-19 Section 20.6.1.4.1 In corrosive environments or other severe exposure conditions, the specified concrete cover shall be increased as deemed necessary. The applicable requirements for concrete based on exposure categories in 19.3 shall be satisfied, or other protection shall be provided.

ACI 318-19 Section 19.3 – Concrete durability requirements Section 19.3.1 - Exposure categories and classes

Section 19.3.1.1 The licensed design professional shall assign exposure classes in accordance with the severity of the anticipated exposure of members for each exposure category in Table 19.3.1.1.

ACI 318-19 Section 19.3.2 Requirements for concrete mixtures

Section 19.3.2.1 Based on the exposure classes assigned from Table 19.3.1.1, concrete mixtures shall conform to the most restrictive requirements in Table 19.3.2.1.

For corrosion protection of steel reinforcement in concrete exposed to chlorides from de-icing chemicals, salt, saltwater, brackish water, seawater, or spray from these sources, the maximum water-cementitious materials ratio by weight for normal aggregate concrete shall be 0.40 with a minimum $f'c$ of 5000 psi.

ACI 318-19 Section 20.6 – Provisions for durability of steel reinforcement Section 20.6.1 Specified concrete cover

Section 20.6.1.1 Unless the general building code requires a greater concrete cover for fire protection, the minimum specified concrete cover shall be in accordance with 20.6.1.2 through 20.6.6.1.

Formal Interpretation:

To provide better durability for concrete and protection of reinforcement from corrosion, concrete mix used in buildings and structures to be constructed in corrosive environments, specifically those that will be subject to exposure to or the spray from seawater or other salt laden sources shall comply with the above sections of Florida Building Code and ACI 318-19. Compliance with these provisions shall be clearly shown on the construction documents.

EFFECTIVE DATE: October 14, 2021
REISSUE DATE:
EFFECTIVE DATE: December 31, 2023



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Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —

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

At its regularly scheduled meeting on, September 14, 2023, the Board approved an interpretation clarifying whether fee-simple townhouses designed and constructed according to the definitions and requirements for townhouses as stated in the FBC Building and FBC Residential Codes are exempt from the Building Safety Inspection Program.

Formal Interpretation:

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

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

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

EFFECTIVE DATE: April 15, 2022
RE-ISSUE DATE:
EFFECTIVE DATE: December 31, 2023

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FBC 8th EDITION (2023) FORMAL INTERPRETATION (#31)

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S.T.S.2.,

Structural Engineer

Mr. Robert Taylor,
Fire Service

Mr. David Rice, P.E.,
Electrical Engineer

Mr. James Terry,
Master Plumber

Mr. David Tringo,
Master Electrician

Mr. Jeff Falkanger,
Architect

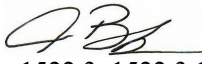
Board Attorney

Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Rooftop Clearance Requirements – Section 1522.3, 1522.3.1

At its meeting on October 13, 2022, the Board approved an interpretation of the FBC Building 8th Edition (2023) Sections 1522.3, 1522.3.1.

Formal Interpretation:

The Rooftop Clearance Requirements for Permanently Mounted Equipment, as specified in FBC Section 1522.3, 1522.3.1 are not intended to be applied to rooftop-mounted photovoltaic panels and solar thermal installations.

EFFECTIVE DATE: October 24, 2022
RE-ISSUE DATE:
EFFECTIVE DATE: December 31, 2023

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

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BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8th EDITION (2023) FORMAL INTERPRETATION (#32)

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

Phone: 954-765-4500
Fax: 954-765-4504

broward.org/CodeAppeals

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Architect

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S.T.S.2.,

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Fire Service

Mr. David Rice, P.E.,
Electrical Engineer

Mr. James Terry,
Master Plumber

Mr. David Tringo,
Master Electrician

Mr. Jeff Falkanger,
Architect


Board Attorney

Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —


DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Section 1512.2.1 (Product Approval)

At its meeting on September 14, 2023, the Board approved an interpretation of Section 1512.2.1 of the FBC Building, 8th Edition (2023).

Formal Interpretation:

The intent of FBC 1512.2.1 is that when a proposed permitted roofing system utilizes a current and valid product approval, these product approvals may contain multiple pages describing a multitude of various roof systems. The Board has determined that it is not necessary to submit the entire product approval package with the roofing application submittal.

In an effort to reduce paperwork, it has been deemed only the necessary pages are required for permit submittal. Please select the system that matches your installation criteria and include only those pages that apply. (i.e. Cover Pages, Product Data Sheets, Specific Installation Pages, General Limitations, etc.)

EFFECTIVE DATE: October 24, 2022
RE-ISSUE DATE: 
EFFECTIVE DATE: December 3, 2023

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

Page 1 of 1 F.I. #32



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8th EDITION (2023) FORMAL INTERPRETATION (#33)

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

Phone: 954-765-4500
Fax: 954-765-4504

broward.org/CodeAppeals

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Mr. David Tringo,
Master Electrician

Mr. Jeff Falkanger,
Architect


Board Attorney

Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Maximum distance of piping from the source of hot water to the fixture in commercial buildings.

