

# Broward County Board of Rules and Appeals Meeting Agenda

September 8, 2022

Time: 7:00 PM

## Zoom Meeting Information:

<https://broward-org.zoomgov.com/j/1609417335>

Meeting ID: 160 941 7335

## Call Meeting to Order

## Roll Call

## Approval of Agenda

Approval of Minutes – August 11, 2022 Regular Meeting

## CONSENT AGENDA

Certifications – Staff Recommended

### CITY OF FORT LAUDERDALE

Corley, Thomas P., Structural Inspector – Provisional

Frazier, Jermaine, Fire Inspector

Gonzalez, Roberto Yanes, Plumbing Inspector – Temporary 120-Day

### TOWN OF LAUDERDALE-BY-THE-SEA

Serafini, Paolo, Structural Inspector – Provisional

### CITY OF PEMBROKE PINES

Santos, Victor, Fire Plans Examiner

### CITY OF WESTON

Furones, Carlos Melchor, Chief Plumbing Inspector

### COUNTYWIDE

Madic, Nebojsa, Structural Inspector – Fort Lauderdale

Quintana, Juan Alberto, Electrical Inspector – Southwest Ranches

## REGULAR AGENDA

1. **First Reading of proposed Formal Interpretation exempting solar panels from rooftop clearance requirements, Sections 1522.3, 1522.3.1, Chapter 1, Florida Building Code, 7<sup>th</sup> Edition (2020) – Recommendation of the Roofing Committee**
  - a. Staff Report
  - b. Board Questions
  - c. Board Action
2. **First Reading of proposed Rooftop Mounted Equipment Affidavit to accompany all HVHZ re-roof uniform permit application submittals, Board of Rules and Appeals Policy 22-02 – Recommendation of the Roofing Committee**
  - a. Staff Report
  - b. Board Questions
  - c. Board Action
3. **First Reading of proposed Formal Interpretation – Paper Reduction - providing that Roof System Application Notice of Acceptance submittal only include the product approval documentation that matches the installation criteria, Section 1512.2.1, Chapter 1, Florida Building Code, 7<sup>th</sup> Edition (2020) – Recommendation of the Roofing Committee**
  - a. Staff Report
  - b. Board Questions
  - c. Board Action

4. **First Reading of Revisions to Board of Rules and Appeals Policy 09-02 - Uniform Permit Matrix for Solar Thermal and Solar Electric Installations**
  - a. Staff Report
  - b. Board Questions
  - c. Board Action
  
5. **First reading of staff's proposed revision to Section 105.18, Demolition, Chapter 1, Florida Building Code, 7th Edition (2020), to provide consistency with HB 423 that created subsection (25)(a) of Florida Statute 553.79 providing that a local government may not prohibit or restrict demolition permits for single-family residential structures located in flood hazard areas.**
  - a. Staff Report
  - b. Board Questions
  - c. Board Action
  
6. **First reading of staff's proposed revision to Section 111.1.1, Use and Occupancy, Chapter 1, Florida Building Code, 7th Edition (2020) to provide consistency with HB 423 that amended Florida Statute 553.791(13) provide consistency with HB 423 that amended Florida Statute 553.791(13), requiring the local building official to issue a certificate of occupancy or certificate of completion within a certain number of days after receipt of certain information, including the payment of all outstanding fees; providing that a certificate of occupancy or certificate of completion is automatically granted and issued, and the permit application closed, under certain circumstances; requiring the local building official to provide a written certificate of occupancy or certificate of completion within a specified time.**
  - a. Staff Report
  - b. Board Questions
  - c. Board Action
  
7. **Second Reading of Amendments to Section 110.15, Building Safety Inspection Program, Chapter 1, Florida Building Code, 7th Edition (2020) and readoption of Board of Rules and Appeals Policy #05-05, Building Safety Inspection Program, to include amendments and inspection forms**
  - a. Report of Staff and Chair with respect to Section 110.15
  - b. Report of Staff and Chair with respect to Policy #05-05
  - c. Board Questions
  - d. Public Hearing
  - e. Board Action – motion approving amendments to Section 110.15
  - f. Board Action - motion approving update to Policy #05-05
  
8. **Second Reading of Broward County Uniform Dwelling Unit Supplemental Water Heater Replacement Data Form – Board of Rules and Appeals Policy 22-03**
  - a. Staff Report
  - b. Board Questions
  - c. Public Hearing
  - d. Board Action
  
9. **Second Reading of Amendment to Section 105.3.1.5, Subsection 4, Chapter 1, Florida Building Code, 7th Edition (2020), adding an exception related to a “Simplified Permitting Process for Fire Alarm System Projects” to provide consistency with Senate Bill (SB) 1140-2022**
  - a. Staff Report
  - b. Board Questions
  - c. Public Hearing
  - d. Board Action
  
10. **Second Reading of Amendment to Section 105.17, Streamlined Low-Voltage Alarm System Installation Permitting, Chapter 1, Florida Building Code, 7th Edition (2020), revising the definition of the term, “low-voltage alarm system project” to provide consistency with Senate Bill (SB) 1140-2022**
  - a. Staff Report
  - b. Board Questions
  - c. Public Hearing
  - d. Board Action

11. **Second Reading of Amendment adding Section 105.3.1.6, Reviewing Application for Building Permits, Chapter 1, Florida Building Code, 7<sup>th</sup> Edition (2020), to provide consistency with House Bill (HB) 423-2022 that modified Florida Statute 553.792; revising requirements for when a local government requests certain additional information from an applicant for a building permit; limiting the number of times the local government may request such information; providing requirements for a local government if a certain request is made by an applicant**
  - a. Staff Report
  - b. Board Questions
  - c. Public Hearing
  - d. Board Action
12. **Second Reading of Amendment to Section 105.3.1.5, Chapter 1, Florida Building Code, 7<sup>th</sup> Edition, (2020) related to the design and installation of fire protection systems to provide consistency with Senate Bill (SB) 286-2021**
  - a. Staff Report
  - b. Board Questions
  - c. Public Hearing
  - d. Board Action
13. **Discussion concerning public comment to be scheduled at the beginning of each meeting – Request of Board Member, Ron Burr**
  - a. Report of Board Member Ron Burr
  - b. Board Questions
  - c. Board Action
14. **Update Concerning the Building Safety Inspection Program (BSIP) – Summary of Notices Sent and Inspection Reports Received for 2019, 2020 and 2021**
  - a. Report of Administrative Director
  - b. Board Questions
  - c. Board Action
15. **Pay Adjustment for Don Perdue for Administrating the BORA Fire Examinations per Broward County Local Fire Amendments, Section F-103.5.3.2**
  - a. Staff Report
  - b. Board Questions
  - c. Board Action
16. **Consideration of maximum merit pay adjustments for staff effective October 2, 2022**
  - a. Recommendation of Administrative Director
  - b. Board Questions
  - c. Board Action
17. **Consideration of merit cash bonus for Administrative Director effective September 18, 2022**
  - a. Request of Administrative Director
  - b. Board Questions
  - c. Board Action
18. **Director's Report**
19. **Attorney's Report**
20. **Committee Reports**
21. **General Board Member Discussion**
22. **Public Comment (3-minute limit per person) and written communications**
23. **Adjournment**

*If a person desires to appeal any decision with respect to any matter considered at this meeting, such person will need a record of the proceedings and, for this reason, such person may need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based (FS Sec.286.0105)*

*Members: If you cannot attend the meeting, please contact Mr. DiPietro at 954-931-2393 between 6:00 p.m. and 7:00 p.m.*



August 11, 2022  
Board Meeting Minutes

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

**Call Meeting to Order**

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

**Roll Call**

Daniel Lavrich, Chair  
Stephen Bailey  
Ron Burr  
Gregg D’Attile  
Jeff Falkanger  
John Famularo  
Steven M. Feller – arrived at approximately 7:07 p.m. as noted below  
R. Art Kamm  
Sergio Pellecer  
David Rice  
Daniel Rourke  
David Tringo  
Dennis Ulmer

**Approval of Agenda**

Mr. Bailey made a motion and Mr. Rourke seconded the motion to approve the agenda as posted. The motion carried by unanimous vote of 12-0.

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

Mr. Tringo made a motion and Mr. Famularo seconded the motion to approve the July 14, 2022 minutes as submitted. The motion carried by unanimous vote of 12-0.

**CONSENT AGENDA**

**Certifications** – Staff Recommended

**BROWARD COUNTY**  
REGER, TIMOTHY A., CHIEF PLUMBING INSPECTOR

**CITY OF DEERFIELD BEACH**  
BUNDY, DAVID, ASSISTANT BUILDING OFFICIAL

**CITY OF LAUDERDALE LAKES**  
GRANDE, CLAUDIO, ASSISTANT BUILDING OFFICIAL

**CITY OF NORTH LAUDERDALE**  
FAIR, ARTHUR, FIRE INSPECTOR

**CITY OF PEMBROKE PINES**  
VELASQUEZ, JOSE, STRUCTURAL INSPECTOR (TEMPORARY 120-DAY)

**CITY OF WILTON MANORS**  
DEVEAUGH, PETER, CHIEF ELECTRICAL INSPECTOR

**COUNTYWIDE**  
CORRALES, ALEJANDRO D., STRUCTURAL PLANS EXAMINER – PARKLAND

Mr. Pellecer made a motion and Mr. Falkanger seconded the motion to approve the certifications as recommended. The motion carried by unanimous vote of 12-0.

## **REGULAR AGENDA**

### **1. Request of Mr. Marius Szabo for an extension to close out open and ongoing permits through November 10, 2022**

#### a. Staff Report

Mr. Rolando Soto, Chief Mechanical Code Compliance Officer, indicated that Mr. Szabo is requesting an extension of 90 days to close his remaining open permits according to Board Policy 18-02. Ninety days would be November 9<sup>th</sup>, one day before the Board's November meeting.

- b. Request of Mr. Szabo
- c. Board Questions – none
- d. Board Action

A motion was made by Mr. D'Attila and seconded by Mr. Falkanger approving the extension to November 9, 2022. The motion carried by unanimous vote of 12-0.

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

- a. Report of Staff and Chair with respect to Section 110.15
- b. Report of Staff and Chair with respect to Policy #05-05

Mr. Feller arrived at 7:07 p.m. at this point in the meeting.

Mr. James DiPietro, Administrative Director, advised that with there being no structural professional engineer on staff, the entire agency is appreciative of the enormous amount of work Chairman Lavrich has contributed to this matter.

Chairman Lavrich noted these amendments to Chapter 1, Section 110.15 and Board of Rules and Appeals Policy #05-05 are proposed to be consistent with the requirements of newly adopted Florida law (Senate Bill 4-D).

#### c. Board Questions

Mr. Rice referred to qualifications of inspectors and requested it be amended to provide that the electrical part of the inspection be performed by a Florida professional engineer specializing in electrical design. Chairman Lavrich pointed to H, 3, "Such Engineer or Architect shall undertake such assignments only where qualified by training and experience in the specific technical field involved in the inspection and report." He indicated that this language was developed by Miami-Dade County. The thinking was not to fight the battle of architects or engineers on non-threshold buildings. Whoever is doing the report just as he or she would do with the design must self-certify that they are capable. Mr. Rice stressed that this be addressed at some point in time if not in this text.

Mr. Rice referred to K, 4, and asked what if the original engineer or architect is not available for re-inspection once repairs are completed. Chairman Lavrich indicated another engineer or architect would have to assume the responsibility. He recognized it could be problematic. Mr. Bailey felt it is easy for a professional engineer or architect to read the report and conduct the re-inspection. He suggested the language be softened. Mr. Charles Kramer, Board Attorney, agreed with Mr. Bailey. It was agreed that staff would adjust this provision.

Mr. Rice asked that all use of the word “must” be changed to “shall”. It was agreed.

Mr. Rice referred to the Infrared Thermography Inspection section. Mr. Falkanger indicated it is impossible to ascertain a Level-II or higher certified infrared thermographer with five years or experience in electrical systems associated with commercial buildings. Chairman Lavrich understood the issue. It would be preferable to stay in congruity with Miami-Dade County, but it may not be possible. Mr. Rice added that he would like to see the 400 amperes increased to 800. This kind of work could double or even triple the inspection cost. There is no agency determining a Level-II individual; the certification is ensured by the employer. He felt this section should be removed and referred to a committee for more input. Mr. Bailey felt the requirements in this section are excessive. Calibration of the device should be included. He was also concerned with the conduit raceways section being excessive. Chairman Lavrich agreed. Mr. Bailey commented that the service size of the circuits to the conductors could be checked on inspection.

Mr. James DiPietro, Administrative Director, suggested a different effective date for the Conduit Raceways and Infrared Thermography Inspection. There was consensus agreement to remove those sections from this evening’s proposal and indicate that they would be effective July 1, 2023.

Mr. Ken Castronovo, Chief Electrical Code Compliance Officer, suggested an ad hoc committee with more technical expertise. Mr. Bailey agreed to follow-up on individuals to serve on an ad hoc committee.

- d. If desired, motion approving amendments to Section 110.15 on first reading and authorizing the setting of a public hearing

A motion was made by Mr. Bailey and seconded by Mr. Rice approving the amendments on first reading. The motion carried by unanimous vote of 13-0.

- e. If desired, motion approving update to Policy #05-05

A motion was made by Mr. Rice and seconded by Mr. Feller approving the update of Policy #05-05 on first reading with amendments as shown. The motion carried by unanimous vote of 13-0. Amendments: 1) change “must” to “shall” throughout; 2) in Section K, 4) add a provision for a subsequent engineer to perform the inspection under certain circumstances; 3) make Conduit Raceways and Infrared Thermography sections to be effective July 1, 2023; 4) amend Electrical Safety Inspection Report Form regarding check-off for “Threshold Building – Certified Special Inspector.

During discussion of the above motion, Mr. Bailey asked about the Electrical Safety Inspection Report Form and the need for a check-off for “Threshold Building – Certified Special Inspector.” Chairman Lavrich agreed it is not necessary and can be deleted.

### **3. First Reading of Broward County Uniform Dwelling Unit Supplemental Water Heater Replacement Data Form**

- a. Staff Report

Mr. Ken Castronovo, Chief Electrical Code Compliance Officer, advised that this new form was created to expedite the water heater permitting process. A joint meeting of the Electrical and Plumbing Committees was held and the proposed county-wide form was developed. It would be supplemental to the structural permit application.

Mr. James DiPietro, Administrative Director, noted that the form would be mandatory county-wide.

Mr. Bailey indicated that the form is intended to give plans examiners a quick view of a permit coming in. The form indicates that installation shall be in conformance with the manufacturer's installation instructions.

b. Board Questions

Mr. D'Attile felt this form will create havoc and less permits will be pulled. With a plumbing contractor not being able to pull an electrical permit, the homeowner will need both a plumbing and electrical contractor. People will be untruthful. Mr. Bailey indicated it is impossible to create a form that prohibits people from being untruthful. In further response to Mr. D'Attile, Mr. Castronovo indicated that the plumbing contractor would be the primary contractor. When the new installation needs hard wiring because the existing unit has a cord, an electrical contractor is needed. Otherwise, the need for hard wiring would be discovered by the plumbing inspector and the job would have to be stopped until an electrical contractor was retained. If the water heater is leaking, the work would be done, and a permit pulled after-the-fact. Mr. Bailey added that there is a box to check if the existing water heater is direct-wired and in such case, there is no electrical permit required. He added that if the manufacturer instructions call for hard wiring, then that has to be done. It is not possible to allow plug-connected water heaters even if they are not UL listed as such. Mr. D'Attile felt the hard-wiring is incidental to the change-out of the water heater and the plumbing contractor should be able to do it.

Mr. D'Attile asked if past Board decisions have any impact on today's rulings. Mr. Charles Kramer, Board Attorney, indicated that past decisions establish precedent. Mr. D'Attile pointed out that years ago lawn irrigation timers were being changed out by lawn irrigation contractors which was approved by the Board. Mr. Castronovo indicated provided wire does not have to be run, there is no problem.

c. Board Action

A motion was made by Mr. Feller and seconded by Mr. Bailey approving the form on first reading. The motion carried by a roll call vote of 10-3. Mr. D'Attile, Mr. Kamm and Mr. Pellecer voted no.

During discussion of the motion, Mr. D'Attile reiterated his belief that this form will create a burden on the homeowners and contractors. He predicted there will be less permits pulled and more illegal work.

**4. First Reading of Amendment to Section 105.3.1.5, Subsection 4, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, adding an exception related to a "Simplified Permitting Process for Fire Alarm System Projects" to provide consistency with Senate Bill (SB) 1140-2022**

a. Staff Report

Mr. Rolando Soto, Chief Mechanical Code Compliance Officer, advised that Items 4, 5, 6, and 7 have some commonality and his remarks will cover all of these items. These items are due to changes in Florida law. The Florida Building Commission issued a supplement, amending Chapter 1, as a consequence of the law changes. The proposed language was lifted verbatim.

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

A motion was made by Mr. Ulmer and seconded by Mr. Feller approving the amendment on first reading. The motion carried by unanimous vote of 13-0.

**5. First Reading of Amendment to Section 105.17, Streamlined Low-Voltage Alarm System Installation Permitting, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, revising the definition of the term, "low-voltage alarm system project" to provide consistency with Senate Bill (SB) 1140-2022**

- a. Staff Report

See staff presentation under Item 4.

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

A motion was made by Mr. Feller and seconded by Mr. Tringo approving the amendment on first reading. The motion carried by unanimous vote of 13-0.

- 6. **First Reading of Amendment adding Section 105.3.1.6, Reviewing Application for Building Permits, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, to provide consistency with House Bill (HB) 423-2022 that modified Florida Statute 553.792; revising requirements for when a local government requests certain additional information from an applicant for a building permit; limiting the number of times the local government may request such information; providing requirements for a local government if a certain request is made by an applicant**

- a. Staff Report

See staff presentation under Item 4.

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

A motion was made by Mr. Feller and seconded by Mr. Famularo approving the amendment on first reading. The motion carried by unanimous vote of 13-0.

- 7. **First Reading of Amendment to Section 105.3.1.5, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, related to the design and installation of fire protection systems to provide consistency with Senate Bill (SB) 286-2021**

- a. Staff Report

See staff presentation under Item 4.

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

A motion was made by Mr. Feller and seconded by Mr. Famularo approving the amendment on first reading. The motion carried by unanimous vote of 13-0.

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

**Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction**

a. Staff Report

Mr. James DiPietro, Administrative Director, provided a brief overview. Two notices were sent to all city managers however no comments were received. He noted that this item is the same as Item 9 except that it pertains to chiefs.

Mr. DiPietro added that one communication was received today from Mr. Steve Pizzillo and it is attached to these minutes.

- b. Board Questions – none
- c. Public Hearing – none
- d. Board Action

A motion was made by Mr. Burr and seconded by Mr. Feller approving the amendment on second and final reading. The motion carried by a roll call vote of 12-1. Mr. Tringo voted no.

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

a. Staff Report

See staff presentation under Item 8.

- b. Board Questions – none
- c. Public Hearing – none
- d. Board Action

A motion was made by Mr. Feller and seconded by Mr. Falkanger approving the amendment on second and final reading. The motion carried by a roll call vote of 12-1. Mr. Tringo voted no.

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

**jurisdiction shall be notified by BORA staff at any time that a Building Official/Chief Inspector is approved by the Board to serve more than one jurisdiction**

- a. Staff Report

Mr. James DiPietro, Administrative Director, provided a brief overview.

- b. Board Questions – none
- c. Public Hearing – none
- d. Board Action

A motion was made by Mr. Feller and seconded by Mr. Falkanger approving the amendment on second and final reading. The motion carried by a roll call vote of 13-0.

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

- a. Staff Report

Mr. James DiPietro, Administrative Director, advised that the application provides space to indicate the jurisdictions where the building official, assistant building official or chief is working so that if there are multiple jurisdictions, it would be disclosed. Staff would notify the chief administrative official, usually the city manager.

- b. Board Questions – none
- c. Public Hearing – none
- d. Board Action

A motion was made by Mr. Feller and seconded by Mr. Falkanger approving the application modification on second and final reading. The motion carried by a roll call vote of 13-0.