At its regularly scheduled meeting on September 14, 2023, the Board of Rules and Appeals approved an interpretation of Section P607.2 of the FBC Plumbing, 8th Edition (2023) and Section C404.5 of the FBC Energy Conservation, 8th Edition.

The intent of the FBC Energy Conservation, Section C404.5 is to limit the amount of hot water and energy wasted between the source of hot water and the fixture while the user waits or hot water to come out of the fixture. The FBC Plumbing, Section P607.2 limits the length of piping to 50 feet and Section C404.5 of the FBC Energy Conservation is more specific and restrictive to the length of piping or the amount of water wasted.

Formal Interpretation:

Section C404.5 shall be applicable per Chapter 1, Section 102.1 because when there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.

EFFECTIVE DATE: November 18, 2022

RE-ISSUED DATE: , 2023

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Page 1 of 1 F.I. #33

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 Broward County Board of Rules and Appeals

FROM: Chief Mechanical Code Compliance Officer

DATE: October 12, 2023

RE: Revisions to the Broward County Uniform Data Form for Residential and Light Commercial Air Conditioning Replacements due to changes in the 8th Edition (2023) of the Florida Building Code

Recommendation

That BORA approves, by vote, the staff's proposed revisions to the Broward County Uniform Data Form for Residential and Light Commercial Air Conditioning Replacements due to changes in the 8th Edition (2023) of the Florida Building Code.

Reasons

The 8th Edition (2023) of the Florida Building Code has included new language requiring the replacement of exterior equipment and exterior appliances damaged by flood to meet the code's requirements for new equipment.

Additional Information

- Revised code sections on the 8th Edition (2023) of the Florida Building Code
- Revised Broward County Uniform Data Form for Residential and Light Commercial Air Conditioning Replacements
- The revised form will be effective December 31, 2023

Respectfully Submitted,

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

Rolando Soto

CHAPTER 7
ALTERATIONS — LEVEL 1

SECTION 701
GENERAL

701.1 Scope.

Level 1 *alterations* as described in Section 602, shall comply with the requirements of this chapter. Level 1 *alterations* to *historic buildings* shall comply with this chapter, except as modified in Chapter 12.

701.2 Conformance.

An *existing building* or portion thereof shall not be altered such that the building becomes less safe or energy efficient than its existing condition.

Exception: Where the current level of safety or sanitation is proposed to be reduced, the portion altered shall conform to the requirements of the *Florida Building Code, Building*.

[BS] 701.3 Flood hazard areas.

In *flood hazard areas*:

1. *Alterations* that constitute *substantial improvement* shall require that the building comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.
2. Replacement of exterior equipment and exterior appliances damaged by flood shall meet the requirements of Section 1612 of the *Florida Building Code, Building*, or Section R322.1.6 of the *Florida Building Code, Residential*, as applicable.

**SECTION 1612
FLOOD LOADS**

1612.1 General.

Within *flood hazard areas*, as established in Section 1612.3, all new construction of buildings, structures, and portions of buildings and structures, including substantial improvement and restoration of substantial damage to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads. For buildings that are located in more than one *flood hazard area*, the provisions associated with the most restrictive *flood hazard area* shall apply.

R322.1.6 Protection of mechanical, plumbing, and electrical systems.

Electrical systems, *equipment*, and components; heating, ventilating, air conditioning; plumbing *appliances* and plumbing fixtures; *duct systems*; and other service *equipment* shall be located at or above the elevation required in Section R322.2 or R322.3. Replacement of exterior equipment and exterior appliances damaged by flood shall meet the requirements of this section. If replaced as part of a substantial improvement, electrical systems, *equipment*, and components; heating, ventilating, air conditioning, and plumbing *appliances* and plumbing fixtures; *duct systems*; and other service *equipment* shall meet the requirements of this section. Systems, fixtures, and *equipment*, and components shall not be mounted on or penetrate through walls intended to break away under flood loads.

Exception: Locating electrical systems, *equipment* and components; heating, ventilating, air conditioning; plumbing *appliances* and plumbing fixtures; *duct systems*; and other service *equipment* is permitted below the elevation required in Section R322.2 or R322.3 provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the required elevation in accordance with ASCE 24. Equipment for pools, spas, and water features shall be permitted below the elevation required in Section R322.2 or R322.3, provided it is elevated to the extent practical, is anchored to prevent flotation and resist flood forces, and is supplied by branch circuits that have ground-fault circuit-interrupter protection. Electrical wiring systems are permitted to be located below the required elevation provided that they conform to the provisions of the electrical part of this code for wet locations.

Broward County Uniform Data Form for Residential and Light Commercial Air Conditioning Replacements

All others, including cooling towers, chillers, refrigeration units, etc., must provide plans.
 Each system requires a form.

Job Name:	
Address:	

Unit #:		City:		FL Zip Code:	
---------	--	-------	--	--------------	--

Fill in the applicable information

Data	Existing Unit (*)	New Unit
Manufacturer		
Size (Tons) SEER/SEER2/EER **		
Package/Heat Pump Model #		
Condensing Unit Model #		
AHU Model #		
Strip Heat (KW)		
Minimum Circuit Amps	c/u ahu/pkg	c/u ahu/pkg
Maximum Overcurrent Protection	c/u ahu/pkg	c/u ahu/pkg
Size of Disconnect	c/u ahu/pkg	c/u ahu/pkg

(*) Provide equipment sizing calculation if existing unit data is not available (ACCA Manual N, J, etc.)
 (**) Provide AHRI Certificate

Will a new stand, curb, or curb adapter be installed?		Yes		No
Will a duct smoke detector be installed or reconnected?		Yes		No
Is the duct s/d connected to a Fire Alarm Panel?		Yes		No
Will the A/C location be the same?		Yes		No
Is the A/C equipment being replaced because of a flood?		Yes		No

Company Name	
FL State or Co. License #	
Qualifier's Signature	

FOR BUILDING DEPARTMENT USE ONLY

Process or Permit #		Jurisdiction	
Approved by		Date	

Disclaimer:
 This form does not relieve the applicant from compliance with all applicable sections of the Florida Building Codes.
 Additional local regulations might be applicable, i.e. zoning, flood and fire prevention, etc.

Section 5



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 Broward County Board of Rules and Appeals

FROM: Administrative Director

DATE: October 12, 2023

RE: Request for Overnight Vehicle Authorization (OVA)

Recommendation

It is recommended that the Board of Rules and Appeals authorize, by motion, that Rolando Soto, Chief Code Compliance Officer, Mechanical, be allowed to take his vehicle home.

Reasons

Mr. Soto is currently the only Code Compliance Officer who does not have an OVA. Upon review, I discovered that Rolando was not considered for the OVA program because he lives in Dade County. Two previous employees lived in Palm Beach County and were authorized an OVA. Over the past year, I have evaluated the efficiency and effectiveness of Rolando's case and discovered that it would be cost-effective and beneficial to allow him to have an OVA.

Additional Information

BORA vehicles are purchased through our self-funding budgeting process. The County does service and provides insurance for our vehicles, but we also pay for these services. As the Administrative Director, I take full responsibility for all vehicles purchased by BORA. I entrust that Rolando Soto and all the other Code Compliance Officers adhere to the OVA policies.

Respectfully Submitted,

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

Ana C. Barbosa, DBA

Section 6



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: October 12, 2023

RE: Update on House Bills 1383 and 735

Informational Purposes Only

House Bill 735 was enacted in 2021, which expressly preempted occupational licensing to the State and prevented local government from enforcing local licensing of occupations outside of general law. The Florida Legislature approved House Bill 1383, which extends the time for House Bill 735. House Bill 1383 extends the deadline for the expiration of the occupational licenses to July 1, 2024. It includes additional categories to be added by the State.

CS/CS/HB 1383: Specialty Contractors

Revises the expiration date on local government licensing of certain occupations. The House Bill requires the Construction Industry Licensing Board to establish certified specialty contractor categories for voluntary licensure. The bill prohibits local governments from imposing new licensing requirements for specialty contractors, authorizes critical state concern counties to offer a license for certain job scopes, and prohibits local governments from requiring a license to submit bids for public works projects.

Respectfully Submitted,

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

Ana C. Barbosa, DBA

HOUSE OF REPRESENTATIVES STAFF FINAL BILL ANALYSIS

BILL #: CS/CS/HB 1383 Specialty Contractors

SPONSOR(S): Commerce Committee and State Administration & Technology Appropriations Subcommittee, Trabulsy and others

TIED BILLS: **IDEN./SIM. BILLS:** CS/CS/SB 1570

FINAL HOUSE FLOOR ACTION: 109 Y's 0 N's **GOVERNOR'S ACTION:** Approved

SUMMARY ANALYSIS

CS/CS/HB 1383 passed the House on April 28, 2023, and subsequently passed the Senate on May 1, 2023.

In 2021, HB 735 was enacted, which expressly preempted occupational licensing to the state and provided that any local licensing of an occupation not specifically authorized by general law may not be enforced. This preemption supersedes any local government licensing requirement of occupations unless:

- The licensing of occupations by local governments is authorized by general law; or
- The local licensing scheme was imposed before July 1, 2021. However, any such local licensing scheme expires on July 1, 2023.