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

- a. Report of Administrative Director

Mr. James DiPietro, Administrative Director, advised that to date all jurisdictions have sent out their 2022 notices. Secondly, he noted that for 2019, 2020 and 2021 staff is verifying that the correct number of properties were noticed.

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

**13. Director's Report**

Mr. DiPietro noted at the next meeting both he and Dr. Barbosa will be serving as co-directors. Transitional information to the Board will be forthcoming.

- 14. Attorney's Report** - none

**15. Committee Reports**



## **16. General Board Member Discussion**

Mr. D'Attile asked that the Board consider at the next meeting moving the meeting time from 7 p.m. to 5 p.m. Mr. Bailey commented at 5 p.m. would be difficult because it is close to the end of the workday. Chairman Lavrich indicated that the current time is intended to give the public access to the meetings. Mr. Burr favored that 7 p.m. start time.

Mr. Burr felt there is a disservice to the public by holding the public comment agenda item at the end of the meeting. He would like to see it moved further to the beginning part of the agenda. If someone would like to make a comment, he or she has to wait until the end of the meeting. Chairman Lavrich pointed out that there are generally no speakers under public comment. Mr. Tringo agreed with Mr. Burr. Mr. Tringo preferred a starting time of 7 p.m.

Mr. DiPietro noted that any Board member may request a topic may be placed on an agenda. Chairman Lavrich agreed and asked that both of these items be so scheduled for the next agenda.

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

Mr. John Travers, Building Official, City of Fort Lauderdale, indicated that he will be making an informational presentation to the condominium associations in Fort Lauderdale concerning the new State legislation on building safety inspection and he is looking forward to the Board's action on Section 110.15 of the Florida Building Code, Chapter 1 in relation to Florida Senate Bill 4-D.

**18. Adjournment** – The meeting adjourned at 8:49 p.m.

# Certifications

Broward County Board of Rules and Appeals

**CITY OF FORT LAUDERDALE**

CORLEY, THOMAS P., STRUCTURAL INSPECTOR – PROVISIONAL  
FRAZIER, JERMAINE, FIRE INSPECTOR  
GONZALEZ, ROBERTO YANES, PLUMBING INSPECTOR – TEMPORARY 120-DAY

**TOWN OF LAUDERDALE-BY-THE-SEA**

SERAFINI, PAOLO, STRUCTURAL INSPECTOR – PROVISIONAL

**CITY OF PEMBROKE PINES**

SANTOS, VICTOR, FIRE PLANS EXAMINER

**CITY OF WESTON**

FURONES, CARLOS MELCHOR, CHIEF PLUMBING INSPECTOR  
(SERVING IN CAPACITY OF CHIEF ONLY IN WESTON)

**COUNTYWIDE**

MADIC, NEBOJSA, STRUCTURAL INSPECTOR – FORT LAUDERDALE  
QUINTANA, JUAN ALBERTO, ELECTRICAL INSPECTOR – SOUTHWEST RANCHES

# 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](http://broward.org/CodeAppeals)

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

**FROM:** Chief Code Compliance Officer, Structural

**DATE:** September 8, 2022

**RE:** First Reading of proposed Formal Interpretation exempting solar panels from rooftop clearance requirements Section 1522.3, 1522.3.1, Chapter 1, Florida Building Code, 7<sup>th</sup> Edition (2020) – Recommendation of the Roofing Committee.

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### **Recommendation**

The Roofing Committee recommended at its meeting August 10, 2022, to prepare a formal interpretation to replace the previous formal interpretation that sunsetted.

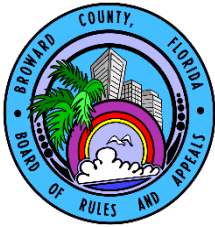
### **Reasons**

Consider new formal interpretation exempting solar panels from rooftop clearance requirements FBC Section 1522.3, 1522.3.1 for Board Approval.

Respectfully Submitted,

*John Morell*

Jack Morell



# BROWARD COUNTY BOARD OF RULES AND APPEALS

## **FBC 7th Edition (2020) FORMAL INTERPRETATION # 31**

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

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

[www.broward.org/codeappeals](http://www.broward.org/codeappeals)

### **2022 Voting Members**

#### **Chair**

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

#### **Vice-Chair**

Mr. Stephen E. Bailey, P.E.  
Electrical Engineer

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

### **2022 Alternate Board Members**

Mr. Steven Feller, P.E.,  
Mechanical Engineer  
Mr. Alberto Fernandez,  
General Contractor  
Mr. William Flett,  
Roofing Contractor  
Derek A. Wassink, P.E.R.A., S.I., 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**

James DiPietro

—ESTABLISHED 1971—

**TO:** All Building Officials

**FROM:** James DiPietro, Administrative Director

**DATE:** September 8, 2022

**SUBJECT: Rooftop Clearance Requirements-Section 1522.3, 1522.3.1**

At its meeting of September 8, 2022, the Board approved an interpretation of the FBC 7th Edition (2020) Sections 1522.3, 1522.3.1

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: September 19, 2022**

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

# Section 2



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

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

Phone: 954-765-4500 | Fax: 954-765-4504

[broward.org/CodeAppeals](http://broward.org/CodeAppeals)

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

**FROM:** Jack Morell

**DATE:** September 8, 2022

**RE:** First reading of proposed Rooftop Affidavit to accompany all HVHZ re-roof Uniform permit application submittals, Board Policy 22-02 – Recommended by the Roofing Committee.

---

### **Recommendation**

It is recommended that BORA adopt the Roof Top Mounted Equipment Affidavit (See Attached Affidavit) to identify existing roof top mounted equipment.

### **Reasons**

The roofing committee directed staff at the committee meeting held on March 11, 2020, to develop a Roof Top Mounted Equipment Affidavit to accompany all HVHZ re-roof uniform permit application submittals. The purpose of the affidavit is to identify if there is any existing roof top equipment: I.E. A/C, Photovoltaic Panels, Solar Thermal or Gas Vents. This information will then be utilized to obtain the appropriate permits to remove and reinstall the identified equipment during the re-roof inspection process.

Respectfully Submitted,

*John Morell*



# ROOF TOP MOUNTED EQUIPMENT AFFIDAVIT

ALL EQUIPMENT THAT IS ROOF TOP MOUNTED IS REQUIRED TO BE IDENTIFIED BY THIS AFFIDAVIT AND SUBMITTED WITH THE HIGH VELOCITY HURRICANE ZONE UNIFORM ROOFING PERMIT APPLICATION

Permit Number: _____
Site Address: _____
Company Name: _____
Address: _____
Name of Qualifier: _____
License Number: _____ Contact No. _____

PLEASE CHECK ALL APPLICABLE EXISTING ROOF TOP EQUIPMENT:

- A/C EQUIPMENT     PHOTOVOLTAIC PANELS     SOLAR THERMAL     GAS VENTS

PERMITS ARE REQUIRED FOR:

- REMOVAL AND REINSTALLATION OF PHOTVOLTAIC PANELS.
- REMOVAL AND REINSTALLATION OF SOLAR THERMAL.
- REMOVAL AND REINSTALLATION OF GAS VENTS.

IF A/C EQUIPMENT IS CHECKED ABOVE:

- IS THERE AN EXISTING CODE APPROVED CURB OR STAND?     YES     NO

IF YOU ANSWERD NO, A MECHANICAL PERMIT IS REQUIRED FOR THE INSTALLATION OF THE PROPOSED CURB OR STAND.

**\*\*NOTE\*\*** All above permits may be considered as deferred submittals.

\_\_\_\_\_  
CONTRACTOR/OWNER BUILDER SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT CONTRACTOR/OWNER BUILDER NAME

# 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](http://broward.org/CodeAppeals)

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

**FROM:** John Morell, Chief Structural Code Compliance Officer

**DATE:** September 8, 2022

**RE:** First Reading of proposed Formal Interpretation – Paper Reduction, providing that Roof System Application Notice of Acceptance submittal only include the product approval documentation that matches the installation criteria, Section 1512.2.1, Chapter 1, Florida Building Code, 7<sup>th</sup> Edition (2020) – Recommendation of the Roofing Committee

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### **Recommendation**

It is recommended by the Roofing Committee that BORA adopt a Formal Interpretation to reduce the unnecessary amount of paper required for a roofing permit.

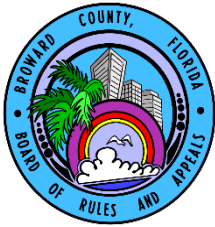
### **Reasons**

The roofing committee directed staff at the committee meeting held on March 11, 2020, to develop a Formal Interpretation of FBC Section 1512.2.1 which requires a current and valid product approval be submitted when applying for a roofing permit, these product approvals may contain multiple pages describing a multitude of various roof systems. It is the intent of the Formal Interpretation to assist building departments to only require the Product Approval/NOA pages that are specific to the system being permitted for installation.

Respectfully Submitted,

*John Morell*

Chief Structural Code Compliance Officer



# BROWARD COUNTY BOARD OF RULES AND APPEALS

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

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

[www.broward.org/codeappeals](http://www.broward.org/codeappeals)

## 2022 Voting Members

### **Chair**

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

### **Vice-Chair**

Mr. Stephen E. Bailey, P.E.  
Electrical Engineer

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

## 2022 Alternate Board Members

Mr. Steven Feller, P.E.,  
Mechanical Engineer  
Mr. Alberto Fernandez,  
General Contractor  
Mr. William Flett,  
Roofing Contractor  
Derek A. Wassink, P.E.R.A., S.I., 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**

James DiPietro

—ESTABLISHED 1971—

## **FBC 7<sup>th</sup> Edition (2020)** **FORMAL INTERPRETATION (32)**

**DATE:** September 8, 2022  
**TO:** All Building Officials  
**FROM:** James DiPietro, Administrative Director  
**SUBJECT:** Section FBC 1512.2.1 (Product Approval)

At its regularly scheduled meeting on September 8, 2022, the Board of Rules and Appeals approved an interpretation of Section 1512.2.1 of the FBC Building, 7th Edition (2020)

### **Formal Interpretation.**

The intent of FBC Section 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: September 19, 2022**

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

# 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](http://broward.org/CodeAppeals)

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

**FROM:** John Morell, Chief Structural Code Compliance Officer

**DATE:** September 8, 2022

**RE:** First Reading of Updated Uniform Permit Matrix for Solar Thermal and Solar Electric Installations – Recommendation of the Roofing Committee

---

### **Recommendation**

Staff recommends approval of the revisions that are consistent with Miami-Dade Solar Thermal and Solar Electric Guidelines.

### **Reasons**

The Broward County Board of Rules and Appeals Roofing Committee met on August 10, 2022, and approved a Uniform Permit Matrix which is consistent with Miami-Dade Solar Thermal Electric Policy dated January 19, 2017.

Policy 09-02 is now consistent with Miami-Dade County Formal Interpretation 170511 by removing pages 5.130A, through 5.130K, that recite code sections verbatim and is redundant.

The Matrix approved by the Broward County Board of Rules and Appeals Roofing Committee contains all the required code sections relevant to the Administrative Guidelines for Processing Solar Thermal/Electric Permits.

### **Additional Information**

The current policy was adopted on May 15, 2009. Please see the enclosed documents.

Respectfully Submitted,

*John Morell*

Chief Structural Code Compliance Officer

**Effective: May 15, 2009**

**Effective: September 19, 2022**

**Broward County Board of Rules and Appeals Policy #09-02**

**Subject: Administrative Guidelines for Processing Solar Thermal/Electric Permits**

- A. Adopt the Solar Thermal and Solar Electric Matrix as a “BCBRA” Approved Guideline” establishing minimum code requirements regarding permit application submittals, thereby creating, and instituting countywide uniformity.
- B. Building Departments shall establish an individual master permit for both Solar Thermal and Solar Electric installations to which applicable subsidiary categories are to be tied. Adding additional categories to the master permit may not require an additional permit obtained by a separate contractor but will require a separate trade review in every instance.
- C. It is established that Certified Solar Contractors may obtain the master permit in either the Solar Thermal or Solar Electric categories. Certified or Registered Plumbing Contractors may obtain the master permit in the Solar Thermal category. Certified or Registered Electrical Contractors may obtain the master permit in the Solar Electric category. Registered Solar Contractors may obtain the master permit in the Solar Thermal category, restricted to residential installation only. Each of these contractors may perform all work identified in their individual scopes of work including the installation of appurtenances, apparatus, or equipment. However, such contractor shall subcontract all other work, which is specified as being the work in the trade of another contractor.
- D. Building Departments shall provide inspections of solar thermal and solar electric systems. More than one inspection may be performed during any inspection **visit**.

Solar Thermal

Building/Structure/Roofing – Time of installation and Final

Plumbing – Final

Solar Electric

Building/Structure/Roofing – Time of Installation and Final

Electrical – Rough and Final

Hybrid Systems (Complete PV Panel System combined with integral solar water panels)

Building/Structure/Roofing – Time of Installation and Final

Electrical – Rough and Final

Plumbing – Final

- E. The Board recommends Building Departments establish an inspection procedure to ensure all required inspections are completed within a specified two-hour timeframe.
- F. Recommend that Building Departments include an Owner notification on all solar thermal or solar electric permit applications, for existing structures, using substantially the language provided below:  
  
*“Installation of roof mounted photovoltaic or solar support systems typically require roof system penetrations to allow attachment to the structure, which may create additional long-term roof system maintenance requirements and/or jeopardize roof system manufacturer’s warranties. Roof mounted solar systems generally require removal and reinstallation of solar panels/arrays in order to perform routine roof system maintenance, repair, or replacement.”*
- G. The Board recommends Building Departments maintain accurate records regarding the type, number, and the location of solar energy installations.
- H. Recommend and encourage Building Departments to expand access of renewable energy technology to the community, by not imposing needless or excessive oversight measures and through a program streamlined permitting and inspections.
- I. Recommend and encourage manufacturers to pursue optional product approval as a means of accelerating the permit approval process by ensuring a less complicated and less expensive process for consumers.
- J. BCCO to continue the ongoing awareness program designed to ensure all certified personnel understand the process of permitting and inspecting Solar Thermal and Solar Electric installations.
- K. BCCO will provide guidelines and assistance to the Solar Energy Industry, provide mediation, and assist with the BORA appeal process, as necessary.



**UNIFORM PERMIT SUBMITTAL MATRIX for  
SOLAR THERMAL AND SOLAR ELECTRIC  
INSTALLATIONS  
in  
THE HIGH VELOCITY HURRICANE ZONE  
FBC 7th Edition (2020)**

General Requirement	Submittal Requirements	F.S./Code Section
<b>1. Permit Application</b>		
		BCAP 105.3
<b>2. Building/Equipment Layout Plan</b>		
		BCAP 107
<b>3. Structural Design</b>		
<ul style="list-style-type: none"> <li>Photovoltaic Roof Mounted Panel &amp; Solar Thermal Equipment.</li> </ul>	Submit signed and sealed drawings & design calculations by licensed Professional Engineer or Registered Architect showing: <ul style="list-style-type: none"> <li>Documentation/verification exposed solar panel equipment meet wind loads.</li> <li>Documentation/verification support framing meets both uplift and lateral forces.</li> <li>Design of connections for the wind loads.</li> <li>Documentation/verification structural supports will accommodate additional dead loads.</li> </ul>	FBCB 1522.2      FBCEB 603 FBCB 1616.1.2      FBCEB 706 FBCB 1605 FBCB 1620.1 FBCB 1620.2 FBCB 1620.3 FBCB 1621  <b>Note:</b> Dead load compliance with the Exception contained in the FBCEB Section 706.2 may be demonstrated by Providing the Dead Load criteria from the original plans.
<b>4. Roof Design</b>		
<ul style="list-style-type: none"> <li>Building Integrated Photovoltaic (BIPV).</li> </ul>	Submit a Uniform HVHZ Permit Application.	FBCB 1512.3 FBCB 1512.2.1 FBCB 1516.2
<ul style="list-style-type: none"> <li>Photovoltaic Roof Mounted Panel.</li> </ul>	Submit a detail of the roof penetration flashing.	FBCB 1514
<ul style="list-style-type: none"> <li>Solar Thermal.</li> </ul>	Submit a detail of the roof penetration flashing.	FBCB 1514

5. System Components		
<ul style="list-style-type: none"> <li>Solar Water Heater.</li> </ul>	Submit FSEC Approval/Listing and System Reference Drawing.	FBCB 107 FBCEC R403.4.3 BCAP 101
<ul style="list-style-type: none"> <li>Solar Water Heater using a PV powered pump.</li> </ul>	Submit listing for PV panel and pump.	NEC Article 690
<ul style="list-style-type: none"> <li>Solar Swimming Pool Water Heater.</li> </ul>	Manufacturers selected system installation manual/detail and system specifications.	FBCB 107 BCAP 106
<ul style="list-style-type: none"> <li>Solar Swimming Pool Water Heater.</li> </ul>	Submit FSEC Approval/Listing and System Reference Drawing.	FBCB 107 F.S. 377.705 BCAP 101
<ul style="list-style-type: none"> <li>Photovoltaic System.</li> </ul>	Plans must be signed and sealed by a Florida Professional Engineer or Certified by FSEC.	F.S. 471.025 F.S. 377.705(4)(d)
<ul style="list-style-type: none"> <li>Statutory Requirement.</li> </ul>	FSEC will generate a System Certification Approval Form or signed and sealed by a Florida Professional Engineer.	F.S. 377.705(4)(d)
<ul style="list-style-type: none"> <li>Electrical Diagram</li> </ul>	Submit electrical diagram including components interconnects, conductor types and sizes, conduit types and sizes, disconnects, and point of interconnection.	National Electrical Code NEC Article 690 NEC Article 705
<ul style="list-style-type: none"> <li>Component Documentation</li> </ul>	FSEC Certification or signed and sealed by a Florida Professional Engineer.	F.S. 377.705(4)(d)
<ul style="list-style-type: none"> <li>Abbreviations</li> </ul>	BCAP - Broward County Administrative Provisions FBCB - Florida Building Code, Building Volume FBCEB - Florida Building Code, Existing Building Volume FBCEC - Florida Building Code, Energy Conservation Volume F.S - Florida Statute FSEC - Florida Solar Energy Center NEC - National Electric Code	

## **Existing Policy –Adopted on May 15, 2009**

- To be removed

**Broward County Board of Rules and Appeals Policy #09-02**

**Subject: Administrative Guidelines for Processing Solar Thermal/Electric Permits**

- A. Adopt the Solar Thermal and Solar Electric Matrix as a “BCBRA” Approved Guideline” establishing minimum code requirements regarding permit application submittals, thereby creating and instituting countywide uniformity.
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Building/Structure/Roofing – Time of installation and Final

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Hybrid Systems (Complete PV Panel System combined with integral solar water panels)

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Electrical – Rough and Final

Plumbing – Final

- E. The Board recommends Building Departments establish an inspection procedure to ensure all required inspections are completed within a specified two-hour timeframe.
- F. Recommend that Building Departments include an Owner notification on all solar thermal or solar electric permit applications, for existing structures, using substantially the language provided below:

***“Installation of roof mounted photovoltaic or solar support systems typically require roof system penetrations to allow attachment to the structure, which may create additional long-term roof system maintenance requirements and/or jeopardize roof system manufacturer’s warranties. Roof mounted solar systems generally require removal and reinstallation of solar panels/arrays in order to perform routine roof system maintenance, repair or replacement.”***

- G. The Board recommends Building Departments maintain accurate records regarding the type, number and the location of solar energy installations.
- H. Recommend and encourage Building Departments to expand access of renewable energy technology to the community, by not imposing needless or excessive oversight measures and through a program streamlined permitting and inspections.
- I. Recommend and encourage manufacturers to pursue optional product approval as a means of accelerating the permit approval process by ensuring a less complicated and less expensive process for consumers.
- J. BCCO to continue the ongoing awareness program designed to ensure all certified personnel understand the process of permitting and inspecting Solar Thermal and Solar Electric installations.
- K. BCCO will provide guidelines and assistance to the Solar Energy Industry, provide mediation, and assist with the BORA appeal process as necessary.