HB 735 specifically preempted local construction licensing that is **outside the scope** of state construction contractor licensing provisions regulated by the Construction Industry Licensing Board (CILB) under the Department of Business and Professional Regulation, including, but not limited to, painting, cabinetry, and ornamental iron installation.

The bill extends the expiration date for local licensing without general law authority to July 1, 2024.

The bill requires the CILB, by July 1, 2024, to, by rule, establish certified specialty contractor categories for voluntary licensure for all of the following:

- Structural aluminum or screen enclosures.
- Marine seawall work.
- Marine bulkhead work.
- Marine dock work.
- Marine pile driving.
- Structural masonry.
- Structural prestressed, precast concrete work.
- Rooftop solar heating installation.
- Structural steel.
- Window and door installation, including garage door installation and hurricane or windstorm protection.
- Plaster and lath.
- Structural carpentry.

The bill:

- Provides that a local government may not require a license issued by the local government or CILB to perform a job scope which does not substantially correspond to one of the state contractor or specialty contractor categories.
- Prohibits local governments from requiring a license to obtain a permit for a job scope outside of the practice of contracting.
- Allows a county in an area designated as an area of critical state concern to continue to offer a license for any job scope which requires a statewide contractor license.
- Allows a local government to continue to offer a license for veneer work, including gutters, siding, soffit, or fascia; rooftop painting, coating, and cleaning above three stories; and fence installation and erection, if such a licensing requirement existed before January 1, 2021.
- Provides that a local government may not require a license as a prerequisite to submit a bid for public works projects if the work to be performed does not require a license under general law.

The bill will have an indeterminate, likely insignificant, negative fiscal impact on state government and does not appear to have a fiscal impact on local governments. See Fiscal Analysis & Economic Impact Statement.

The bill was approved by the Governor on June 20, 2023, ch. 2023-271, L.O.F., and will become effective on July 1, 2023.

I. SUBSTANTIVE INFORMATION

A. EFFECT OF CHANGES:

Preemption

State preemption precludes a local government from exercising authority in a particular area, and requires consistency with the state constitution or state statute.¹ A local government enactment may be found inconsistent with state law if (1) the Legislature has preempted a particular subject area to the state or (2) the local regulation conflicts with a state statute.²

Florida law recognizes two types of preemption: express and implied. Express preemption requires a specific legislative statement; it cannot be implied or inferred.³ Express preemption of a field by the Legislature must be accomplished by clear language stating that intent.⁴ When local ordinances have been enacted in the face of state preemption, the effect has been to find such ordinances null and void.⁵

Implied preemption is a legal doctrine that addresses situations in which the legislature has not expressly preempted an area but, for all intents and purposes, the area is dominated by the state. Findings of implied preemption are for a very narrow class of areas in which the state has legislated pervasively.⁶

Local Government Authority

General law authorizes counties "the power to carry on county government" and to "perform any other acts not inconsistent with law, which acts are in the common interest of the people of the county, and exercise all powers and privileges not specifically prohibited by law."⁷ More specifically, non-charter county governments may exercise those powers of self-government that are provided by general or special law.⁸ Those counties operating under a county charter have all powers of self-government not inconsistent with general law or special law approved by vote of the electors.⁹

Likewise, municipalities¹⁰ have those governmental, corporate, and proprietary powers that enable them to conduct municipal government, perform functions, provide services, and exercise any power for municipal purposes, except as otherwise provided by law.¹¹

¹ James R. Wolf and Sarah Harley Bolinder, *The Effectiveness of Home Rule: A Preemption and Conflict Analysis*, 83 Fla. B.J. 92 (June 2009), available at <https://www.floridabar.org/the-florida-bar-journal/the-effectiveness-of-home-rule-a-preemption-and-conflict-analysis/>.

² *Id.*

³ See *City of Hollywood v. Mulligan*, 934 So. 2d 1238, 1243 (Fla. 2006); *Phantom of Clearwater, Inc. v. Pinellas County*, 894 So. 2d 1011, 1018 (Fla. 2d DCA 2005), approved in *Phantom of Brevard, Inc. v. Brevard County*, 3 So. 3d 309 (Fla. 2008).

⁴ *Mulligan*, 934 So. 2d at 1243.

⁵ See, e.g., *Nat'l Rifle Ass'n of Am., Inc. v. City of S. Miami*, 812 So.2d 504 (Fla. 3d DCA 2002).

⁶ Wolf and Bolinder, *supra* note 1.

⁷ *Id.*

⁸ Art. VIII, s. 1(f), Fla. Const.

⁹ Art. VIII, s. 1(g), Fla. Const.

¹⁰ A municipality is a local government entity created to perform functions and provide services for the particular benefit of the population within the municipality, in addition to those provided by the county. The term "municipality" may be used interchangeably with the terms "town," "city," and "village."

¹¹ Art. VIII, s. 2(b), Fla. Const. See also s. 166.021(1), F.S.

A "special district" is a unit of local government created for a particular purpose, with jurisdiction to operate within a limited geographic boundary. Special districts are created by general law,¹² special act,¹³ local ordinance,¹⁴ or by rule of the Governor and Cabinet.¹⁵ A special district has only those powers expressly provided by, or reasonably implied from, the authority provided in the district's charter. Special districts provide specific municipal services in addition to, or in place of, those provided by a municipality or county.¹⁶

A "dependent special district" is a special district where the membership of the governing body is identical to the governing body of a single county or municipality, all members of the governing body are appointed by the governing body of a single county or municipality, members of the district's governing body are removable at will by the governing body of a single county or municipality, or the district's budget is subject to the approval of the governing body of a single county or municipality.¹⁷ An "independent special district" is any district that is not a dependent special district.¹⁸

Revenue Sources Authorized in the Florida Constitution¹⁹

The Florida Constitution limits the ability of local governments to raise revenue for their operations. The Florida Constitution provides:

No tax shall be levied except in pursuance of law. No state ad valorem taxes²⁰ shall be levied upon real estate or tangible personal property. All other forms of taxation shall be preempted to the state except as provided by general law.²¹

Counties, school districts, and municipalities shall, and special districts may, be authorized by law to levy ad valorem taxes and may be authorized by general law to levy other taxes, for their respective purposes, except ad valorem taxes on intangible personal property and taxes prohibited by this constitution.²²

However, not all local government revenue sources are taxes requiring general law authorization. When a county or municipal revenue source is imposed by ordinance, the question is whether the charge is a valid assessment or fee. As long as the charge is not deemed a tax, the imposition of the assessment or fee by ordinance is within the constitutional and statutory home rule powers of county and municipal governments. If the charge is not a valid assessment or fee, it is deemed a revenue source requiring general law authorization.

Revenue Sources Based on Home Rule Authority

¹² S. 189.031(3), F.S.

¹³ *Id.*

¹⁴ S. 189.02(1), F.S.

¹⁵ S. 190.005(1), F.S. See, generally, s. 189.012(6), F.S.

¹⁶ *2018 – 2020 Local Gov't Formation Manual*, p. 62,

[https://myfloridahouse.gov/Sections/Documents/loaddoc.aspx?PublicationType=Committees&Committeed=3025&Session=2019&DocumentType=General%20Publications&FileName=2018-](https://myfloridahouse.gov/Sections/Documents/loaddoc.aspx?PublicationType=Committees&Committeed=3025&Session=2019&DocumentType=General%20Publications&FileName=2018-2020%20Local%20Government%20Formation%20Manual%20Final.pdf)

[2020%20Local%20Government%20Formation%20Manual%20Final.pdf](https://myfloridahouse.gov/Sections/Documents/loaddoc.aspx?PublicationType=Committees&Committeed=3025&Session=2019&DocumentType=General%20Publications&FileName=2018-2020%20Local%20Government%20Formation%20Manual%20Final.pdf) (last visited Dec 19, 2019).

¹⁷ S. 189.012(2), F.S.

¹⁸ S. 189.012(3), F.S.

¹⁹ The Florida Legislature, Office of Economic and Demographic Research, 2019 Local Government Financial Information Handbook, p. 1, <http://edr.state.fl.us/Content/local-government/reports/lgfi19.pdf>.

²⁰ "Ad valorem tax" means a tax based upon the assessed value of property." Section 192.001(1), F.S.

²¹ Art. VII, s. 1(a), Fla. Const.

²² Art. VII, s. 9(a), Fla. Const.

Pursuant to home rule authority, local governments may impose proprietary fees, regulatory fees, and special assessments to pay the cost of providing a facility or service or regulating an activity. A regulatory fee should not exceed the regulated activity's cost and is generally required to be applied solely to the regulated activity's cost for which the fee is imposed.²³
HB 735 (2021 Regular Session)

General law directs a number of state agencies and licensing boards to regulate certain professions and occupations. For example, the Department of Business and Professional Regulation (DBPR) currently regulates approximately 25 professions and occupations.²⁴

In 2021, HB 735²⁵ was enacted, relating to preempting occupational licensing to the state. The law defines the following terms:

- "Local government" means a county, municipality, special district, or political subdivision of the state.
- "Occupation" means a paid job, profession, work, line of work, trade, employment, position, post, career, field, vocation, or craft.
- "Licensing" means any training, education, test, certification, registration, or license that is required for a person to perform an occupation along with any associated fee.

The law expressly preempts occupational licensing to the state. This preemption supersedes any local government licensing requirement of occupations unless:

- The licensing of occupations by local governments is authorized by general law; or
- The local licensing scheme for an occupation was imposed before July 1, 2021. However, any such local licensing scheme expires on July 1, 2023.