**UNIFORM PERMIT SUBMITTAL MATRIX for  
SOLAR THERMAL AND SOLAR ELECTRIC  
INSTALLATIONS  
in  
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FBC 6th Edition (2017)**

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		FBCB 107 BCAP 106
<b>3. Structural Design</b>		
<ul style="list-style-type: none"> <li>• Photovoltaic Roof Mounted Panel &amp; Solar Thermal Equipment</li> </ul>	Submit signed and sealed drawings & design calculations by licensed Professional Engineer or Registered Architect showing: <ul style="list-style-type: none"> <li>• Documentation/verification exposed solar panel equipment meet wind loads.</li> <li>• Documentation/verification support framing meets both uplift and lateral forces.</li> <li>• Design of connections for the wind loads.</li> <li>• Documentation/verification structural supports will accommodate additional dead loads.</li> </ul>	FBCB 1522.1      FBCEB 504 FBCB 1616.1.2      FBCEB 706 FBCB 1605 FBCB 1620.1 FBCB 1620.2 FBCB 1620.3 FBCB 1621  Note: Dead load compliance with the Exception contained in the FBCEB Section 706.2 may be demonstrated by Providing the Dead Load criteria from the original plans.
<b>4. Roof Design</b>		
<ul style="list-style-type: none"> <li>• Building Integrated Photovoltaic (BIPV)</li> </ul>	Submit a Uniform HVHZ Permit Application.	FBCB 1512.3 FBCB 1512.2.1 FBCB 1516.2
<ul style="list-style-type: none"> <li>• Photovoltaic Roof Mounted Panel</li> </ul>	Submit a detail of the roof penetration flashing  Submit clearance requirements.	FBCB 1514  FBCB 1522.3.1
<ul style="list-style-type: none"> <li>• Solar Thermal</li> </ul>	Submit a detail of the roof penetration flashing.  Submit clearance requirements.	FBCB 1514  FBCB 1522.3.1

5. System Components		
<ul style="list-style-type: none"> <li>Solar Water Heater</li> </ul>	Submit FSEC Approval/Listing and System Reference Drawing.	FBCB 107 FBCEC R403.4.3 BCAP 101
<ul style="list-style-type: none"> <li><u>Solar Water Heater using a PV powered pump</u></li> </ul>	<u>Submit listing for PV panel and pump.</u>	NEC Article 690
<ul style="list-style-type: none"> <li>Solar Swimming Pool Water Heater</li> </ul>	Manufacturers selected system installation manual/detail and system specifications.	FBCB 107 BCAP 106
<ul style="list-style-type: none"> <li><u>Solar Swimming Pool Water Heater</u></li> </ul>	<u>Submit FSEC Approval/Listing and System Reference Drawing.</u>	FBCB 107 F.S. 377.705 BCAP 101
<ul style="list-style-type: none"> <li>Photovoltaic System</li> <li>Electrical Engineer Requirements</li> </ul>	Plans must be signed and sealed by a Professional Engineer if: a.) The system has a value of more than \$50,000, or; b.) The systems has an aggregate service capacity of 600 amperes (240 volts) or more for a residential electrical system, or; c.) The system has an aggregate service capacity of 800 amperes (240 volts) or more for a commercial or industrial electrical system.	F.S. 471.003(h)
<ul style="list-style-type: none"> <li>Statutory Requirement</li> </ul>	FSEC will generate a System Certification Approval Form.	F.S. 377.705
<ul style="list-style-type: none"> <li>Electrical Diagram</li> </ul>	Submit electrical diagram designed in accordance to the National Electrical Code Article 690 Solar Photovoltaic Systems and include components interconnects, conductor types and sizes, conduit types and sizes, disconnects, and point of interconnection.	NEC Article 690
<ul style="list-style-type: none"> <li>Component Documentation</li> </ul>	FSEC Certification.	F.S. 377.705
Abbreviations	BCAP - Broward County Administrative Provisions FBCB - Florida Building Code, Building Volume FBCEB - Florida Building Code, Existing Building Volume FBCEC – Florida Building Code, Energy Conservation Volume F.S - Florida Statute FSEC - Florida Solar Energy Center NEC - National Electric Code	

## **1- PERMIT APPLICATION**

### **105.3 Application for Permit Required. (Broward County Administrative Chapter 1)**

Any qualified applicant desiring a permit to be issued by the Building Official as required, shall file an application therefore in writing on a form furnished by the Building Official for that purpose and application for permit will be accepted from only qualified applicants as set forth in Paragraph 105.3.1.

#### **105.3.2 Application Form. (Broward County Administrative Chapter 1)**

Each application for a permit, with the required fee, shall be filed with the Building department on a form furnished for that purpose and shall describe the land on which the proposed work is to be done, by legal description and address; shall show the use or occupancy of the building or structure; shall be accompanied by plans and/or specifications as required hereafter; shall state the value of the proposed work; as specified in Section 108.5.1, 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 qualified applicant. Application form shall be inscribed with the application date and the date of the Code in effect. Permit application forms shall be in the format prescribed by a local administrative board, if applicable, and must comply with the requirements of Section 713.135(6) & (7) Florida Statutes. The code in effect on the date of application shall govern the project.

## **2-BUILDING / EQUIPMENT LAYOUT**

### **106.1.1 Submittal documents. (Broward County Administrative Chapter 1)**

Construction documents, a statement of special inspections and other data shall be submitted in two or more sets of plans and/or specifications as described in Section 106.3 with each application for a permit. The application for permit shall be inscribed with the application date and the date of the Code in effect as set forth herein. The construction documents shall be prepared by a design professional where required by the Florida statutes and this Code. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a design professional.

#### **106.1.5 Information on construction documents. (Broward County Administrative Chapter 1)**

Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to 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 this Code and the FFPC, relevant laws, ordinances, rules and regulations, as determined by the Building Official and/or fire marshal/fire code official.



## 3- STRUCTURAL DESIGN

### Photovoltaic Roof Mounted Panel & Solar Thermal Equipment

#### **R4402.11.2 Rooftop mounted equipment.**

All rooftop equipment and supports shall be secured to the structure in compliance with the loading requirements of Section R4403. The use of wood "sleepers" shall not be permitted.

#### **R4403.1.2**

Buildings, structures and all parts thereof shall be designed and constructed to be of sufficient strength to support the estimated or actual imposed dead, live, wind, and any other loads, both during construction and after completion of the structure, without exceeding the allowable materials stresses specified by this code.

#### **R4403.7.8 Load combination.**

The safety of structures shall be checked using the provisions of 2.3 and 2.4 of ASCE 7 with commentary.

**Exception:** Increases in allowable stress shall be permitted in accordance with ACI 530/ASCE 5/TMS 402 provided the load reduction factor of 0.75 of combinations 4 and 6 of ASCE 7 Section 2.4.1 shall not be applied.

#### **R4403.9.1**

Buildings and structures, and every portion thereof, shall be designed and constructed to meet the requirements of Section 6 of ASCE 7, as more specifically defined in this section, based on a 50-year mean recurrence interval.

#### **R4403.9.2**

Wind velocity (3-second gust) used in structural calculations shall be 140 miles per hour (63 m/s) in Broward County and 146 miles per hour (65 m/s) in Miami-Dade County.

#### **R4403.9.3**

All buildings and structures shall be considered to be in Exposure Category C as defined in Section 6.5.6.3 of ASCE 7.

### **SECTION R4403.10 HIGH VELOCITY HURRICANE ZONES — OVERTURNING MOMENT AND UPLIFT**

#### **R4403.10.1**

Computations for overturning moment and uplift shall be based on ASCE 7.

## **R4403.10.2**

Overturning and uplift stability of any building, structure or part thereof taken as a whole shall be provided, and be satisfied by conforming to the load combination requirements of ASCE 7.

### **EB SECTION 404 ALTERATION—LEVEL 2**

**EB 404.1** Scope. Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

**EB 404.2** Application. Level 2 alterations shall comply with the provisions of Chapter 6 for Level 1 alterations as well as the provisions of Chapter 7.

### **EB SECTION 707 STRUCTURAL**

**EB 707.1** General. Where alteration work includes installation of additional equipment that is structurally supported by the building or reconfiguration of space such that portions of the building become subjected to higher gravity loads as required by Tables 1607.1 and 1607.6 (High-Velocity Hurricane Zones shall comply with Table 1615 and Section 1615.2) of the Florida Building Code, Building, the provisions of this section shall apply.

**EB 707.2** Reduction of strength. Alterations shall not reduce the structural strength or stability of the building, structure, or any individual member thereof.

**Exception:** Such reduction shall be allowed as long as the strength and the stability of the building are not reduced to below the Florida Building Code, Building levels.

**EB 707.3** New structural members. New structural members in alterations, including connections and anchorage, shall comply with the Florida Building Code, Building.

**EB 707.4** Existing structural members. Existing structural components supporting additional equipment or subjected to additional loads based on Florida Building Code, Building, Tables 1607.1 and 1607.6 (High-Velocity Hurricane Zones shall comply with Table 1615 and Section 1615.2) as a result of a reconfiguration of spaces shall comply with Sections 707.4.1 through 707.4.3.

**EB 707.4.1** Gravity loads. Existing structural elements supporting any additional gravity loads as a result of additional equipment or space reconfiguration shall comply with the Florida Building Code, Building .

#### **Exceptions:**

1. Structural elements whose stress is not increased by more than 5 percent.
2. Buildings of Group R occupancy with not more than five dwelling units or sleeping units used solely for residential purposes where the existing building and its alteration comply with the conventional light-frame construction methods as defined in Chapter 2.

## 4. ROOF DESIGN

### Building integrated Photovoltaic (BIPV)

#### **R4402.1.3**

Permits outside these High-Velocity Hurricane Zone requirements shall comply with Section 105 of the Florida Building Code, Building. Permits within high wind areas shall be required for all work in connection with the application, repair or maintenance of any roofing component or any roofing assembly and/or any of its components except as otherwise permitted in Section 105 of the Florida Building Code, Building .

#### **R4402.1.3.1**

All new roofing construction, including recovering and reroofing, repair and maintenance shall have a uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

#### **R4402.1.3.2**

The uniform roofing permit shall include calculations per Section R4403 of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

#### **R4402.1.3.4**

Attachments to the uniform roofing permit application shall include two copies of each of the following documents: properly executed OWNERS NOTIFICATION FOR ROOFING CONSIDERATIONS herein; the fire directory listing pages product approval cover sheet, product approval specific system description, product approval specific system limitation, product approval general limitations, and applicable detail drawings; the municipal permit application; other components approvals; and any other additional data reasonably required by the authority having jurisdiction needed to determine the integrity of the roofing system.

#### **R4402.1.2.1**

All roofing components, roofing systems and roofing assemblies for construction regulated by this code shall comply with this chapter. All roofing components, roofing systems and roofing assemblies shall have a valid and current, referred to as product approval hereinafter. In the event that the manufacturers published literature or instructions are in conflict with those of the product approval, the product approval shall prevail. Where items specifically and expressly addressed in this section are in conflict with the product approval, the provisions of this section shall prevail.

**R4402.5.2**

Fire-resistant roofing assemblies and coverings shall be provided on all structures. Fire classification of roofing assemblies and coverings shall be based on the exposure hazard as follows:

**R4402.5.2.1**

Class A. Zero feet to 20 feet (0 to 6.1 m) distance separation measured horizontally from the closest point of any building edge to the nearest point to an adjoining structure, and all buildings with occupation greater than 300 persons.

**Exception:** Brick, masonry, slate, clay or concrete roof tile and exposed concrete roof deck are considered to meet Class A roof covering provisions without testing.

**R4402.5.2.2** Class B. All other structures, except as noted below

**R4402.5.2.3** Class C. Structures not occupied by humans.

**Photovoltaic Roof Mounted Panel**

**SECTION R4402.3 HIGH-VELOCITY HURRICANE ZONES — WEATHER PROTECTION**

**R4402.3.1 General.**

Roof decks shall be covered with roof coverings secured to the building or structure in accordance with the provisions of this section. Roof coverings shall be designed, installed and maintained in accordance with this code and the manufacturer's installation instructions such that the roof covering shall serve to protect the building or structure. All roof coverings, roof systems and roof assemblies shall be designed and installed to resist the wind load requirements of Section R4403 of this code.

**R4402.11.3.1**

Permanently mounted rooftop equipment shall be installed to provide clearances, in accordance with Table R4402.11.3, to permit repairs, replacement and/or maintenance of the roofing system or any of its components.

**TABLE R4402.11.3**

**ROOF MOUNTED EQUIPMENT HEIGHT REQUIREMENTS**

<b>WIDTH OF EQUIPMENT (in.)</b>	<b>HEIGHT OF LEGS (in.)</b>
Up to 24	14
25 to 36	18
37 to 48	24

49 to 60	30
61 and wider	48

For SI: 1 inch = 25.4 mm

**Solar Thermal**

SECTION R4402.3

HIGH-VELOCITY HURRICANE ZONES — WEATHER PROTECTION

**R4402.3.1 General.**

Roof decks shall be covered with roof coverings secured to the building or structure in accordance with the provisions of this section. Roof coverings shall be designed, installed and maintained in accordance with this code and the manufacturer's installation instructions such that the roof covering shall serve to protect the building or structure. All roof coverings, roof systems and roof assemblies shall be designed and installed to resist the wind load requirements of Section R4403 of this code.

**R4402.3.2 Flashings.**

Flashings shall be installed in such a manner as to prevent moisture entering the wall through the joints in the coping, through moisture permeable materials, at intersections with the roof plane or at parapet wall penetrations. All roof flashing and terminations shall be designed and installed to resist the wind load requirements of Section R4403 of this code, and shall be in compliance with the provisions set forth in RAS 111.

**R4402.3.2.1 Locations.**

Flashings shall be installed at (1) wall and roof intersections (2) at gutters, (3) wherever there is a change in roof slope or direction this requirement does not apply to hip and ridge junctions, and (4) around roof openings. Where flashing is of metal, the metal shall conform to the provisions of RAS 111.

**R4402.3.2.2 Membrane flashings.**

All membrane flashing shall be installed according to the roof assembly manufacturer's published literature and in accordance with the provisions set forth in RAS 111.

**R4402.3.2.3 Metal flashings and terminations.**

Metal flashing and terminations shall be of the material and thickness described in Section R4402.6.6 and RAS 111 of this code, and shall be designed and installed in accordance with RAS 111. Metal flashing shall be installed after the roofing felts have been laid and turned up the vertical surfaces, in compliance with the roofing assembly Product Approval.

**R4402.3.2.3.1**

Such felts shall be embedded in hot bitumen or an approved adhesive.

**R4402.3.2.3.2**

Metal surfaces shall be primed with an ASTM D 41 or ASTM D 43 primer, as appropriate and allowed to dry prior to receiving hot bitumen or cold adhesive.

**R4402.3.2.4 Metal counterflashing.**

Metal counterflashing shall be of the material and thickness described in Sections R4402.6.6 and RAS 111 of this code, and shall be installed in accordance with RAS 111.

**R4402.3.2.4.1**

Metal counterflashing shall be built into walls, set in reglets or applied as stucco type and shall be turned down over base flashing not less than 3 inches (76 mm).

**R4402.3.2.4.2**

Metal counterflashing shall be side lapped a minimum of 4 inches (102 mm).

**R4402.3.2.4.3**

Metal counterflashing, where set in reglets or surface-mounted, shall be waterproofed, in accordance with applicable application standards.

**R4402.3.2.4.4**

Where metal counterflashing is used as the means of sealing (such as a vented system) it shall be set in an approved sealant, sealed with an approved adhesive on the top flange and all joints shall be sealed with an approved sealant and lapped a minimum of 4 inches (102 mm).

**R4402.11.3.1**

Permanently mounted rooftop equipment shall be installed to provide clearances, in accordance with Table R4402.11.3, to permit repairs, replacement and/or maintenance of the roofing system or any of its components.

**TABLE R4402.11.3**

**ROOF MOUNTED EQUIPMENT HEIGHT REQUIREMENTS**

<b>WIDTH OF EQUIPMENT (in.)</b>	<b>HEIGHT OF LEGS (in.)</b>
Up to 24	14
25 to 36	18
37 to 48	24

49 to 60	30
61 and wider	48

For SI: 1 inch = 25.4 mm

## 5. SYSTEM COMPONENTS

### Solar Water Heater

#### **101.2 Scope. (Broward County Chapter 1)**

The provisions of this Chapter shall govern the administration and enforcement of the FBC, Fire Protection Provisions of this Code and the FFPC and shall apply countywide in both incorporated and unincorporated areas of Broward County, Florida. The provisions of this Code shall apply to the construction, alteration, movement, 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:**

- A.** Detached one-and two-family dwellings and multiple single-family dwellings (town houses) 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.
- B.** Existing buildings undergoing repair, alterations or additions and change of occupancy shall comply with Chapter 34 of this Code.

#### **101.4.1 Electrical. (Broward County Administrative Chapter 1)**

The provisions of Chapter 27 of the FBC, Building, Fire Protection Provisions of this Code and the FFPC shall apply to electrical systems. It shall be unlawful to perform or commence any installation of heat, light, power or low voltage systems (burglar alarms, central vacuums, communications, computer systems, fiber optics, fire alarms, telephone, television and all other systems 98 volts and less) either permanent or temporary wiring, or to make extensions and/or changes to existing installations of light, heat, power or low voltage systems, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto upon premises, inside, outside and/or attached to buildings or structures of any character without having filed an application and obtained an electrical permit. Electrical wiring, apparatus and equipment, and all installations for light, heat, power or low voltage systems as are required and/or regulated in provisions of Chapter 27 of the FBC, Building, Fire Protection Provisions of this Code and the FFPC shall be maintained in a safe condition and all devices and safeguards maintained in good working order.

#### **101.4.4 Plumbing. (Broward County Administrative Chapter 1)**

The provisions of the FBC, Plumbing, Fire Protection Provisions of this Code and the FFPC shall apply to every plumbing installation, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances when connected to a water or sewerage systems, lawn sprinkler systems and all aspects of a medical gas system. All Plumbing work shall be done in a workmanlike manner and in compliance with the provisions of this Code.

#### **N1112.ABC.3.4**

##### **Solar water heating systems.**

Solar systems for domestic hot water production are rated by the annual solar energy factor of the system. The solar energy factor of a system shall be determined from the Florida Solar Energy Center Directory of Certified Solar Systems. Solar collectors shall be tested in accordance with ISO 9806, Test Methods for Solar Collectors, and SRCC TM-1, Solar Domestic Hot Water System and Component Test Protocol. Collectors in installed solar water heating systems should meet the following criteria:

1. Be installed with a tilt angle between 10 degrees and 40 degrees of the horizontal; and
2. Be installed at an orientation within 45 degrees of true south.

#### **Solar Pool Water Heater**

#### **106.1.1 Submittal documents. (Broward County Administrative Chapter 1)**

Construction documents, a statement of special inspections and other data shall be submitted in two or more sets of plans and/or specifications as described in section 106.3 with each application for a permit. The application for permit shall be inscribed with the application date and the date of the Code in effect as set forth herein. The construction documents shall be prepared by a design professional where required by the Florida statutes and this Code. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a design professional.

#### **106.1.5 Information on construction documents. (Broward County Administrative Chapter 1)**

Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to 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 this Code and the FFPC, relevant laws, ordinances, rules and regulations, as determined by the Building Official and/or fire marshal/fire code official.



## Photovoltaic System & Electrical Engineer Requirements

### Florida Statutes 471.003(h)

(h) Any electrical, plumbing, air-conditioning, or mechanical contractor whose practice includes the design and fabrication of electrical, plumbing, air-conditioning, or mechanical systems, respectively, which she or he installs by virtue of a license issued under Chapter 489, under part I of Chapter 553, or under any special act or ordinance when working on any construction project which:

1. Requires an electrical or plumbing or air-conditioning and refrigeration system with a value of \$50,000 or less; and

2.a. Requires an aggregate service capacity of 600 amperes (240 volts) or less on a residential electrical system or 800 amperes (240 volts) or less on a commercial or industrial electrical system;

### Statutory Requirements

### Florida Statutes 377.705

#### **Solar Energy Center; development of solar energy standards.--**

##### (3) DEFINITIONS.--

(a) "**Center**" is defined as the Florida Solar Energy Center of the Board of Governors.