The law provides that any local licensing of an occupation not authorized under the provisions of the bill or otherwise authorized by general law does not apply and may not be enforced. For example, Florida law specifically authorizes local regulations relating to:

- Zoning and land use;
- The levy of "reasonable business, professional, and occupational regulatory fees, commensurate with the cost of the regulatory activity, including consumer protection, on such classes of businesses, professions, and occupations, the regulation of which has not been preempted by the state or a county pursuant to a county charter";²⁶
- The levy of local business taxes;²⁷
- Building code inspection fees;²⁸
- Tattoo establishments;²⁹
- Massage practices;³⁰
- Child care facilities;³¹
- Taxis and other vehicles for hire;³² and
- Waste and sewage collection.³³

²³ EDR, *supra* note 19, at 9.

²⁴ S. 20.165, F.S.

²⁵ Ch. 2021-214, L.O.F.

²⁶ S. 166.221, F.S.

²⁷ Ch. 205, F.S.

²⁸ S. 166.222, F.S.

²⁹ S. 381.00791, F.S.

³⁰ S. 480.052, F.S.

³¹ S. 402.306, F.S.

³² S. 125.01(1)(n), F.S.

³³ S. 125.01(1)(k), F.S.

Additionally, Florida law specifically preempts local regulation with regard to the following:

- Zoning of family day care homes;³⁴
- Zoning of community residential homes;³⁵
- Pest control;³⁶
- Assessing local fees in certain circumstances for contractors;³⁷
- Assessing local fees for low-voltage alarm system projects;³⁸
- Public lodging establishments and public food service establishments;³⁹
- Food trucks;⁴⁰
- Mobile home parks, lodging parks, recreational vehicle parks, and recreational camps;⁴¹
- Beekeeping;⁴²
- Nonresidential farm buildings, farm fences and farm signs;⁴³
- Insurers and agents;⁴⁴
- Sellers of travel;⁴⁵
- Movers of household goods and moving brokers;⁴⁶
- Tobacco and nicotine products;⁴⁷
- Firearms, weapons, and ammunition;⁴⁸
- Employment benefits;⁴⁹
- Polystyrene products;⁵⁰ and
- Disposable plastic bags.⁵¹

Construction Professional Licenses

Chapter 489, F.S., relates to “contracting,” with part I addressing the licensure and regulation of construction contracting, and part II addressing the licensure and regulation of electrical and alarm system contracting.

Construction contractors are either certified or registered by the Construction Industry Licensing Board (CILB) housed within DBPR. The CILB consists of 18 members who are appointed by the Governor and confirmed by the Senate. The CILB meets to approve or deny applications for licensure, review disciplinary cases, and conduct informal hearings relating to discipline.⁵²

"Certified contractors" are individuals who pass the state competency examination and obtain a certificate of competency issued by DBPR. Certified contractors are able to obtain a certificate of

³⁴ S. 125.0109, F.S.

³⁵ S. 419.001, F.S.

³⁶ S. 482.242(1), F.S.

³⁷ S. 553.80(7)(d), F.S.

³⁸ S. 489.503(14), F.S.

³⁹ S. 509.032, F.S.

⁴⁰ S. 509.102, F.S.

⁴¹ S. 513.051, F.S.

⁴² Ss. 586.10(1) & 586.055, F.S.

⁴³ S. 604.50, F.S.

⁴⁴ S. 624.401(3), F.S.

⁴⁵ S. 559.939

⁴⁶ S. 507.13, F.S.

⁴⁷ Ch. 569, F.S., and s. 386.209, F.S.

⁴⁸ S. 790.33(1), F.S.

⁴⁹ S. 218.077, F.S.

⁵⁰ S. 500.90, F.S.

⁵¹ S. 403.7033, F.S.

⁵² S. 489.107, F.S.

competency for a specific license category and are permitted to practice in that category in any jurisdiction in the state.⁵³

“Certified specialty contractors” are contractors whose scope of work is limited to a particular phase of construction, such as drywall or demolition. Certified specialty contractor licenses are created by the CILB through rulemaking. Certified specialty contractors are permitted to practice in any jurisdiction in the state.

“Registered contractors” are individuals that have taken and passed a local competency examination and can practice the specific category of contracting for which he or she is approved, only in the local jurisdiction for which the license is issued.⁵⁴

The CILB licenses the following types of contractors:⁵⁵

Statutory Licenses	Specialty Licenses
<ul style="list-style-type: none"> • Air Conditioning- Classes A, B, and C • Building • General • Internal Pollutant Storage Tank Lining Applicator • Mechanical • Plumbing • Pollutant Storage Systems • Pool/Spa- Classes A, B, and C • Precision Tank Tester • Residential • Roofing • Sheet Metal • Solar • Underground Excavation 	<ul style="list-style-type: none"> • Drywall • Demolition • Gas Line • Glass and Glazing • Industrial Facilities • Irrigation • Marine • Residential Pool/Spa Servicing • Solar Water Heating • Structure • Swimming Pool Decking • Swimming Pool Excavation • Swimming Pool Finishes • Swimming Pool Layout • Swimming Pool Piping • Swimming Pool Structural • Swimming Pool Trim • Tower