(b) "**Solar energy systems**" is defined as equipment which provides for the collection and use of incident solar energy for water heating, space heating or cooling, or other applications which normally require or would require a conventional source of energy such as petroleum products, natural gas, or electricity and which performs primarily with solar energy. In such other systems in which solar energy is used in a supplemental way, only those components which collect and transfer solar energy shall be included in this definition.

##### (4) FLORIDA SOLAR ENERGY CENTER TO SET STANDARDS, REQUIRE DISCLOSURE, SET TESTING FEES.--

(a) The center shall develop and promulgate standards for solar energy systems manufactured or sold in this state based on the best currently available information and shall consult with scientists, engineers, or persons in research centers who are engaged in the construction of, experimentation with, and research of solar energy systems to properly identify the most reliable designs and types of solar energy systems.

(b) The center shall establish criteria for testing performance of solar energy systems and shall maintain the necessary capability for testing or evaluating performance of solar energy systems. The center may accept results of tests on solar energy systems made by other organizations, companies, or persons when such tests are conducted according to the criteria established by the center and when the testing entity has no vested interest in the

manufacture, distribution or sale of solar energy systems.

(c) The center shall be entitled to receive a testing fee sufficient to cover the costs of such testing. All testing fees shall be transmitted by the center to the Chief Financial Officer to be deposited in the Solar Energy Center Testing Trust Fund, which is hereby created in the State Treasury, and disbursed for the payment of expenses incurred in testing solar energy systems.

(d) All solar energy systems manufactured or sold in the state must meet the standards established by the center and shall display accepted results of approved performance tests in a manner prescribed by the center.

**Electrical Diagram**

**NEC Article 690 in its entirety**

**Component Documentation**

**NEC 110.3(B)** Installation and Use Listed or labeled equipment shall be installed and used in accordance with any instructions included in the listing or labeling.

# 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](http://broward.org/CodeAppeals)

---

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

**FROM:** Chief Code Compliance Officer, Mechanical

**DATE:** September 8, 2022

**RE:** First reading of staff's proposed revision to Broward County Amendments (Chapter 1), Florida Building Code (FBC) 7th Edition (2020), sections **105.18 Demolition**, to provide consistency with HB 423 of 2022 that created subsection (25)(a) of Florida Statute 553.79 providing that a local government may not prohibit or restrict demolition permits for single-family residential structures located in flood hazard areas.

---

### Recommendation

That BORA adopt by vote, on first reading the proposed revision to Broward County Amendments (Chapter 1), Florida Building Code (FBC) 7th Edition (2020), section **105.18 Demolition**, to provide consistency with HB 423 of 2022, that created subsection (25)(a) of Florida Statute 553.79 providing that a local government may not prohibit or restrict demolition permits for single-family residential structures located in flood hazard areas.

### Reasons

Florida Legislature passed HB 423 of 2022, and the Governor signed it into law. HB 423 created subsection (25)(a) of Florida Statute 553.79 providing that a local government may not prohibit or restrict demolition permits for single-family residential structures located in flood hazard areas.

See lines 213 to 253 of the attached HB 423 of 2022 text.

The staff's proposed change will bring Broward Administrative Amendments (Chapter 1) in line with the law and provide an easy reference for building officials, chiefs and plans examiners who review and approve demolition permits.

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

### Additional Information

1. Revised section **105.18 Demolition**.
2. Existing Broward Co. Chapter 1.
3. Excerpts from Florida HB 423 text.

Respectfully Submitted,

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

Rolando Soto

Code language for consistency with HB 423 of 2022.

# DRAFT

**FBC 7th Edition, 2020**

## **Chapter 1 BROWARD COUNTY AMENDMENTS**

**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 ordinance providing for qualification and certification of construction tradesmen. See F.S. 553.79(25) for the demolition of a single family residential structure located on any flood hazard area.

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.
- (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 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 inspection.
- (10) A municipality, County, district, or other entity of local government 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 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 ordinance providing for qualification and certification of construction tradesmen.

**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/m<sup>2</sup>), 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 or 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,

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CS/CS/HB 423

2022 Legislature

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

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2022 Legislature

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

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

58

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

60

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

63 468.603 Definitions.—As used in this part:

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

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

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

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

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

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201 an internship certification program.

202 5. That an applicant may apply for a standard certificate  
 203 at least 30 days ~~but and~~ no more than 60 days before completing  
 204 the internship certification program.

205 6. That a building code inspector or plans examiner who  
 206 has standard certification may seek an additional certification  
 207 in another category by completing an additional nonconcurrent 1-  
 208 year internship program in the certification category sought and  
 209 passing an examination administered by the International Code  
 210 Council and a board-approved 40-hour code training course.

211 Section 3. Subsection (25) is added to section 553.79,  
 212 Florida Statutes, to read:

213 553.79 Permits; applications; issuance; inspections.-

214 (25) (a) A local law, ordinance, or regulation may not  
 215 prohibit or otherwise restrict the ability of a private property  
 216 owner to obtain a building permit to demolish his or her single-  
 217 family residential structure located in a coastal high-hazard  
 218 area, moderate flood zone, or special flood hazard area  
 219 according to a Flood Insurance Rate Map issued by the Federal  
 220 Emergency Management Agency for the purpose of participating in  
 221 the National Flood Insurance Program if the lowest finished  
 222 floor elevation of such structure is at or below base flood  
 223 elevation as established by the Florida Building Code or a  
 224 higher base flood elevation as may be required by local  
 225 ordinance, whichever is higher, provided that such permit

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226 otherwise complies with all applicable Florida Building Code,  
227 Florida Fire Prevention Code, and Life Safety Code requirements,  
228 or local amendments thereto.

229 (b) An application for a demolition permit sought under  
230 this subsection may only be reviewed administratively for  
231 compliance with the Florida Building Code, the Florida Fire  
232 Prevention Code, and the Life Safety Code, or local amendments  
233 thereto, and any regulations applicable to a similarly situated  
234 parcel. Applications may not be subject to any additional local  
235 land development regulations or public hearings. A local  
236 government may not penalize a private property owner for a  
237 demolition that is in compliance with the demolition permit.

238 (c) If a single-family residential structure is demolished  
239 pursuant to a demolition permit, a local government may not  
240 impose additional regulatory or building requirements on the new  
241 single-family residential structure constructed on the site of  
242 the demolished structure which would not otherwise be applicable  
243 to a similarly situated vacant parcel.

244 (d) This subsection does not apply to any of the  
245 following:

246 1. A structure designated on the National Register of  
247 Historic Places.

248 2. A privately owned single-family residential structure  
249 designated historic by a local, state, or federal governmental  
250 agency on or before January 1, 2022.

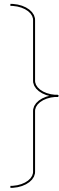
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251 3. A privately owned single-family residential structure  
252 designated historic after January 1, 2022, by a local, state, or  
253 federal governmental agency with the consent of its owner.



254 Section 4. Paragraph (f) of subsection (1), paragraph (b)  
255 of subsection (2), and subsection (13) of section 553.791,  
256 Florida Statutes, are amended, and paragraph (c) is added to  
257 subsection (2) of that section, to read:

258 553.791 Alternative plans review and inspection.—

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

260 (f) "Duly authorized representative" means an agent of the  
261 private provider identified in the permit application who  
262 reviews plans or performs inspections as provided by this  
263 section and who is licensed as an engineer under chapter 471 or  
264 as an architect under chapter 481 or who holds a standard or  
265 provisional certificate under part XII of chapter 468. A duly  
266 authorized representative who only holds a provisional  
267 certificate under part XII of chapter 468 must be under the  
268 direct supervision of a person licensed as a building code  
269 administrator under part XII of chapter 468.

270 (2)

271 (b) If an owner or contractor retains a private provider  
272 for purposes of plans review or building inspection services,  
273 the local jurisdiction must reduce the permit fee by the amount  
274 of cost savings realized by the local enforcement agency for not  
275 having to perform such services. Such reduction may be

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# Section 6



**Broward County**  
**Board of Rules and Appeals**  
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Phone: 954-765-4500 | Fax: 954-765-4504  
[broward.org/CodeAppeals](http://broward.org/CodeAppeals)

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

**FROM:** Chief Code Compliance Officer, Mechanical

**DATE:** September 8, 2022

**RE:** First reading of staff's proposed revision to Broward County Amendments (Chapter 1), Florida Building Code (FBC) 7th Edition (2020), section **111.1.1 Use and Occupancy** to provide consistency with HB 423 of 2022 that amended Florida Statute 553.791(13), requiring the local building official to issue a certificate of occupancy or certificate of completion within a certain number of days after receipt of certain information, including the payment of all outstanding fees; providing that a certificate of occupancy or certificate of completion is automatically granted and issued, and the permit application closed, under certain circumstances; requiring the local building official to provide a written certificate of occupancy or certificate of completion within a specified time.

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**Recommendation**

That BORA adopt by vote, on first reading the proposed revision to Broward County Amendments (Chapter 1), Florida Building Code (FBC) 7th Edition (2020), section **111.1.1 Use and Occupancy** to provide consistency with HB 423 of 2022.

**Reasons**

Florida Legislature passed HB 423 of 2022 that amended Florida Statute 553.791(13) adding requirements to when and how a building official has to issue a Certificate of Occupancy.

See lines 293 to 317 of the attached HB 423 of 2022 text.

This proposed change will bring Broward Administrative Amendments in line with the amended state law and provide an easy reference for building officials who review and issue the certificate of occupancy or certificate of completion. The law's effective date is July 1, 2022.

**Additional Information**

1. Revised section **111.1.1 Use and Occupancy**.
2. Existing Broward Co. Chapter 1.
3. Excerpts from Florida HB 423 of 2022 text.

Respectfully Submitted,

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

Rolando Soto

# DRAFT

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

### 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 F.S. 553.791 (13) for additional requirements for the issuance of a Certificate of Occupancy or Certificate of Completion.

# Existing Broward FBC Ch. 1

FLORIDA BUILDING CODE

§ 111

## 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

Supp. 2, Rev., FBC 7th Edition, 2020

64.1

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.

**Exception:** Certificates of occupancy are not required for work exempt from permits under Section 105.2.

FBC 7th Edition, 2020

65



F L O R I D A H O U S E O F R E P R E S E N T A T I V E S

ENROLLED

CS/CS/HB 423

2022 Legislature

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

Page 1 of 20

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

hb0423-03-er

ENROLLED

CS/CS/HB 423

2022 Legislature

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

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ENROLLED

CS/CS/HB 423

2022 Legislature

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

58

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

60

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

63        468.603 Definitions.—As used in this part:

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

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

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

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

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

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276 | calculated on a flat fee or percentage basis, or any other  
 277 | reasonable means by which a local enforcement agency assesses  
 278 | the cost for its plans review or inspection services. The local  
 279 | jurisdiction may not charge fees for building inspections if the  
 280 | fee owner or contractor hires a private provider to perform such  
 281 | services; however, the local jurisdiction may charge a  
 282 | reasonable administrative fee, which shall be based on the cost  
 283 | that is actually incurred, including the labor cost of the  
 284 | personnel providing the service, by the local jurisdiction or  
 285 | attributable to the local jurisdiction for the clerical and  
 286 | supervisory assistance required, or both.

287 | (c) If an owner or a contractor retains a private provider  
 288 | for purposes of plans review or building inspection services,  
 289 | the local jurisdiction must provide equal access to all  
 290 | permitting and inspection documents and reports to the private  
 291 | provider, owner, and contractor if such access is provided by  
 292 | software that protects exempt records from disclosure.

293 | (13) (a) No more than 10 ~~±~~ business days, or if the permit  
 294 | is related to single-family or two-family dwellings then no more  
 295 | than 2 business days, after receipt of a request for a  
 296 | certificate of occupancy or certificate of completion and the  
 297 | applicant's presentation of a certificate of compliance and  
 298 | approval of all other government approvals required by law,  
 299 | including the payment of all outstanding fees, the local  
 300 | building official shall issue the certificate of occupancy or

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2022 Legislature

301 certificate of completion or provide a notice to the applicant  
302 identifying the specific deficiencies, as well as the specific  
303 code chapters and sections.

304 (b) If the local building official does not provide notice  
305 of the deficiencies within the applicable time periods under  
306 paragraph (a) prescribed 2-day period, the request for a  
307 certificate of occupancy or certificate of completion is  
308 automatically shall be deemed granted and deemed the certificate  
309 of occupancy or certificate of completion shall be issued as of  
310 by the local building official on the next business day. The  
311 local building official must provide the applicant with the  
312 written certificate of occupancy or certificate of completion  
313 within 10 days after it is automatically granted and issued. To  
314 resolve any identified deficiencies, the applicant may elect to  
315 dispute the deficiencies pursuant to subsection (14) or to  
316 submit a corrected request for a certificate of occupancy or  
317 certificate of completion.

318 Section 5. Subsection (1) of section 553.792, Florida  
319 Statutes, is amended to read:

320 553.792 Building permit application to local government.-

321 (1)(a) Within 10 days of an applicant submitting an  
322 application to the local government, the local government shall  
323 advise the applicant what information, if any, is needed to deem  
324 the application properly completed in compliance with the filing  
325 requirements published by the local government. If the local

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# Section 7

**Sold To:**

BROWARD COUNTY TRANSIT - CU00006829  
1 North University Drive, Suite 2401B  
Fort Lauderdale,FL 33324

**Bill To:**

BROWARD COUNTY TRANSIT - CU00006829  
1 North University Drive, Suite 2401B  
Fort Lauderdale,FL 33324

**Published Daily**

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

**State Of Florida**

**County Of Orange**

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

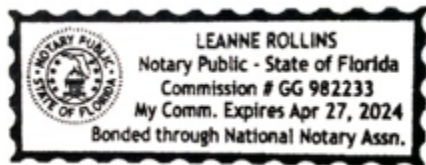
The matter of 11745-Other Legal Notices ,  
Was published in said newspaper by print in the issues of, or by publication on the  
newspaper’s website, if authorized on Aug 21, 2022

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

Signature of Affiant

Sworn to and subscribed before me this: August 22, 2022.

Signature of Notary Public



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

**Affidavit Delivery Method:** E-Mail  
**Affidavit Email Address:** JONDAJOSEPH@broward.org  
7266963



**NOTICE OF PUBLIC HEARING**

Notice is hereby given by the Broward County Board of Rules and Appeals that said Board will hold a public hearing starting at 7:00 p.m. on September 8, 2022, via Zoom.

The Board will consider amending on second reading the Florida Building Code, 7th Edition (2020), Chapter 1 and readoption of Board of Rules and Appeals Policy #05-05:

1. Section 110.15, Building Safety Inspection Program, Chapter 1, 2020 Florida Building Code, 7th Edition and readoption of Policy #05-05, Building Safety Inspection Program to include amendments and inspection forms
2. Section 105.3.1.5, Subsection 4, Chapter 1, 2020 Florida Building Code, 7th Edition, adding an exception related to a "Simplified Permitting Process for Fire Alarm System Projects" to provide consistency with Senate Bill (SB) 1140-2022
3. Section 105.17, Streamlined Low-Voltage Alarm System Installation Permitting, Chapter 1, 2020 Florida Building Code, 7th Edition, revising the definition of the term, "low-voltage alarm system project" to provide consistency with Senate Bill (SB) 1140-2022
4. Section 105.3.1.6, Reviewing Application for Building Permits, Chapter 1, 2020 Florida Building Code, 7th Edition, to provide consistency with House Bill (HB) 423-2022 that modified Florida Statute 553.792; revising requirements for when a local government requests certain additional information from an applicant for a building permit; limiting the number of times the local government may request such information; providing requirements for a local government if a certain request is made by an applicant
5. Section 105.3.1.5, Chapter 1, 2020 Florida Building Code, 7th Edition, related to the design and installation of fire protection systems to provide consistency with Senate Bill (SB) 286-2021

The Board will also consider on second reading a new Broward County Uniform Dwelling Unit Supplemental Water Heater Replacement Data Form Permit Application

Zoom information:  
<https://broward-org.zoomgov.com/j/1609417335>  
Meeting ID: 160 941 7335

The effective date for these amendments is September 19, 2022.  
A copy of the proposed code change is available for review at 1 N. University Drive, Suite 3500B, Plantation, Florida 33324. We can also email you a copy. Call (954) 765-4500.  
8/21/2022 7266963





**Broward County  
Board of Rules and Appeals**

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

---

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

**FROM:** Administrative Director

**DATE:** September 8, 2022

**RE:** Amendment for 2<sup>nd</sup> Reading – Section 110.15 Building Safety Inspection Program, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition and readoption of Policy #05-05, Building Safety Inspection Program to include amendments and inspection forms.

---

This code amendment was approved on 1<sup>st</sup> Reading on August 11, 2022. It is now scheduled for 2<sup>nd</sup> Reading and public hearing.

Respectfully Submitted,

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

James DiPietro



## Broward County Board of Rules and Appeals

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

---

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

**FROM:** Administrative Director

**DATE:** September 8, 2022

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

---

### **Recommendation**

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

### **Reasons**

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

### **Additional Information**

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

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

Respectfully Submitted,

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

James DiPietro



# **BROWARD COUNTY BUILDING SAFETY INSPECTION PROGRAM**

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

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

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

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

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

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

**110.15 Building Safety Inspection Program.**

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

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

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

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

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

**110.15.5** 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.

**Section 111 Certificates of Occupancy and Completion**

**111.1 Certificate of Occupancy.**

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

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

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

---

### I. GENERAL:

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

### II. DEFINITIONS:

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

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

- A. For the purpose of these guidelines, **Building Safety Inspection** shall be construed to mean the requirement for the specific safety inspection of existing buildings and structures and furnishing the Building Official and Owner with a written report of such inspection as prescribed herein.
- B. **Inspection procedures** shall conform to the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals titled as “General Considerations & Guidelines for Building Safety Inspections” which are included as part of this Policy.
  1. This inspection is for the sole purpose of identifying structural and electrical deficiencies of the building or structure that pose an immediate threat to life safety. This inspection is not to determine if the condition of an existing building complies with the current edition of the Florida Building Code or the National Electrical Code.
  2. Such inspection shall be for the purpose of determining the structural & electrical condition of the building or structure, to the extent reasonably possible, of any part, material, or assembly of a building or structure which affects the safety of such building or structure, and/or which supports any dead load, live load, or

wind load, and the general condition of its electrical systems pursuant to the applicable Codes.

3. The owner, or association if applicable, shall be responsible for all costs associated with the inspection, and the resulting required repairs and/or modifications.
  4. The inspecting Professional shall have a right of entry into all areas he/she deems necessary to comply with the program.
  5. The Building Official shall ensure that the owner(s), or their duly authorized representative(s), of all buildings and structures requiring inspection under these guidelines file the necessary documentation to confirm compliance with the guidelines set forth herein.
- C. All buildings and structures shall be inspected in the manner described herein, where such buildings or structures are thirty (30) years of age or older, based on the date that the certificate of occupancy was issued, and as determined by the Building Official, who shall at such time issue a **Notice of Required Inspection** to the building owner or association.
1. The following are **Exempt** from this program:
    - a. U.S. Government Buildings
    - b. State of Florida Buildings
    - c. Buildings built on Indian Reservations,
    - d. School Buildings under the jurisdiction of the Broward County School Board
    - e. One and Two-Family Dwellings
    - f. Fee Simple Townhouses as defined in the Florida Building Code
    - g. Minor Structures defined as buildings or structures in any occupancy group having a gross floor area less than three thousand five hundred (3,500) square feet
- D. All buildings that are a Condominium or Cooperative, and are three (3) stories or more in height, and are located within three (3) miles of the coastline, shall be inspected in the manner described herein, where such buildings are twenty-five (25) years of age or older, based on the date that the certificate of occupancy was issued, and as determined by the Building Official in accordance with Florida Statutes Section 553.899, who shall at such time issue a **Notice of Required Inspection** to the building owner or association.
- E. Subsequent Building Safety Inspections shall be required at ten (10) year intervals from the year of the building or structure reaching 30 years or 25 years of age (as applicable) regardless of when the previous inspection report for the building or structure was finalized or filed.
- F. For any building or structure that must perform a “milestone inspection,” as provided under section 553.899, Florida Statutes, such building or structure is required to undergo inspection in the manner described herein when it has reached a Building Age where it is required to undergo a “milestone inspection” and such inspection shall serve as compliance with any “milestone inspection” requirements under section 553.899, Florida Statutes.
- G. **Notices of Required Inspection:**
1. The Building Official shall provide the owner or association of the building or structure with a **Notice of Required Inspection** relating to the required Building Safety Inspection once the Building Official has determined that a building or structure has attained a Building Age of 30 years (or 25 years, as applicable) and every 10-year interval thereafter.
  2. Each calendar year the Building Official shall determine which buildings or structures will reach the age of 30 years (or 25 years, as applicable) and every 10-year interval thereafter during that calendar year.
  3. Between the dates of June 1st and August 31st of each calendar year, the Building Official shall send out by Certified Mail Return Receipt Requested a **Notice of Required Inspection** to the owner or association of all such buildings or structures being due for Building Inspection during that calendar year. This notice shall clearly indicate that the owner shall furnish, or cause to be furnished, within ninety (90) days of the Notice of Required Building Safety Inspection, a written report including the Broward County Board of

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

4. **In addition to the Notice of Required Inspection**, between the dates of June 1st and August 31st of each calendar year, beginning in the year 2023, the Building Official shall provide the owner or association with an **Advance Courtesy Notice** relating to their forthcoming Building Inspection. One courtesy notice shall be provided at two years prior to the Building Inspection due year, and one subsequent courtesy notice shall be provided at one year prior to the Building Inspection due year.
5. Notwithstanding the foregoing, the failure by a Building Official to provide a Notice of Required Inspection or Advance Courtesy Notices, shall not affect a building owner's or association's requirement to timely procure the required inspection and provide a written report and certification of a building or structure.

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

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

#### I. **Reporting Procedures:**

1. The owner of a building or structure subject to Building Safety Inspection shall furnish, or cause to be furnished, within ninety (90) days of the date of the Notice of Required Building Safety Inspection, a written report including the Broward County Board of Rules and Appeals Structural and Electrical Safety Inspection Report Forms to the Building Official, prepared by a qualified Florida Licensed Professional Engineer or Florida Registered Architect, certifying that each such building or structure is structurally and electrically safe, or has been made structurally and electrically safe, for the specified use for continued occupancy, in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.
2. The inspection report shall at a minimum meet all the following criteria:
  - a. Such written report shall bear the impressed seal and signature of the responsible Engineer or Architect who has performed the inspection, unless submitted electronically with a verifiable digital signature as described in section 668.001, Florida Statutes.
  - b. In addition to a detailed written narrative report, the completed BORA Structural and Electrical Safety Inspection Report Forms shall be submitted as part of the report.
  - c. Sufficient color photos with sufficient resolution shall be included to adequately convey typical conditions observed, particularly where defects have been found.

- d. Indicate the manner and type of inspection forming the basis for the inspection report.
  - e. Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
  - f. State whether any unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
  - g. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
  - h. Identify and describe any items requiring further inspection.
3. If the building inspected is a Condominium or Cooperative, the Association shall distribute a copy of an inspector- prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States Mail or personal delivery, and by electronic transmission to unit owners who previously consented to receive notice by electronic transmission; shall post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and shall publish the full report and inspector-prepared summary on the association's website, if the association is required to have a website.
  4. Such report shall be deemed timely if submitted any time between (a) two years prior to the applicable required Building Safety Inspection year for the building or structure, and (b) 90 days after the date of the Notice of Required Inspection, including any applicable extension periods granted or provided by the Building Official.

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

K. **Required Repairs or Modifications:**

1. In the event that repairs or modifications are found to be necessary as a result of the Building Safety Inspection, the owner shall have a total of 180 days from the date of the Building Safety Inspection Report, unless otherwise specified by the Building Official in accordance with Florida Building Code Section 110.15 (Florida Building Code Broward County Amendments), in which to complete required repairs and correct the structural and electrical deficiencies. All applicable Building Code requirements shall be followed with all applicable permits obtained. The Florida Existing Building Code will specify whether the repairs or modification can be made under the code in effect when the building was originally permitted, or the code currently in effect.
2. When any electrical or structural repairs or modifications are required, the responsible Engineer or Architect who has performed the building safety inspection and issued the report shall provide the Building Owner and the Building Official with a signed and sealed letter indicating whether the building or structure may continue to be safely occupied while the building or structure is undergoing repairs. Such letter shall be valid for no more than 180 days, and a new letter shall be issued if repairs or modifications remain ongoing.
3. For deficiencies that cannot be corrected within 180 days, the time frame may be extended when a time frame is specified by the responsible Licensed Professional Engineer or Registered Architect and



approved by the Building Official. Such extension shall be contingent on maintaining an active building permit as specified in Florida Building Code Section 105.3.2 (Florida Building Code Broward County Amendments).

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

# General Considerations & Guidelines for Building Safety Inspections

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

### I. SCOPE OF STRUCTURAL INSPECTION

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

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

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

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

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

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

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

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

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

In this marine climate, highly aggressive conditions exist year-round. For most of the year, outside relative humidity may frequently be about 90 or 95%, while within air-conditioned building, relative humidity will normally be about 55% to 60%. Under these conditions moisture vapor pressures ranging from about 1/3 to 1/2 pounds per square inch will exist

much of the time. Moisture vapor will migrate to lower pressure areas. Common building materials such as stucco, masonry and even concrete, are permeable even to these slight pressures. Since most of our local construction does not use vapor barriers, condensation will take place within the enclosed walls of the building. As a result, deterioration is most likely adjacent to exterior walls, or wherever else moisture or direct leakage has been permitted to penetrate the building shell.

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

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

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

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

## **Foundations**

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

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

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

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

## **Roofs**

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

Flat roofs with built up membrane roofs will be similarly critical with respect to deflection considerations. Additionally, since they will generally be approaching expected life limits at the age when The Building Safety Inspection is required, careful examination is important. Blisters, wrinkling, alligatoring, and loss of gravel are usual signs of difficulty.

Punctures or loss of adhesion of base flashings, coupled with loose counterflashing will also signify possibility of other debris, may result in ponding, which if permitted, may become critical.

### **Masonry Bearing Walls**

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

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

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

### **Floor and Roof Systems**

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

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

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

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

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

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

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

## **Steel Framing System**

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

## **Concrete Framing Systems**

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

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

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

## **Windows and Doors**

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

## **Structural Glazing**

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

## **Wood Framing**

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

## **Building Facade**

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

## **Loading**

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

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

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

### **Electric Service**

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

### **Branch Circuits**

Branch circuits in the building must all be identified, and an evaluation of the conductors must be performed. Proper grounding must be verified for all equipment used in the building, such as an emergency generator, or elevator motors.

### **Conduit Raceways**

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

### **Emergency Lighting**

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

### **Infrared Thermography Inspection**

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

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

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

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

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

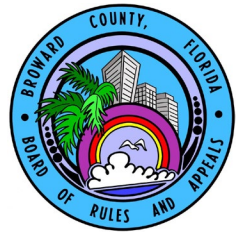
**Unpermitted activities** may also affect the outcome of a Building Safety Inspection, especially with unpermitted additions to the building. The Building Safety Inspection of a building is conducted on the entire structure including the original construction and any subsequent permitted addition. Unpermitted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

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

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

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

# STRUCTURAL SAFETY INSPECTION REPORT FORM



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

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

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

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

No Repairs Required

Repairs are required as outlined in the attached inspection report

Licensed Design Professional:      Engineer      Architect

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

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

Threshold Building - Certified Special Inspector:      Yes      No

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

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



Seal

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

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



m. Describe any additions to original structure:

n. Additional Comments:

## 2. PRESENT CONDITION OF STRUCTURE

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

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

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

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

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

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

f. Note previous patching or repairs:

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

### 3. INSPECTIONS

a. Date of notice of required inspection:

b. Date(s) of actual inspection:

c. Name and qualifications of individual preparing report:

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

e. Structural repairs:

1.	None required	Required (describe):
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f. Has the property record been researched for any current code violations or unsafe structure cases?      Yes      No

Explanation/comments:

**4. SUPPORTING DATA ATTACHED**

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

**5. FOUNDATION**

a. Describe building foundation:

b. Is wood in contact or near soil?	Yes	No
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c. Signs of differential Settlement?	Yes	No
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d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

e. Is water draining away from the foundation?	Yes	No
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f. Is there additional sub-soil investigation required?	Yes	No
1. If yes, explain:		

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

a. Concrete masonry units:	Good	Fair	Poor
b. Clay tile or terra cotta units:	Good	Fair	Poor
c. Reinforced concrete tie columns:	Good	Fair	Poor
d. Reinforced concrete tie beams:	Good	Fair	Poor
e. Lintel:	Good	Fair	Poor
f. Other type bond beams:	Good	Fair	Poor
g. Masonry finishes - <b>Exterior:</b>			
1. Stucco:	Good	Fair	Poor
2. Veneer:	Good	Fair	Poor
3. Paint only:	Good	Fair	Poor
4. Other:	Good	Fair	Poor
a. Explain:			
h. Masonry finishes – <b>Interior:</b>			
1. Vapor barrier:	Good	Fair	Poor
2. Furring and plaster:	Good	Fair	Poor
3. Paneling:	Good	Fair	Poor
4. Paint only:	Good	Fair	Poor
5. Other:	Good	Fair	Poor
a. Explain:			
i. Cracks – Note beams, columns, or others, including locations (description):			

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

k. Rebar corrosion-check appropriate line:

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

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

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

## 8. FLOOR AND ROOF SYSTEM

a. Roof:

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

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

3. Note types of drains, scuppers, and condition:

4. Describe parapet construction and current condition:

5. Describe mansard construction and current condition:

6. Describe roofing membrane/covering and current condition:

7. Describe any roof framing member with obvious overloading, overstress, deterioration, or excessive deflection:

8. Note any expansion joint and condition:

**b. Floor system(s):**

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

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

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

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

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

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

**6. STEEL FRAMING SYSTEM**

a. Full description of system:

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

c. Steel connections – describe type and condition:

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

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

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

## 9. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

b. Cracking:

1.            Significant            Not Significant

2.    Description of members affected, location, and type of cracking:

c. General condition:



d. Rebar corrosion – check appropriate line:

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

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

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

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

## **10. WINDOWS, STOREFRONTS, CURTAINWALLS, AND EXTERIOR DOORS**

a. Windows, Storefronts, and Curtainwalls:

1. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):
  
2. Anchorage- type and condition of fasteners and latches:
  
3. Sealant – type of condition of perimeter sealant and at mullions:
  
4. Interiors seals – type and condition at operable vents:

5. General condition – describe any repairs needed:

b. Structural Glazing on the exterior envelope of Threshold Building: Yes No

1. Previous inspection date:
2. Description of Curtainwall Structural Glazing and adhesive sealant:
  
3. Describe condition of system:

c. Exterior Doors:

1. Type (wood, steel, aluminum, sliding glass door, other):
  
2. Anchorage type and condition of fasteners and latches:
  
3. Sealant type and condition of sealant:
  
4. General condition:
  
5. Describe and repairs needed:

**11. WOOD FRAMING**

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

b. Indicate condition of the following:

1. Walls:

2. Floors:

3. Roof member, roof trusses:

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

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

e. Drainage – note accumulations of moisture:

f. Ventilation – note any concealed spaces not ventilated:

g. Note any concealed spaces opened for inspection:

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

**12. BUILDING FAÇADE INSPECTION** (Threshold Building)

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

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

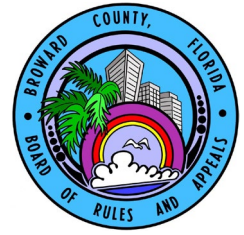
c. Indicate the condition of each appurtenance (Distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):

### 13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

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

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

# ELECTRICAL SAFETY INSPECTION REPORT FORM



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

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

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

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

No Repairs Required

Repairs are required as outlined in the attached inspection report

Licensed Design Professional:      Engineer      Architect

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

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

P.E. Specialized in Electrical Design:      Yes      No

*Provide resume of qualifications upon request.*

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



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

Seal

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

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

I. Additional Comments:

## 2. INSPECTIONS

a. Date of notice of required inspection:

b. Date(s) of actual inspection:

c. Name and qualifications of individual preparing report:

d. Are any electrical repairs required:

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

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

## 3. ELECTRIC SERVICE

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

b. Main Service Protection (        amps):        Fuse        Breaker

c. Service Rating Amperage (        amps)

d. Phase:                Three Phase                Single Phase

e. Condition:            Good                        Needs Repairs

Describe nature of repairs:

#### 4. SERVICE EQUIPMENT

a. Clearances:                      Good                      Requires Repair

Describe nature of repairs:

#### 5. ELECTRIC ROOMS

a. Clearances:                      Good                      Requires Repair

Describe nature of repairs:

#### 6. GUTTERS

a. Location:                              Good                      Requires Repair

Describe nature of repairs:

b. Taps and box fill:                      Good                      Requires Repair

Describe nature of repairs:

## 7. ELECTRICAL PANELS

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

Describe nature of repairs:

## 8. BRANCH CIRCUITS

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

Describe nature of repairs:

## 9. GROUNDING OF SERVICE

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

Comments:



## 10. GROUNDING OF EQUIPMENT

Comments:                      Good                      Repairs Required

## 11. SERVICE CONDUITS/RACEWAYS

Comments:                      Good                      Repairs Required

## 12. SERVICE CONDUCTOR AND CABELS

Comments:                      Good                      Repairs Required

## 13. Effective July 1<sup>st</sup>, 2023. GENERAL CONDUIT/RACEWAYS

Comments:                      Good                      Repairs Required

## 14. FEEDER CONDUCTORS

Comments:                      Good                      Repairs Required

**15. BUSWAYS**

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

**16. Effective July 1<sup>st</sup>, 2023.**  
**THERMOGRAPHY INSPECTION RESULTS** *(add sheets as required and pictures if needed).*

Comments:

**17. OTHER CONDUCTORS**

   Good    Repairs Required  
Comments:

**18. EMERGENCY LIGHTING**

   Good    Repairs Required  
Comments:

## 17. BUILDING EGRESS ILLUMINATION

Good          Repairs Required

Comments:

## 18. FIRE ALARM SYSTEM

Good          Repairs Required

Comments:

## 19. SMOKE DETECTORS

Good          Repairs Required

Comments:

## 20. EXIT LIGHTS

Good          Repairs Required

Comments:

## 21. EMERGENCY GENERATOR

Good                  Repairs Required

Comments:

## 22. WIRING & CONDUIT AT ALL PARKING LOTS AND GARAGES

Good                  Repairs Required

Comments:

## 23. ALL PARKING LOT AND GARAGE LIGHTING

Good                  Repairs Required

Comments:

## 24. SWIMMING POOL WIRING

Good                  Repairs Required

Comments:

## 25. WIRING TO MECHANICAL EQUIPMENT

Good

Repairs Required

Comments:

## 26. ADDITIONAL COMMENTS

# Building Safety Inspection Program – Existing Documents

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

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

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

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

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

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

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

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

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

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

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

**Section 111 Certificates of Occupancy and Completion**

**111.1 Certificate of Occupancy.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

# GENERAL CONSIDERATIONS

## SCOPE OF STRUCTURAL INSPECTION

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

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

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

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

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

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

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

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

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

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

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

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

#### **FOUNDATION:**

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

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

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

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

### **ROOFING SYSTEMS:**

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

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

### **MASONRY BEARING WALLS**

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

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

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

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

## **STEEL FRAMING SYSTEM**

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

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

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

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

## **FLOOR AND ROOF SYSTEMS**

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

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

## **CONCRETE FRAMING SYSTEMS**

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

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

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

## **WINDOWS**

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

## **WOOD FRAMING**

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

## **LOADING**

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

## **SCOPE OF ELECTRICAL INSPECTION**

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

## **ELECTRIC SERVICE**

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

## **BRANCH CIRCUITS**

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

## **CONDUIT RACEWAYS**

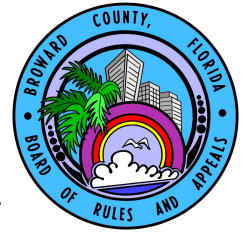
All types of wiring methods present in the building must be detailed and individually inspected. The evaluation of each type of conduit and cable, if applicable, must be done individually. The conduits in the building should be free from erosion, and checked for considerable dents in the conduits that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

## **EMERGENCY LIGHTING**

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

5.88e

# STRUCTURAL SAFETY INSPECTION REPORT FORM



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

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

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

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

No Repairs Required

Repairs are required as outlined in the attached inspection report

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

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

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

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



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

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



I. Additions to original structure:

## 2. PRESENT CONDITION OF STRUCTURE

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

1. Bulging:

2. Settlement:

3. Deflections:

4. Expansion:

5. Contraction:

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

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

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

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

f. Previous patching or repairs:

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

### 3. INSPECTIONS

a. Date of notice of required inspection:

b. Date(s) of actual inspection:

c. Name and qualifications of individual submitting report:

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

e. Structural repair-note appropriate line:

1. None required:

2. Required (describe and indicate acceptance):

### 4. SUPPORTING DATA

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

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

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

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

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

<b>6. FLOOR AND ROOF SYSTEM</b>
a. Roof:
1. Describe (flat, slope, type roofing, type roof deck, condition):
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
3. Note types of drains and scuppers and condition:
b. Floor system(s):
1. Describe (type of system framing, material, spans, condition):
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

<b>7. STEEL FRAMING SYSTEM</b>
a. Description:

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

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

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

## 8. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

b. Cracking:

1. Not significant:

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

c. General condition:

d. Rebar corrosion – check appropriate line:

1. None visible:

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

3. Significant but patching will suffice:

4. Significant – structural repairs required (describe):

e. Samples chipped out in spall areas:

1. No:

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

**9. WINDOWS**

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

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

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

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

e. General condition:

**10. WOOD FRAMING**

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

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

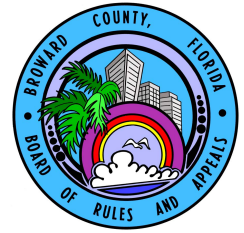
c. Joints – note if well fitted and still closed:

d. Drainage – note accumulations of moisture:

e. Ventilation – note any concealed spaces not ventilated:

f. Note any concealed spaces opened for inspection:

# ELECTRICAL SAFETY INSPECTION REPORT FORM



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

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

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

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

No Repairs Required

Repairs are required as outlined in the attached inspection report

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

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

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

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



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

## DESCRIPTION OF STRUCTURE

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

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

**1. ELECTRIC SERVICE**

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

Comments:

**2. METER AND ELECTRIC ROOM**

1. Clearances:	Good	Fair	Requires Correction
----------------	------	------	---------------------

Comments:

**3. GUTTERS**

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

Comments:



#### 4. ELECTRICAL PANELS

Location:                      Good                                      Needs Repair

1. Panel #(                      )

                                    Good                                      Needs Repair

2. Panel #(                      )

                                    Good                                      Needs Repair

3. Panel #(                      )

                                    Good                                      Needs Repair

4. Panel #(                      )

                                    Good                                      Needs Repair

5. Panel #(                      )

                                    Good                                      Needs Repair

Comments:

#### 5. BRANCH CIRCUITS:

1. Identified:                      Yes                                      Must be identified

2. Conductors:                      Good                                      Deteriorated                                      Must be replaced

Comments:

**6. GROUNDING SERVICE:**

Good

Repairs Required

Comments:

**7. GROUNDING OF EQUIPMENT:**

Good

Repairs Required

Comments:

**8. SERVICE CONDUITS/RACEWAYS:**

Good

Repairs Required

Comments:

**9. SERVICE CONDUCTOR AND CABLES:**

Good

Repairs Required

Comments:

**10. TYPES OF WIRING METHODS:**

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

**11. FEEDER CONDUCTORS:**

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

Comments:

**12. EMERGENCY LIGHTING:**

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

Comments:

**13. BUILDING EGRESS ILLUMINATION:**

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

Comments:

**14. FIRE ALARM SYSTEM:**

Good

Repairs Required

Comments:

**15. SMOKE DETECTORS:**

Good

Repairs Required

Comments:

**16. EXIT LIGHTS:**

Good

Repairs Required

Comments:

**17. EMERGENCY GENERATOR:**

Good

Repairs Required

Comments:

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

Good

Repairs Required

Comments:

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

Good

Repairs Required

Comments:

**20. SWIMMING POOL WIRING:**

Good

Repairs Required

Comments:

**21. WIRING TO MECHANICAL EQUIPMENT:**

Good

Repairs Required

Comments:

**22. ADDITIONAL COMMENTS:**

# Section 8

**Sold To:**

BROWARD COUNTY TRANSIT - CU00006829  
1 North University Drive, Suite 2401B  
Fort Lauderdale,FL 33324

**Bill To:**

BROWARD COUNTY TRANSIT - CU00006829  
1 North University Drive, Suite 2401B  
Fort Lauderdale,FL 33324

**Published Daily**

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

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

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

The matter of 11745-Other Legal Notices ,  
Was published in said newspaper by print in the issues of, or by publication on the  
newspaper’s website, if authorized on Aug 21, 2022

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

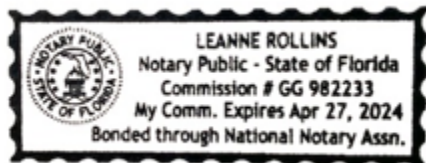


Signature of Affiant

Sworn to and subscribed before me this: August 22, 2022.