Current law provides that local jurisdictions may approve or deny applications for licensure as a registered contractor, review disciplinary cases, and conduct informal hearings relating to discipline of registered contractors licensed in their jurisdiction.⁵⁶ Local governments may only collect licensing fees that cover the cost of regulation.⁵⁷

Locally registered contractors that are required to hold a contracting license to practice their profession in accordance with state law must register with DBPR after obtaining a local license. However, persons holding a local construction license whose job scope does not substantially correspond to the job scope of a certified contractor or a certified specialty contractor are not required to register with DBPR.⁵⁸

⁵³ S. 489.105, F.S.

⁵⁴ S. 489.103, F.S.

⁵⁵ S. 489.105(a)-(q), F.S.; R. 61G4-15.015-.040, F.A.C.

⁵⁶ Ss. 489.117 and 489.131, F.S.

⁵⁷ EDR, *supra* note 19, at 9.

⁵⁸ Ss. 489.105 and 489.117(4), F.S.

Electrical contractors, alarm system contractors, and electrical specialty contractors are certified or registered under the Electrical Contractors' Licensing Board (ECLB). Certified contractors can practice statewide and are licensed and regulated by ECLB. Registered contractors are licensed and regulated by a local jurisdiction and may only practice within that locality.⁵⁹

Electrical certified specialty contractors are contractors whose scope of work is limited to a particular phase of electrical contracting, such as electrical signs. The ECLB creates electrical certified specialty contractor licenses through rulemaking. Certified electrical specialty contractors can practice statewide. The ECLB has created the following certified specialty contractor licenses:

- Lighting maintenance specialty contractor;
- Sign specialty electrical contractor;
- Residential electrical contractor;
- Limited energy systems specialty contractor; and
- Utility line electrical contractor.⁶⁰

HB 735 specifically preempted local licensing that is outside the scope of state contractor licensing provisions. Specifically, it provided that a county or municipality may not require a license for a person whose job scope does not substantially correspond to a contractor category licensed by the CILB after July 1, 2023. The bill precluded counties and municipalities from requiring a license for certain job scopes, including, but not limited to, painting, flooring, cabinetry, interior remodeling, handyman services, driveway or tennis court installation, decorative stone, tile, marble, granite, or terrazzo installation, plastering, stuccoing, caulking, canvas awning installation, and ornamental iron installation.

The law also expressly authorized counties and municipalities to issue journeyman licenses in the plumbing, pipe fitting, mechanical and HVAC trades, as well as, the electrical and alarm system trades, which is the current practice by counties and municipalities. The licensing of those specific local journeyman licenses is exempt from preemption.

Since the law was enacted, certain local jurisdictions and local contractors have noted issues with the law and its enforcement. For example, some local jurisdictions will no longer continue to license certain types of contractors, even though those contractors perform work that corresponds to a state license and ch. 489, F.S., provides authority to do so.⁶¹

Some have stated that local enforcement agencies are not allowing unlicensed professionals to pull permits for work that is outside of the scope of contracting, but previously required a local license.⁶² However, current law does not require a professional license to pull a permit for such work.

Florida Building Code

In response to the destruction of Hurricane Andrew, in 1998, the Legislature approved a single state building code and enhanced the oversight role of the state over local code enforcement. In 2000, the Legislature authorized the implementation of the Building Code (Code), and that first edition replaced all local codes on March 1, 2002, making it the first statewide building code in the United States.⁶³

⁵⁹ See generally s. 489.505, F.S.

⁶⁰ S. 489.505(19), & 489.511(4), F.S.; Rule 61G6-7.001, F.A.C.

⁶¹ Lee County, Contractor Licensing, <https://www.lee.gov/dcd/ContLic> (last visited Mar. 19, 2023).

⁶² Patrick Fraser and Gabby Hernandez, WSVN-TV Sunbeam Television Corp, 7 News Miami, July 11, 2022, *Confusing state law: Licenses*, <https://wsvn.com/news/help-me-howard/confusing-state-law-licenses/> (last visited Mar. 19, 2023).