Signature of Notary Public



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

**Affidavit Delivery Method:** E-Mail  
**Affidavit Email Address:** JONDAJOSEPH@broward.org  
7266963



**NOTICE OF PUBLIC HEARING**

Notice is hereby given by the Broward County Board of Rules and Appeals that said Board will hold a public hearing starting at 7:00 p.m. on September 8, 2022, via Zoom.

The Board will consider amending on second reading the Florida Building Code, 7th Edition (2020), Chapter 1 and readoption of Board of Rules and Appeals Policy #05-05:

1. Section 110.15, Building Safety Inspection Program, Chapter 1, 2020 Florida Building Code, 7 th Edition and readoption of Policy #05-05, Building Safety Inspection Program to include amendments and inspection forms
2. Section 105.3.1.5, Subsection 4, Chapter 1, 2020 Florida Building Code, 7 th Edition, adding an exception related to a "Simplified Permitting Process for Fire Alarm System Projects" to provide consistency with Senate Bill (SB) 1140-2022
3. Section 105.17, Streamlined Low-Voltage Alarm System Installation Permitting, Chapter 1, 2020 Florida Building Code, 7 th Edition, revising the definition of the term, "low-voltage alarm system project" to provide consistency with Senate Bill (SB) 1140-2022
4. Section 105.3.1.6, Reviewing Application for Building Permits, Chapter 1, 2020 Florida Building Code, 7 th Edition, to provide consistency with House Bill (HB) 423-2022 that modified Florida Statute 553.792; revising requirements for when a local government requests certain additional information from an applicant for a building permit; limiting the number of times the local government may request such information; providing requirements for a local government if a certain request is made by an applicant
5. Section 105.3.1.5, Chapter 1, 2020 Florida Building Code, 7 th Edition, related to the design and installation of fire protection systems to provide consistency with Senate Bill (SB) 286-2021

The Board will also consider on second reading a new Broward County Uniform Dwelling Unit Supplemental Water Heater Replacement Data Form Permit Application

Zoom information:  
<https://broward-org.zoomgov.com/j/1609417335>  
Meeting ID: 160 941 7335

The effective date for these amendments is September 19, 2022.  
A copy of the proposed code change is available for review at 1 N. University Drive, Suite 3500B, Plantation, Florida 33324. We can also email you a copy. Call (954) 765-4500.  
8/21/2022 7266963



**Broward County  
Board of Rules and Appeals**

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

---

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

**FROM:** Administrative Director

**DATE:** September 8, 2022

**RE:** Amendment for 2<sup>nd</sup> Reading – Broward County Uniform Dwelling Unit Supplemental Water Heater Replacement Data Form

---

This code amendment was approved on 1<sup>st</sup> Reading on August 11, 2022. It is now scheduled for 2<sup>nd</sup> Reading and public hearing.

Respectfully Submitted,

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

James DiPietro





# BROWARD COUNTY BOARD OF RULES AND APPEALS

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

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

### 2022 Voting Members

#### **Chair**

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

#### **Vice-Chair**

Mr. Stephen E. Bailey, P.E.  
Electrical Engineer

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

### 2022 Alternate Board Members

Mr. Steven Feller, P.E.,  
Mechanical Engineer  
Mr. Alberto Fernandez,  
General Contractor  
Mr. William Flett,  
Roofing Contractor  
**Vacant,**  
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**  
James DiPietro

—ESTABLISHED 1971—

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

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

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

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

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

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

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

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

Respectfully,

Kenneth Castronovo,  
Chief Electrical Code Compliance Officer.

Jose Cruz-Vellon  
Chief Plumbing Code Compliance Officer



### Broward County Board of Rules and Appeals

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

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

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

WATER HEATER:  STAYING IN SAME LOCATION  BEING RELOCATED

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

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

#### “PROVIDE EXISTING WATER HEATER INFORMATION”

##### ELECTRIC

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

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

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

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

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

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

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

##### GAS

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

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

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

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

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

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

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

#### “PROVIDE NEW WATER HEATER INFORMATION”

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

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

##### ELECTRIC

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

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

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

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

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

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

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

##### GAS

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

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

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

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

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

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

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

#### ELECTRIC:

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

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

# MINUTES

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

July 12, 2022

Broward County West Regional Library

8601 West Broward Boulevard, Room 230, Plantation, FL

Time: 10:30 AM

### Call Meeting to Order

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

### Roll Call

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

### Approval of Minutes – November 19, 2019

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

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

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

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

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

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

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

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

# Section 9



**Sold To:**

BROWARD COUNTY TRANSIT - CU00006829  
1 North University Drive, Suite 2401B  
Fort Lauderdale,FL 33324

**Bill To:**

BROWARD COUNTY TRANSIT - CU00006829  
1 North University Drive, Suite 2401B  
Fort Lauderdale,FL 33324

**Published Daily**

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

**State Of Florida**

**County Of Orange**

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

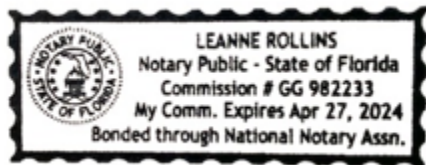
The matter of 11745-Other Legal Notices ,  
Was published in said newspaper by print in the issues of, or by publication on the  
newspaper’s website, if authorized on Aug 21, 2022

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

Signature of Affiant

Sworn to and subscribed before me this: August 22, 2022.

Signature of Notary Public



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

**Affidavit Delivery Method:** E-Mail  
**Affidavit Email Address:** JONDAJOSEPH@broward.org  
7266963

**NOTICE OF PUBLIC HEARING**

Notice is hereby given by the Broward County Board of Rules and Appeals that said Board will hold a public hearing starting at 7:00 p.m. on September 8, 2022, via Zoom.

The Board will consider amending on second reading the Florida Building Code, 7th Edition (2020), Chapter 1 and readoption of Board of Rules and Appeals Policy #05-05:

1. Section 110.15, Building Safety Inspection Program, Chapter 1, 2020 Florida Building Code, 7th Edition and readoption of Policy #05-05, Building Safety Inspection Program to include amendments and inspection forms

2. Section 105.3.1.5, Subsection 4, Chapter 1, 2020 Florida Building Code, 7th Edition, adding an exception related to a "Simplified Permitting Process for Fire Alarm System Projects" to provide consistency with Senate Bill (SB) 1140-2022

3. Section 105.17, Streamlined Low-Voltage Alarm System Installation Permitting, Chapter 1, 2020 Florida Building Code, 7th Edition, revising the definition of the term, "low-voltage alarm system project" to provide consistency with Senate Bill (SB) 1140-2022

4. Section 105.3.1.6, Reviewing Application for Building Permits, Chapter 1, 2020 Florida Building Code, 7th Edition, to provide consistency with House Bill (HB) 423-2022 that modified Florida Statute 553.792; revising requirements for when a local government requests certain additional information from an applicant for a building permit; limiting the number of times the local government may request such information; providing requirements for a local government if a certain request is made by an applicant

5. Section 105.3.1.5, Chapter 1, 2020 Florida Building Code, 7th Edition, related to the design and installation of fire protection systems to provide consistency with Senate Bill (SB) 286-2021

The Board will also consider on second reading a new Broward County Uniform Dwelling Unit Supplemental Water Heater Replacement Data Form Permit Application

Zoom information:  
<https://broward-org.zoomgov.com/j/1609417335>  
Meeting ID: 160 941 7335

The effective date for these amendments is September 19, 2022.

A copy of the proposed code change is available for review at 1 N. University Drive, Suite 3500B, Plantation, Florida 33324. We can also email you a copy. Call (954) 765-4500.

8/21/2022 7266963





**Broward County  
Board of Rules and Appeals**

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

Phone: 954-765-4500 | Fax: 954-765-4504

[broward.org/CodeAppeals](http://broward.org/CodeAppeals)

---

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

**FROM:** Administrative Director

**DATE:** September 8, 2022

**RE:** Amendment for 2<sup>nd</sup> Reading – Section 105.3.1.5, Subsection 4, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, adding an exception related to a “Simplified Permitting Process for Fire Alarm System Projects” to provide consistency with Senate Bill (SB) 1140-2022.

---

This code amendment was approved on 1<sup>st</sup> Reading on August 11, 2022. It is now scheduled for 2<sup>nd</sup> Reading and public hearing.

Respectfully Submitted,

James DiPietro



## Broward County Board of Rules and Appeals

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

---

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

**FROM:** Chief Code Compliance Officer, Mechanical

**DATE:** August 11, 2022

**RE:** Revision to Broward County Amendments (Chapter 1), Florida Building Code (FBC) 7<sup>th</sup> Edition (2020), Section 105.3.1.5 – 4, adding an exception related to a “**Simplified permitting process for fire alarm system projects**” to provide consistency with Senate Bill (SB) 1140-2022.

---

### Recommendation

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

### Reasons

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

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

The Florida Building Commission has amended the state’s Chapter 1 for consistency with the law. The staff’s proposed change will bring Broward Administrative Amendments in line with the modified state law and Chapter 1.

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

### Additional Information

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

Respectfully Submitted,

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

Rolando Soto

# DRAFT

## FBC 7th Edition, 2020

### Chapter 1 BROWARD COUNTY AMENDMENTS

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

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

Exception:

Simplified permitting process for fire alarm system projects.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

contains fifty (50) or more sprinkler heads. Personnel as authorized by Chapter 633, Florida Statutes, may design a fire sprinkler system of forty-nine (49) or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more than forty-nine (49) heads, notwithstanding the size of the existing fire sprinkler system.

- 3. Heating, ventilation and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity or which is designed to accommodate more than one hundred (100) persons or for which the system costs more than one hundred twenty-five thousand dollars (\$125,000.00). This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one-family, two-family, three-family or four-family structure.

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

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

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

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

- 4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, clean agent fire extinguishing or fire detection and alarm system which costs more than five thousand dollars (\$5,000.00).
- 5. Electrical documents. See Section 471.003(2)(h), Florida Statutes.

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

1

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

27

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

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

33 489.5185 Fire alarm system agents.—

34 (2)

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

97 permit for a fire alarm system project.

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

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

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

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





# Section 10

**Sold To:**

BROWARD COUNTY TRANSIT - CU00006829  
1 North University Drive, Suite 2401B  
Fort Lauderdale,FL 33324

**Bill To:**

BROWARD COUNTY TRANSIT - CU00006829  
1 North University Drive, Suite 2401B  
Fort Lauderdale,FL 33324

**Published Daily**

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

**State Of Florida**

**County Of Orange**

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

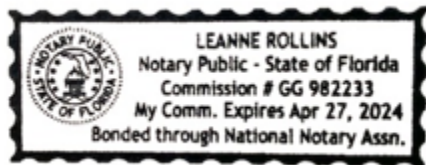
The matter of 11745-Other Legal Notices ,  
Was published in said newspaper by print in the issues of, or by publication on the  
newspaper’s website, if authorized on Aug 21, 2022

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

Signature of Affiant

Sworn to and subscribed before me this: August 22, 2022.

Signature of Notary Public



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

**Affidavit Delivery Method:** E-Mail  
**Affidavit Email Address:** JONDAJOSEPH@broward.org  
7266963

**NOTICE OF PUBLIC HEARING**

Notice is hereby given by the Broward County Board of Rules and Appeals that said Board will hold a public hearing starting at 7:00 p.m. on September 8, 2022, via Zoom.

The Board will consider amending on second reading the Florida Building Code, 7th Edition (2020), Chapter 1 and readoption of Board of Rules and Appeals Policy #05-05:

1. Section 110.15, Building Safety Inspection Program, Chapter 1, 2020 Florida Building Code, 7th Edition and readoption of Policy #05-05, Building Safety Inspection Program to include amendments and inspection forms

2. Section 105.3.1.5, Subsection 4, Chapter 1, 2020 Florida Building Code, 7th Edition, adding an exception related to a "Simplified Permitting Process for Fire Alarm System Projects" to provide consistency with Senate Bill (SB) 1140-2022

3. Section 105.17, Streamlined Low-Voltage Alarm System Installation Permitting, Chapter 1, 2020 Florida Building Code, 7th Edition, revising the definition of the term, "low-voltage alarm system project" to provide consistency with Senate Bill (SB) 1140-2022

4. Section 105.3.1.6, Reviewing Application for Building Permits, Chapter 1, 2020 Florida Building Code, 7th Edition, to provide consistency with House Bill (HB) 423-2022 that modified Florida Statute 553.792; revising requirements for when a local government requests certain additional information from an applicant for a building permit; limiting the number of times the local government may request such information; providing requirements for a local government if a certain request is made by an applicant

5. Section 105.3.1.5, Chapter 1, 2020 Florida Building Code, 7th Edition, related to the design and installation of fire protection systems to provide consistency with Senate Bill (SB) 286-2021

The Board will also consider on second reading a new Broward County Uniform Dwelling Unit Supplemental Water Heater Replacement Data Form Permit Application

Zoom information:  
<https://broward-org.zoomgov.com/j/1609417335>  
Meeting ID: 160 941 7335

The effective date for these amendments is September 19, 2022.

A copy of the proposed code change is available for review at 1 N. University Drive, Suite 3500B, Plantation, Florida 33324. We can also email you a copy. Call (954) 765-4500.

8/21/2022 7266963



**Broward County  
Board of Rules and Appeals**

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

---

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

**FROM:** Administrative Director

**DATE:** September 8, 2022

**RE:** Amendment for 2<sup>nd</sup> Reading – Section 105.17, Streamlined Low-Voltage Alarm System Installation Permitting, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, revising the definition of the term, “low-voltage alarm system project” to provide consistency with Senate Bill (SB) 1140-2022.

---

This code amendment was approved on 1<sup>st</sup> Reading on August 11, 2022. It is now scheduled for 2<sup>nd</sup> Reading and public hearing.

Respectfully Submitted,

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

James DiPietro



## Broward County Board of Rules and Appeals

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

Phone: 954-765-4500 | Fax: 954-765-4504

[broward.org/CodeAppeals](http://broward.org/CodeAppeals)

---

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

**FROM:** Chief Code Compliance Officer, Mechanical

**DATE:** August 11, 2022

**RE:** Revision to Broward County Amendments (Chapter 1), Florida Building Code (FBC) 7<sup>th</sup> Edition (2020), Section **105.17 Streamlined low-voltage alarm system installation permitting**, revising the definition of the term "low-voltage alarm system project" to provide consistency with Senate Bill (SB) 1140-2022.

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### Recommendation

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

### Reasons

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

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

The Florida Building Commission has amended the state's Chapter 1 for consistency with the law. The staff's proposed change will bring Broward Administrative Amendments in line with the modified state law and Chapter 1.

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

### Additional Information

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

Respectfully Submitted,

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

Rolando Soto

# DRAFT

## FBC 7th Edition, 2020

### Chapter 1 BROWARD COUNTY AMENDMENTS

105.17 Streamlined low-voltage alarm system installation permitting.

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

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

an inspection warrant issued in accordance with Sections 933.20—933.30, Florida Statutes.

**105.17 Streamlined low-voltage alarm system installation permitting.**

- (1) As used in this section, the term:
  - (a) "Contractor" means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under Part II of Chapter 489.
  - (b) "Low-voltage alarm system project" means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in Section 489.505, that is hardwired operating at low voltage, as defined in the National Electrical Code Standard 70, Current Edition, or a new or existing low-voltage electric fence, and ancillary components or equipment attached to such a system, including, but not limited to, home-automation equipment, thermostats, closed-circuit television systems, access controls, battery recharging devices, and video cameras.
  - (c) "Low-voltage electric fence" means an alarm system, as defined in Section 489.505, that consists of a fence structure and an energizer powered by a commercial storage battery not exceeding twelve (12) volts which produces an electric charge upon contact with the fence structure.
  - (d) "Wireless alarm system" means a burglar alarm system or smoke detector that is not hardwired.
- (2) Notwithstanding any provision of law, this section applies to low-voltage alarm system projects for which a permit is required by a local enforcement agency. However, a permit is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment attached to the system.

- (3) A low-voltage electric fence must meet all of the following requirements to be permitted as a low-voltage alarm system project and no further permit shall be required for the low-voltage alarm system project other than as provided in this section:
  - (a) The electric charge produced by the fence upon contact must not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International Electrotechnical Commission Standard No. 60335-2-76, Current Edition.
  - (b) A nonelectric fence or wall must completely enclose the low-voltage electric fence. The low-voltage electric fence may be up to two (2) feet higher than the perimeter nonelectric fence or wall.
  - (c) The low-voltage electric fence must be identified using warning signs attached to the fence at intervals of not more than sixty (60) feet.
  - (d) The low-voltage electric fence shall not be installed in an area zoned exclusively for single family or multi-family residential use.
  - (e) The low-voltage electric fence shall not enclose the portions of a property which are used for residential purposes.
- (4) This section does not apply to the installation or replacement of a fire alarm if a plan review is required.
- (5) A local enforcement agency shall make uniform basic permit labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated in Section 553.793, Florida Statutes. The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.
  - (a) A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit information

20221140er

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

# Section 11

**Sold To:**

BROWARD COUNTY TRANSIT - CU00006829  
1 North University Drive, Suite 2401B  
Fort Lauderdale,FL 33324

**Bill To:**

BROWARD COUNTY TRANSIT - CU00006829  
1 North University Drive, Suite 2401B  
Fort Lauderdale,FL 33324

**Published Daily**

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

**State Of Florida**

**County Of Orange**

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

The matter of 11745-Other Legal Notices ,  
Was published in said newspaper by print in the issues of, or by publication on the  
newspaper’s website, if authorized on Aug 21, 2022

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

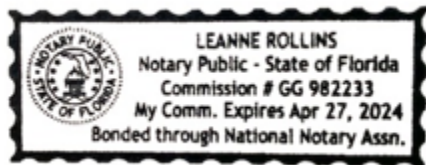


Signature of Affiant

Sworn to and subscribed before me this: August 22, 2022.



Signature of Notary Public



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

**Affidavit Delivery Method:** E-Mail  
**Affidavit Email Address:** JONDAJOSEPH@broward.org  
7266963

**NOTICE OF PUBLIC HEARING**

Notice is hereby given by the Broward County Board of Rules and Appeals that said Board will hold a public hearing starting at 7:00 p.m. on September 8, 2022, via Zoom.

The Board will consider amending on second reading the Florida Building Code, 7th Edition (2020), Chapter 1 and readoption of Board of Rules and Appeals Policy #05-05:

1. Section 110.15, Building Safety Inspection Program, Chapter 1, 2020 Florida Building Code, 7 th Edition and readoption of Policy #05-05, Building Safety Inspection Program to include amendments and inspection forms

2. Section 105.3.1.5, Subsection 4, Chapter 1, 2020 Florida Building Code, 7 th Edition, adding an exception related to a "Simplified Permitting Process for Fire Alarm System Projects" to provide consistency with Senate Bill (SB) 1140-2022

3. Section 105.17, Streamlined Low-Voltage Alarm System Installation Permitting, Chapter 1, 2020 Florida Building Code, 7 th Edition, revising the definition of the term, "low-voltage alarm system project" to provide consistency with Senate Bill (SB) 1140-2022

4. Section 105.3.1.6, Reviewing Application for Building Permits, Chapter 1, 2020 Florida Building Code, 7 th Edition, to provide consistency with House Bill (HB) 423-2022 that modified Florida Statute 553.792; revising requirements for when a local government requests certain additional information from an applicant for a building permit; limiting the number of times the local government may request such information; providing requirements for a local government if a certain request is made by an applicant

5. Section 105.3.1.5, Chapter 1, 2020 Florida Building Code, 7 th Edition, related to the design and installation of fire protection systems to provide consistency with Senate Bill (SB) 286-2021

The Board will also consider on second reading a new Broward County Uniform Dwelling Unit Supplemental Water Heater Replacement Data Form Permit Application

Zoom information:  
<https://broward-org.zoomgov.com/j/1609417335>  
Meeting ID: 160 941 7335

The effective date for these amendments is September 19, 2022.

A copy of the proposed code change is available for review at 1 N. University Drive, Suite 3500B, Plantation, Florida 33324. We can also email you a copy. Call (954) 765-4500.

8/21/2022 7266963



**Broward County  
Board of Rules and Appeals**

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

---

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

**FROM:** Administrative Director

**DATE:** September 8, 2022

**RE:** Amendment for 2<sup>nd</sup> Reading – Section 105.3.1.6, Reviewing Application for Building Permits, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, to provide consistency with House Bill (HB) 423-2022 that modified Florida Statute 553.792; revising requirements for when a local government requests certain additional information from an applicant for a building permit; limiting the number of times the local government may request such information; providing requirements for a local government if a certain request is made by an applicant.

---

This code amendment was approved on 1<sup>st</sup> Reading on August 11, 2022. It is now scheduled for 2<sup>nd</sup> Reading and public hearing.

Respectfully Submitted,

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

James DiPietro



## Broward County Board of Rules and Appeals

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

---

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

**FROM:** Chief Code Compliance Officer, Mechanical

**DATE:** August 11, 2022

**RE:** Revision to Broward County Amendments (Chapter 1), Florida Building Code (FBC) 7th Edition (2020), adding Section **105.3.1.6 Reviewing application for building permits** to provide consistency with House Bill (HB) 423-2022, that modified Florida Statute 553.792; revising requirements for when a local government requests certain additional information from an applicant for a building permit; limiting the number of times the local government may request such information; providing requirements for a local government if a certain request is made by an applicant.

---

### Recommendation

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

### Reasons

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

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

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

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

### Additional Information

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

Respectfully Submitted,

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

Rolando Soto

# DRAFT

FBC 7th Edition, 2020

## Chapter 1 BROWARD COUNTY AMENDMENTS

### 105.3.1 Action on application.

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

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



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

Section starts here.

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

**105.3.1.1** Not more than sixty (60) calendar days after the date of such notification, where

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

contains fifty (50) or more sprinkler heads. Personnel as authorized by Chapter 633, Florida Statutes, may design a fire sprinkler system of forty-nine (49) or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more than forty-nine (49) heads, notwithstanding the size of the existing fire sprinkler system.

3. Heating, ventilation and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity or which is designed to accommodate more than one hundred (100) persons or for which the system costs more than one hundred twenty-five thousand dollars (\$125,000.00). This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one-family, two-family, three-family or four-family structure.

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

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

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

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

4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, clean agent fire extinguishing or fire detection and alarm system which costs more than five thousand dollars (\$5,000.00).
5. Electrical documents. See Section 471.003(2)(h), Florida Statutes.

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



Add 105.3.1.6 here.

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

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

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

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

**105.3.2 Time Limitation.**

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

**105.3.2.2** 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 has been commenced or completed be removed from the building site; or alternately, he or she may issue a new permit, on application, providing the work in place and the required work to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which

**105.3.2.5.1** 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 case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order, or similar process. The fact that the property or parties may be involved in litigation shall not be sufficient to constitute an exception to the time period set forth herein.

**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.

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

Page 1 of 20

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

hb0423-03-er

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

Page 2 of 20

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

hb0423-03-er

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

58

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

60

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

63 468.603 Definitions.—As used in this part:

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

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

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

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

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

Page 3 of 20

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

hb0423-03-er

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

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

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



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

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

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

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

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

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

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

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

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

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

400 553.80 Enforcement.—

# Section 12

**Sold To:**

BROWARD COUNTY TRANSIT - CU00006829  
1 North University Drive, Suite 2401B  
Fort Lauderdale,FL 33324

**Bill To:**

BROWARD COUNTY TRANSIT - CU00006829  
1 North University Drive, Suite 2401B  
Fort Lauderdale,FL 33324

**Published Daily**

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

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

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

The matter of 11745-Other Legal Notices ,  
Was published in said newspaper by print in the issues of, or by publication on the  
newspaper’s website, if authorized on Aug 21, 2022

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

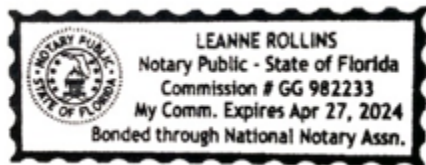


Signature of Affiant

Sworn to and subscribed before me this: August 22, 2022.



Signature of Notary Public



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

**Affidavit Delivery Method:** E-Mail  
**Affidavit Email Address:** JONDAJOSEPH@broward.org  
7266963

**NOTICE OF PUBLIC HEARING**

Notice is hereby given by the Broward County Board of Rules and Appeals that said Board will hold a public hearing starting at 7:00 p.m. on September 8, 2022, via Zoom.

The Board will consider amending on second reading the Florida Building Code, 7th Edition (2020), Chapter 1 and readoption of Board of Rules and Appeals Policy #05-05:

1. Section 110.15, Building Safety Inspection Program, Chapter 1, 2020 Florida Building Code, 7 th Edition and readoption of Policy #05-05, Building Safety Inspection Program to include amendments and inspection forms
2. Section 105.3.1.5, Subsection 4, Chapter 1, 2020 Florida Building Code, 7 th Edition, adding an exception related to a "Simplified Permitting Process for Fire Alarm System Projects" to provide consistency with Senate Bill (SB) 1140-2022
3. Section 105.17, Streamlined Low-Voltage Alarm System Installation Permitting, Chapter 1, 2020 Florida Building Code, 7 th Edition, revising the definition of the term, "low-voltage alarm system project" to provide consistency with Senate Bill (SB) 1140-2022
4. Section 105.3.1.6, Reviewing Application for Building Permits, Chapter 1, 2020 Florida Building Code, 7 th Edition, to provide consistency with House Bill (HB) 423-2022 that modified Florida Statute 553.792; revising requirements for when a local government requests certain additional information from an applicant for a building permit; limiting the number of times the local government may request such information; providing requirements for a local government if a certain request is made by an applicant
5. Section 105.3.1.5, Chapter 1, 2020 Florida Building Code, 7 th Edition, related to the design and installation of fire protection systems to provide consistency with Senate Bill (SB) 286-2021

The Board will also consider on second reading a new Broward County Uniform Dwelling Unit Supplemental Water Heater Replacement Data Form Permit Application

Zoom information:  
<https://broward-org.zoomgov.com/j/1609417335>  
Meeting ID: 160 941 7335

The effective date for these amendments is September 19, 2022.  
A copy of the proposed code change is available for review at 1 N. University Drive, Suite 3500B, Plantation, Florida 33324. We can also email you a copy. Call (954) 765-4500.  
8/21/2022 7266963



**Broward County  
Board of Rules and Appeals**

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

---

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

**FROM:** Administrative Director

**DATE:** September 8, 2022

**RE:** Amendment for 2<sup>nd</sup> Reading – Section 105.3.1.5, Chapter 1, 2020 Florida Building Code, 7<sup>th</sup> Edition, related to the design and installation of fire protection systems to provide consistency with Senate Bill (SB) 286-2021.

---

This code amendment was approved on 1<sup>st</sup> Reading on August 11, 2022. It is now scheduled for 2<sup>nd</sup> Reading and public hearing.

Respectfully Submitted,

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

James DiPietro



## Broward County Board of Rules and Appeals

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

---

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

**FROM:** Chief Code Compliance Officer, Mechanical

**DATE:** August 11, 2022

**RE:** Revision to Broward County Amendments (Chapter 1), Florida Building Code (FBC) 7th Edition (2020), Section **105.3.1.5** related to the design and installation of fire protection systems to provide consistency with Senate Bill (SB) 286-2021.

---

### Recommendation

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

### Reasons

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

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

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

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

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

### Additional Information

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

Respectfully Submitted,

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

Rolando Soto

# DRAFT

**FBC 7th Edition, 2020**

**Chapter 1 BROWARD COUNTY AMENDMENTS**

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

1. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains fifty (50) or more sprinkler heads. Personnel as authorized by chapter 633 *Florida Statutes*, may design a new fire sprinkler system of forty-nine (49) or fewer heads; ~~and~~ may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of ~~not more than~~ forty-nine (49) heads or fewer, notwithstanding the size of the existing fire sprinkler system; or may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation or deletion of 249 or fewer sprinklers, notwithstanding the size of the existing fire sprinkler system, if there is no change of occupancy of the affected areas, as defined in this Code and the Florida Fire Prevention Code, and there is no change in the water demand as defined in NFPA 13, "Standard for the Installation of Sprinkler Systems," and if the occupancy hazard classification as defined in NFPA 13 is reduced or remains the same as a result of the alteration.



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

contains fifty (50) or more sprinkler heads. Personnel as authorized by Chapter 633, Florida Statutes, may design a fire sprinkler system of forty-nine (49) or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more than forty-nine (49) heads, notwithstanding the size of the existing fire sprinkler system.

3. Heating, ventilation and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity or which is designed to accommodate more than one hundred (100) persons or for which the system costs more than one hundred twenty-five thousand dollars (\$125,000.00). This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one-family, two-family, three-family or four-family structure.

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



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

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

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

4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, clean agent fire extinguishing or fire detection and alarm system which costs more than five thousand dollars (\$5,000.00).
5. Electrical documents. See Section 471.003(2)(h), Florida Statutes.

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

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

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

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

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

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

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

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

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

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

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

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

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

Page 3 of 4

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

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88 professional engineer.

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

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

# Section 13



**Broward County  
Board of Rules and Appeals**

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

Phone: 954-765-4500 | Fax: 954-765-4504

[broward.org/CodeAppeals](http://broward.org/CodeAppeals)

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

**FROM:** Administrative Director

**DATE:** September 8, 2022

**RE:** Public Comment Opportunity to be Heard – Discussion concerning public comment to be scheduled at the beginning of each meeting

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**Background**

The item is being placed on the agenda at the request of Board member, Ron Burr. Mr. Burr suggested that we provide opportunities for public comment at the beginning of each Board meeting.

Enclosed you will find the background information from the Board Attorney, Charles M. Kramer.

Respectfully Submitted,

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

James DiPietro



**From:** Chuck Kramer <[ckramer@bmwlawyers.net](mailto:ckramer@bmwlawyers.net)>  
**Sent:** Tuesday, August 16, 2022 5:07 PM  
**To:** Dipietro, James <[JDIPIETRO@broward.org](mailto:JDIPIETRO@broward.org)>  
**Cc:** Michelle Joiner-Quijano <[michelle@bmwlawyers.net](mailto:michelle@bmwlawyers.net)>  
**Subject:** Public opportunity to be heard

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Jim,

RE: Your question regarding when the Board must provide a time for public comment.

I have advised that pursuant to F.S. Sec 286.0114 the Board must provide an opportunity to be heard but it doesn't need to be at the end of each and every agenda item. The Board could just as easily provide a time slot for public discussion during any "open space" in the meeting. That could be: 1) at the conclusion of every agenda item, 2) before every agenda item; 3) at the beginning of the monthly Board meeting (after the call to order and approval of prior meeting minutes); 4) at the end of the monthly Board meeting; 5) anywhere in between so long as they are given notice of a proposition and an opportunity to be heard. More specifically see section 286.0114(2) as set forth below (**bold font**).

Please note that the public forum portion of a Board meeting may include a specific time slot for comments on ANY AND ALL proposed agenda items. This would mean that once all public comments are heard, during whatever time period has been set aside, there would be no further public comments at any time during the meeting.

**Florida Statutes 286.0114 Public meetings; reasonable opportunity to be heard; attorney fees.—**

(1) For purposes of this section, "board or commission" means a board or commission of any state agency or authority or of any agency or authority of a county, municipal corporation, or political subdivision.

**(2) Members of the public shall be given a reasonable opportunity to be heard on a proposition before a board or commission. The opportunity to be heard need not occur at the same meeting at which the board or commission takes official action on the proposition if the opportunity occurs at a meeting that is during the decision making process and is within reasonable proximity in time before the meeting at which the board or commission takes the official action. This section does not prohibit a board or commission from maintaining orderly conduct or proper decorum in a public meeting. The opportunity to be heard is subject to rules or policies adopted by the board or commission, as provided in subsection (4).**

(3) The requirements in subsection (2) do not apply to:

- (a) An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the board or commission to act;
  - (b) An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;
  - (c) A meeting that is exempt from s. 286.011; or
  - (d) A meeting during which the board or commission is acting in a quasi-judicial capacity. This paragraph does not affect the right of a person to be heard as otherwise provided by law.
- (4) Rules or policies of a board or commission which govern the opportunity to be heard are limited to those that:
- (a) Provide guidelines regarding the amount of time an individual has to address the board or commission;
  - (b) Prescribe procedures for allowing representatives of groups or factions on a proposition to address the board or commission, rather than all members of such groups or factions, at meetings in which a large number of individuals wish to be heard;
  - (c) Prescribe procedures or forms for an individual to use in order to inform the board or commission of a desire to be heard; to indicate his or her support, opposition, or neutrality on a proposition; and to indicate his or her designation of a representative to speak for him or her or his or her group on a proposition if he or she so chooses; or
  - (d) Designate a specified period of time for public comment.
- (5) If a board or commission adopts rules or policies in compliance with this section and follows such rules or policies when providing an opportunity for members of the public to be heard, the board or commission is deemed to be acting in compliance with this section.
- (6) A circuit court has jurisdiction to issue an injunction for the purpose of enforcing this section upon the filing of an application for such injunction by a citizen of this state.
- (7)(a) Whenever an action is filed against a board or commission to enforce this section, the court shall assess reasonable attorney fees against such board or commission if the court determines that the defendant to such action acted in violation of this section. The court may assess reasonable attorney fees against the individual filing such an action if the court finds that the action was filed in bad faith or was frivolous. This paragraph does not apply to a state attorney or his or her duly authorized assistants or an officer charged with enforcing this section.
- (b) Whenever a board or commission appeals a court order that has found the board or commission to have violated this section, and such order is affirmed, the court shall assess reasonable attorney fees for the appeal against such board or commission.
- (8) An action taken by a board or commission which is found to be in violation of this section is not void as a result of that violation.

**Highest regards,**

**Charles M. Kramer | BENSON, MUCCI & WEISS PL**

**Florida Supreme Court Qualified Arbitrator**

**Florida Bar Board Certified in Construction Law**

**General Counsel to the Broward County Board of Rules and Appeals**

**General Counsel to the Broward County Building Certification Committee**

5561 University Drive, Suite 103

Coral Springs FL 33067

Phone 954.323.1023 | Direct 954.947.2523

[ckramer@bmwlawyers.net](mailto:ckramer@bmwlawyers.net) | [www.bmwlawyers.net](http://www.bmwlawyers.net)

[cmk@ckramerlaw.com](mailto:cmk@ckramerlaw.com)

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Please consider the environment before printing.

# Section 14

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

MUNICIPALITY	Total number of buildings for 2019, 2020 and 2021?	BORA BUILDING AUDIT REVIEW	Date range that the notices were sent?	How many inspection reports were returned to your department for 2019, 2020 and 2021?	Sent to Magistrate or Code Enforcement/Extensions	NO ACTION TAKEN	AUDITED BY CITY (AFTER 03-25-22)	NOTES
Broward County	47	OK	July 2019 - August 2021	34	13			• 100% Complete
Coconut Creek	68	OK	June 2019 - June 2021	68				• 100% Complete
Cooper City	14	OK	12/04/2020 - 11/29/2021	13	1		YES	• 100% Complete
Coral Springs	318	OK	June - August	273	45		YES	• 100% Complete
Dania Beach	104	OK	June 2019 - June 2021	65	3		YES	• 100% Complete
Davie	115	OK	07/26/2019 - 07/12/2021	94	21		YES	• 1 property was sold after 1st letter sent. Sent request to new owner; 1 in contact with engineer, reports are done, waiting on submittal. 100% Complete
Deerfield Beach	249	OK	06/20/19 - 06/11/2021	198	51			• 100% Complete
Fort Lauderdale	7,969	OK	08/20/2019 - 10/31/2021	6,253	1,716		YES	• 100% Complete
Hallandale Beach	129	OK	06/30/2021 - 07/22/2021	64	64		YES	• 100% Complete
Hillsboro Beach	6	OK	Summer	5	1		YES	• 100% Complete
Hollywood	2,027	OK	June 2019 - December 2021	1,915	112		YES	• Remaining 112: (5) Properties were written up for non-compliant; (107) staff is working on NOV for remainder. 100% Complete
Lauderdale-by-the-Sea	54	OK	07/02/2021 - 08/16/2021	49	4		YES	• 1 removed administratively. 100% Complete
Lauderdale Lakes	155		08/26/2019 - 06/28/2021	118	37		YES	• 100% Complete
Lauderhill	108		July - August 2021	95	13		YES	• 100% Complete
Lazy Lake	NO INSPECTIONS REQUIRED							
Lighthouse Point	32	OK	07/16/2019 - 08/13/2021	27	5		YES	• 100% Complete
Margate	128	OK	09/11/2019 - 08/19/2021	119	10		YES	• 1 Additional Voluntary Report Received. 100% Complete
Miramar	67		08/05/2019 - 07/13/2021	65	2			
North Lauderdale	111	OK	September 2019 - August 2021	85	26		YES	• 1 Extension; 25 Code Cases; 100% Complete
Oakland Park	390	OK	08/29/2019 - 07/14/2021	256	134		YES	• 100% Complete
Parkland	NO INSPECTIONS REQUIRED							
Pembroke Park	27		07/10/2019 - 06/15/2021	23	4			• 100% Complete
Pembroke Pines	89		June 2019 - June 2022	39	50			• 100% Complete
Plantation	983		08/12/2019 - 11/19/2021	815	168		YES	• 129 Special Magistrate; 39 extensions. 100% Complete
Pompano Beach	757		04/20/2021 - 08/10/2021	415	342		YES	• 100% Complete
Sea Ranch Lakes	NO INSPECTIONS REQUIRED							
Southwest Ranches	NO INSPECTIONS REQUIRED							
Sunrise	159		August 2019 - September 2021	147	12		YES	• 100% Complete
Tamarac	81		May 2020 - November 2021	65	16			
West Park	50		June-21	25	25		YES	• 100% Complete
Weston	164		02/06/2020 - 06/28/2021	110	54		YES	• 100% Complete
Wilton Manors	79		07/14/2021 - 08/26/2021	57	22			• 100% Complete
<b>TOTAL</b>	<b>14,480</b>			<b>11,492</b>	<b>2,951</b>			

# Section 15



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

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

---

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

**FROM:** Bryan Parks, Chief Code Compliance Officer

**DATE:** September 8, 2022

**RE:** Pay Adjustment for Don Perdue for Administrating the BORA Fire Examinations, per Broward County Local Fire Amendments, Section F-103.5.3.2.