⁶³ *Id.*

The “Florida Building Codes Act” was created to provide a mechanism for the uniform adoption, updating, interpretation, and enforcement of a single, unified state Code. The Code must be applied, administered, and enforced uniformly and consistently from jurisdiction to jurisdiction.⁶⁴

The Florida Building Commission (Building Commission) was statutorily created to implement the Code. The Building Commission, which is housed within DBPR, is a 19-member technical body made up of design professionals, contractors, and government experts in various disciplines covered by the Code. The Building Commission reviews several International Codes published by the International Code Council, the National Electric Code, and other nationally adopted model codes (model codes) to determine if the Code needs to be updated and adopts an updated Code every three years.⁶⁵

Local Enforcement of the Florida Building Code

It is the intent of the Legislature that local governments have the power to inspect all buildings, structures, and facilities within their jurisdiction in protection of the public’s health, safety, and welfare.⁶⁶ Every local government must enforce the Building Code and issue building permits.⁶⁷ It is unlawful for a person, firm, or corporation to construct, erect, alter, repair, secure, or demolish any building without first obtaining a permit from the local government enforcing agency or from such persons as may, by resolution or regulation, be directed to issue such permit, upon the payment of reasonable fees as set forth in a schedule of fees adopted by the enforcing agency.⁶⁸

Areas of Critical State Concern

The Areas of Critical State Concern Program is intended to protect resources and public facilities of major statewide significance, within designated geographic areas, from uncontrolled development that would cause substantial deterioration of such resources. The Department of Economic Opportunity reviews all local development projects within the designated areas and is responsible for reviewing and approving amendments to comprehensive plans and land development regulations proposed and adopted by local governments within the designated areas.⁶⁹

Designated areas of critical state concern are:⁷⁰

- Big Cypress Area (portions of Collier, Miami-Dade, and Monroe Counties).
- Green Swamp Area (portions of Polk and Lake Counties).
- City of Key West and the Florida Keys Areas (Monroe County).
- Apalachicola Bay Area (Franklin County).

Effect of the Bill

The bill extends the expiration date for local licensing without general law authority to July 1, 2024, from July 1, 2023.

⁶⁴ See s. 553.72(1), F.S.

⁶⁵ Ss. 553.73 and 553.74, F.S.

⁶⁶ S. 553.72, F.S.

⁶⁷ Ss. 125.01(1)(bb), 125.56(1), and 553.80(1), F.S.

⁶⁸ Ss. 125.56(4)(a) and 553.79(1), F.S.

⁶⁹ S. 380.05, F.S.; Department of Economic Opportunity, *Areas of Critical State Concern Program*, <https://floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents/areas-of-critical-state-concern> (last visited Apr. 18, 2023).

⁷⁰ *Id.*

The bill requires the CILB, by July 1, 2024, to, by rule, establish certified specialty contractor categories for voluntary licensure for all of the following:

- Structural aluminum or screen enclosures.
- Marine seawall work.
- Marine bulkhead work.
- Marine dock work.
- Marine pile driving.
- Structural masonry.
- Structural prestressed, precast concrete work.
- Rooftop solar heating installation.
- Structural steel.
- Window and door installation, including garage door installation and hurricane or windstorm protection.
- Plaster and lath.
- Structural carpentry.

The bill provides that a local government may not require a license issued by the local government or DBPR for a job scope which does not substantially correspond to the job scope of one of the contractor or specialty contractor categories.

The bill also prohibits local governments from requiring a license to obtain a permit for a job scope outside of the practice of contracting, including, but not limited to, painting, flooring, cabinetry, interior remodeling when the scope of the project does not include a task for which a state license is required, handyman services, driveway or tennis court installation, decorative stone, tile, marble, granite, or terrazzo installation, pressure washing, plastering, stuccoing, caulking, canvas awning installation, and ornamental iron installation.

The bill allows a county that includes an area designated as an area of critical state concern to continue to offer a license for any job scope which requires a contractor license, if the county imposed such a licensing requirement before January 1, 2021.

The bill allows a local government to continue to offer a license for veneer work, including aluminum or vinyl gutters, siding, soffit, or fascia; rooftop painting, coating, and cleaning above three stories; and fence installation and erection, if the local government imposed such a licensing requirement before January 1, 2021.

The bill provides that a local government may not require a license as a prerequisite to submit a bid for public works projects if the work to be performed does not require a license under general law.

II. FISCAL ANALYSIS & ECONOMIC IMPACT STATEMENT

A. FISCAL IMPACT ON STATE GOVERNMENT:

1. Revenues:

The bill may increase revenues due to an increase of specialty contractors licensed by DBPR.

2. Expenditures:

The bill may have an increase in regulatory expenditures related to creating new specialty licenses including updates to the department's licensing document management and online portal and an increase in workload. These expenditures can be absorbed within existing resources.⁷¹

B. FISCAL IMPACT ON LOCAL GOVERNMENTS:

1. Revenues:

None.

2. Expenditures:

None.

C. DIRECT ECONOMIC IMPACT ON PRIVATE SECTOR:

Indeterminant. Private sector impacts will fluctuate based on how many citizens apply for the new licenses and how many local governments require a local license to perform the work outlined in the bill.

D. FISCAL COMMENTS:

None.

⁷¹ Florida Department of Business and Professional Regulation, Agency Analysis of 2023 House Bill 1383, pp. 5 and 7 (Mar. 8, 2023).