---

### **Recommendation**

It is recommended that BORA approve the above-referenced to provide a pay and cost of living adjustment increase from \$60 per test to \$75 per test.

### **Reasons**

In early 2020, the Board approved Mr. Don Perdue to receive an increase from \$45.00 to \$60.00 for his unwavering serving to the exam takers in offering the Fire Exam five (5) times a year which exceeded the requirement mandated by the Broward Local Fire code in section F-103.5.3.2.

In addition, Mr. Perdue has voluntarily met with test takers, at their request to provide feedback and areas to improve. Mr. Perdue consistently looks for methods to enhance the exam by conducting an analysis of questions and failure rates to ensure examiners are somewhat answering questions that reflect their learning.

### **Additional Information**

Both Directors, Mr. James DiPietro and Dr. Ana Barbosa agree with the pay adjustment for Mr. Don Perdue.

Respectfully Submitted,

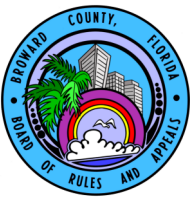
A handwritten signature in black ink that reads "Bryan Parks".

Bryan Parks

**F-103.5.3.2** Pass a written competency examination approved by BORA, to be given in May and November (only one (1) required) of each year. Other than the mandated dates as provided above, the test may be given when requested by at least three (3) applicants. If the candidate is unsuccessful after three (3) attempts, a remedial class developed and provided by FCABC, Fire Prevention Subcommittee shall be taken. Upon completion of the remedial class the candidate will be permitted three (3) additional attempts. If the candidate is still unsuccessful the candidate shall wait a mandatory period of no less than twelve (12) months from their last test before being able to retest.



# Section 16



# Broward County Board of Rules and Appeals

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

---

**To:** Members of the Board of Rules and Appeals  
**From:** James DiPietro, Administrative Director  
**Date:** September 8, 2022  
**Re:** Consideration of maximum merit pay adjustments for staff effective October 2, 2022

---

## **RECOMMENDATION**

It is recommended that the Board of Rules and Appeals approve by motion, the maximum salary increases for employees for the Fiscal Year 2023 as described in the attached worksheet, subject to merit reviews.

## **REASONS**

Traditionally salaries are adjusted once a year. Per existing BORA Policy, a deserving employee might reach the top of his or her pay plan within 13 to 14 years of service. By using straight line math, five of our Code Compliance Officers are eligible to receive a 0.88% to 2.34% pay increase and three support staff members would receive merit adjustments of 3.46% to 4.10% based upon years of service and merit. In addition, a 4.5% cost of living adjustment is recommended. I feel that the above salary increases are warranted. Inflation is 8.5% for the most recent 12 months, the highest inflation rate in 40 years. One year earlier, inflation was 5.4% for the 12 months ending in July 2021 and Broward County increased pay range by 3%.

The current director will evaluate the employees for the current fiscal year which began October 1, 2021. The new director will perform evaluations on year from now.

Although we are not changing the pay plan until the County Commission acts in October 2022, your actions tonight will provide the authority for our maximum salaries to remain in effect through September 2023. In July 2022, all State of Florida employees received a 5.38% raise.

## **ADDITIONAL INFORMATION**

The recommended not to exceed merit pay adjustments for the code compliance officers range from 4.5% to 6.71% and are detailed on the attached chart. Recommended maximum merit raises for three lowest paid employees, all clerical positions, range from 7.96% to 8.10%.

An additional code compliance officer is at the top of his pay range and therefore only qualifies to receive at most the 4.5% merit COLA. A newly hired code compliance officer is scheduled for a six-month salary review in November but will be considered for the 4.5% merit COLA at this time. One clerical position was reclassified last year and is being compensated above the salary range for the positions, therefore, there will be no adjustments for this employee at this time.

All employee raises and cash bonuses are subject to a merit review by the Administrative Director.

Respectfully Submitted,

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

James DiPietro

## Code Compliance Maximum Merit Reviews Effective for October 2, 2022

*Pay ranges as of September 2022*

	*BORA Policy	Recommended Adjustment/Comments
<p><b>EMP #1000209897 – B.P. – DOH 09/25/06, Maximum October 2018</b>                      Current rate \$139,891.65, top of the pay plan is \$139,891.65, as of 10/03/2021 for a difference of \$0.00.</p>	COLA Merit = 4.5%	Change is 4.5%, COLA or \$6,295.12 equals \$146,186.77.
<p><b>EMP #1000179185 – R.S. – DOH 09/04/13, Maximum October 2026</b>                      Current rate \$134,025.22. Top of the pay plan is \$139,891.65. The BORA formula is the difference of \$5,866.43 divided by 5 years = \$1,173.29 or 0.88 % BORA merit.</p>	4.5% COLA Merit + 1.00% = 5.50%	Change is 5.50% or \$7,371.39 = \$141,396.61.
<p><b>EMP #1000290481 – M.G. – DOH 01/15/17, Maximum October 2030</b>                      Current rate – before take-home car deduction is \$121,550.83, \$119,990.83 with take home car. Top of the pay plan is \$139,891.65. The BORA formula is the difference of \$18,340.82 divided by 9 years = \$2,037.87 or 1.68% BORA merit.</p>	4.5% COLA Merit + 2.21% = 6.71%	Adjusted to 6.71% or \$8,156.06 = \$129,706.89, due to exceptional workload this past fiscal year. 6.8% matches the highest percentage given to a Chief Code Compliance Officer.
<p><b>EMP #1000239028 – K.C. – DOH 12/02/14, Maximum October 2028</b>                      Current rate – before take-home car deduction is \$118,893.63, \$117,333.63 with take home car, 97% of the pay plan (with no State building administrator certification) is \$135,694.90, The BORA formula is the difference of \$18,361.27 divided by 7 years = \$2,623.00 or 2.21% BORA merit.</p>	4.5% COLA Merit + 2.21% BORA Merit = 6.71%	Change is 6.71% or \$7,977.76 = \$126,871.39.
<p><b>EMP#1000334616 – T.D. – DOH 8/9/2020, Maximum October 2033</b>                      Current rate, before take-home car deduction is \$113,925.14, \$112,365.14 with take-home car. The top of the pay plan is \$139,891.65. The BORA formula is the difference of \$25,966.51, divided by 11 years = \$2,360.59 or 2.07% BORA merit review.</p>	4.5% COLA Merit + 2.07% = 6.57%	Change is 6.57% or \$7,484.88 = \$121,410.02.
<p><b>EMP#1000336414 – J.M. – DOH 12/14/2020, Maximum October 2034</b>                      Current rate, before take-home car deduction is \$111,845.13, \$110,285.13 with take-home car. The top of the pay plan is \$139,891.65. The BORA formula is the difference of \$28,046.52, divided by 12 years = \$2,337.21 or 2.09% BORA merit review.</p>	4.5% COLA Merit + 1% = 5.50%	Change is 5.5% or \$6,151.48 = \$117,996.61. Jack had major injury and was on doctor's orders to only work light duty for 6 months (November 2, 2021 – May 2, 2022). His productivity this year cannot compare to other Chief Code Compliance Officers.
<p><b>EMP#1000305519 – J.C. – DOH 05/16/2022, Maximum October 2035</b>                      Current rate, before take-home car deduction is \$96,600.00, \$92,040.00 with take-home car. The top of the pay plan is \$139,891.65. The BORA formula is the difference of \$46,291.65, divided by 13 years = \$3,560.90 or 3.80% BORA merit review.</p>	COLA Merit = 4.5%	6-month new employee review scheduled for November 2022 per hiring letter for \$1,545.00. Change is 4.5% COLA or \$4,347.00 = \$100,947.00 effective October 2, 2020.

*\$1,560 reduced from salary maximum for take-home car.*

*\*BORA Policy is to reach the top of the pay plan between 13 and 14 years of service.*

## Support Staff Maximum Merit Reviews Effective for October 2, 2022

*Pay ranges as of September 2022*

	<b>*BORA Policy</b>	<b>Recommended Adjustment/Comments</b>
<b>EMP #1000161959 – R.B. – DOH 12/15/04, Maximum October 2018</b> Current rate is \$76,153.17, top of pay plan is \$72,965.57.	Not eligible for pay increase at this time. However, employee is eligible to receive her longevity merit 2% cash bonus in December 2022, per BORA Policy 95-01, reflecting 18 years of service.	Change in job responsibilities resulting in reclassification. Current pay is \$78,437.84, an amount that is \$5,472.27 or 7.5% above the official pay range.
<b>EMP #1000281776 – J.J. – DOH 05/09/16, Maximum October 2029</b> Current rate is \$57,151.74, top of pay plan is \$72,965.57, BORA formula is the difference is \$ 15,813.83, divided by 8 years is \$1,976.73 or 3.46%	4.5% COLA Merit + 3.46% = 7.96%	Change is 7.96% or \$4,549.27 increase to \$61,701.01.
<b>EMP #1000282179 – M.K. – DOH 05/23/16, Maximum October 2029</b> Current rate is \$55,116.05, top of pay plan is \$72,965.57, BORA formula is the difference is \$17,849.52 divided by 8 years is \$2,231.19 or 4.05%	4.5% COLA Merit + 4.05% = 8.55%	Change is 8.55% or \$4,712.42 = \$59,828.47.
<b>EMP #1000296587 – B.C. – DOH 07/03/17, Maximum October 2030</b> Current rate is \$53,311.02, top of pay plan is \$72,965.57, BORA formula is the difference of \$19,654.55, divided by 9 years = \$2,183.84 or 4.10%.	4.5% COLA Merit + 4.10% = 8.60%	Change is 8.60% or \$4,851.30 = \$57,895.77.

*\*BORA policy is to reach the top of the pay plan on merit basis is between 13 and 14 years of service.*



Economic News Release

Table 5. Chained Consumer Price Index for All Urban Consumers (C-CPI-U) and the Consumer Price Index for All Urban Consumers (CPI-U): U.S. city average, all items index

**Table 5. Chained Consumer Price Index for All Urban Consumers (C-CPI-U) and the Consumer Price Index for All Urban Consumers (CPI-U): U.S. city average, all items index, July 2022 [Percent changes]**

Month Year	Unadjusted 1-month percent change		Unadjusted 12-month percent change	
	C-CPI-U(1)	CPI-U	C-CPI-U(1)	CPI-U
December 2009			2.5	2.7
December 2010			1.3	1.5
December 2011			2.9	3.0
December 2012			1.5	1.7
December 2013			1.3	1.5
December 2014			0.5	0.8
December 2015			0.4	0.7
December 2016			1.8	2.1
December 2017			1.7	2.1
December 2018			1.5	1.9
December 2019			1.8	2.3
January 2020	0.4	0.4	2.0	2.5
February 2020	0.3	0.3	1.8	2.3
March 2020	-0.2	-0.2	1.1	1.5
April 2020	-0.5	-0.7	0.2	0.3
May 2020	-0.1	0.0	-0.1	0.1
June 2020	0.6	0.5	0.4	0.6
July 2020	0.6	0.5	0.9	1.0
August 2020	0.4	0.3	1.3	1.3
September 2020	0.1	0.1	1.4	1.4
October 2020	0.0	0.0	1.2	1.2
November 2020	-0.1	-0.1	1.2	1.2
December 2020	0.1	0.1	1.5	1.4

**Table 5. Chained Consumer Price Index for All Urban Consumers (C-CPI-U) and the Consumer Price Index for All Urban Consumers (CPI-U): U.S. city average, all items index, July 2022 [Percent changes]**

Month Year	Unadjusted 1-month percent change		Unadjusted 12-month percent change	
	C-CPI-U(1)	CPI-U	C-CPI-U(1)	CPI-U
January 2021	0.5	0.4	1.6	1.4
February 2021	0.5	0.5	1.8	1.7
March 2021	0.6	0.7	2.6	2.6
April 2021	0.8	0.8	4.0	4.2
May 2021	0.7	0.8	4.9	5.0
June 2021	0.8	0.9	5.1	5.4
July 2021	0.5	0.5	5.0	5.4
August 2021	0.1	0.2	4.8	5.3
September 2021	0.3	0.3	5.0	5.4
October 2021	0.8	0.8	5.9	6.2
November 2021	0.5	0.5	6.5	6.8
December 2021	0.3	0.3	6.6	7.0
January 2022	0.8	0.8	7.0	7.5
February 2022	0.9	0.9	7.4	7.9
March 2022	1.2	1.3	8.0	8.5
April 2022	0.6	0.6	7.8	8.3
May 2022	1.0	1.1	8.0	8.6
June 2022	1.2	1.4	8.4	9.1
July 2022	0.1	0.0	8.0	8.5

**Footnotes**

(1) The C-CPI-U is designed to be a closer approximation to a cost-of-living index in that it, in its final form, accounts for any substitution that consumers make across item categories in response to changes in relative prices. Since the expenditure data required for the calculation of the C-CPI-U are available only with a time lag, the C-CPI-U is issued first in preliminary form using the latest available expenditure data at that time and is subject to four revisions.

Indexes are issued as initial estimates. Indexes are revised each quarter with the publication of January, April, July, and October data as updated expenditure estimates become available. The C-CPI-U indexes are updated quarterly until they become final. January-March indexes are final in January of the following year; April-June indexes are final in April of the following year; July-September indexes are final in July of the following year; October-December indexes are final in October of the following year.

**Table of Contents**

**Last Modified Date:** August 10, 2022

# Broward County Board of Rules and Appeals

1 North University Drive, Suite 3500B, Plantation, FL 33324

Phone (954) 765-4500 Fax: (954) 765-4504

[broward.org/codeappeals](http://broward.org/codeappeals)

Updated February 8, 2022

Amended March 10, 2022

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**TO: Mary Cuervo, Compensation Services and Records Manager**

**FROM: James DiPietro, Administrative Director**

**DATE: March 10, 2022**

**SUBJECT: Board of Rules and Appeals Pay Plan Effective October 3, 2021, for Fiscal Year 2022**

---

We have updated our regulations below which support the Board of Rules and Appeals pay plan. The Board of Rules and Appeals pay grades effective October 3, 2021, remain unchanged.

TITLE	OCTOBER 4, 2020	OCTOBER 3, 2021	% INCREASE
Director	105,718.29 – 168,726.06	108,889.87 – 173,787.74	3.0
Chief Code Compliance Officer	85,099.25 – 135,817.14	87,651.20 – 139,891.65	3.0
Administrative Coordinator	47,715.10 – 76,153.17	49,146.66 – 78,437.84	3.0
Administrative Specialist	44,385.33 – 71,038.59	45,716.94 – 72,965.57	2.7

For employees hired on or after January 2, 2010, employees who have a permanent overnight vehicle assignment are charged \$1,560 per year to help defray costs, by way of paycheck deductions, per Board of Rules and Appeals vote on July 14, 2012.

Code Compliance Officers must have obtained a Building Code Administrator's license issued by the State of Florida Building Code Administration and Inspector's Board in order to reach 97% or higher on the Code Compliance Officer pay range, per Board of Rules and Appeals vote adopted March 10, 2016.

The administrative director is authorized to amend the Board of Rules and Appeals pay plan consistent with the actions of the Broward County Commission to amend the county pay plan per Board of Rules and Appeals action on September 12, 2019.

Employees hired after March 1, 2016, may reach the top of their pay range on a merit basis, between 13 and 14 years of service, per Board of Rules and Appeals vote on March 10, 2016.


A Structural Engineer is eligible to receive 103% of pay range for Chief Code Compliance Officers, per Board of Rules and Appeals action on May 9, 2019.

Hiring rate for a new employee may not exceed, fifty percent (50%) of the pay range, per Board of Rules and Appeals vote on March 10, 2016. The 50% of hiring range limitations does not apply to the position of Administrative Director per Board vote on March 10, 2022.

An existing employee who obtains a Certified Floodplain Manager (CFM) certification will be eligible to receive an increase of 3% in pay calculated on the top of the pay range figure, but he/she must remain within the pay range after the adjustment. Payments in such case will be disbursed on an annualized basis with equal and proportionate payments made on every pay period. If this increase causes the employee to exceed the top of their pay range after the adjustment, the balance of the 3% will be issued as a one-time cash bonus. The individual must maintain and use his/her CFM certification and failure to do so will result in the loss of annualized equal payments or any annual cash bonus starting at the point in time of forfeiture or loss of certification. The policy was authorized by Board of Rules and Appeals vote on January 13, 2022.

Thank you for your time and consideration of this matter. Please let me know if additional information is desired.

Sincerely,



James DiPietro

## DeSantis Signs Budget With Tax Suspensions, Worker Raises

Florida Gov. Ron DeSantis has signed a \$109.9 billion state budget bill that includes pay raises for state workers and law enforcement, as well as tax suspensions on gas, diapers and school supplies.

By [Associated Press](#) | June 2, 2022, at 6:22 p.m. ←  
By ANTHONY IZAGUIRRE, Associated Press

TALLAHASSEE, Fla. (AP) — [Florida](#) Gov. Ron DeSantis on Thursday signed a \$109.9 billion state budget bill that includes pay raises for state workers and law enforcement, as well as tax suspensions on gas, diapers and school supplies.

The Republican governor signed the budget legislation at an event in The Villages, the nation's largest retirement community, where supporters packed out a recreation center and applauded as he highlighted his pandemic policies and spending priorities while criticizing Democratic President Joe Biden.

“What we're doing in the budget is making sure that we're meeting the obligations, making sure we're funding key priorities but also, protecting the state against what very well may be a Biden-induced recession,” said DeSantis, who is running for reelection and is considered a potential frontrunner for a 2024 GOP presidential bid.

Lawmakers in the GOP-controlled statehouse approved the budget in March on a largely bipartisan basis after a legislative session dominated by bitter partisan fights over bills involving race, sex, gender and abortion.

→ Included in the budget's many provisions is a 5.38% raise for all state employees, increases in teacher salaries and funding to boost the minimum wage for state workers to \$15. The state has also set aside money to provide for up to \$5,000 signing bonuses for new or out-of-state law enforcement officers who join policing agencies in Florida. Existing Florida law enforcement officers will also receive a 5% pay raise or have their salary increased to \$50,000.

The budget also includes various state tax suspensions, which the governor and others have said are needed to help combat economic inflation. The state will suspend the sales tax on diapers and baby clothes for the 2022-2023 fiscal year and create a two week tax holiday on clothing, shoes and school supplies between July 25 to August 7, among other tax suspensions.



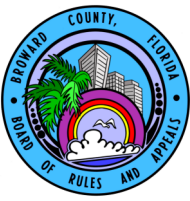
- E. Following 10 years of service as a current full-time Board of Rules and Appeals employee, individuals shall be considered for a combination one-time longevity/merit review bonus based on following schedule:

**Longevity/Merit Review Program**

<b>Number of Years</b>	<b>Longevity/Merit Review Bonus</b>
After 10 years	2% above base pay
After 11 years	\$0
After 12 years	\$0
After 13 years	\$0
After 14 years	\$0
After 15 years	2% above base pay
After 16 years	2% above base pay
After 17 years	2% above base pay
After 18 years	2% above base pay
After 19 years	2% above base pay
After 20 years	2% above base pay
After 21 years	2% above base pay
After 22 years	2% above base pay
After 23 years	2% above base pay
After 24 years	2% above base pay
After 25 years	2 1/2% above base pay

Editor’s Note: Paragraph E above was adopted on 10/14/04, repealing a prior policy. Director’s report to the Board of Rules and Appeals includes language that the Longevity/Merit Review Bonus will be paid as close as possible to the anniversary date of hire.

# Section 17



# Broward County Board of Rules and Appeals

1 North University Drive, Suite 3500B, Plantation, Florida 33324

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

---

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

**From:** James DiPietro, Administrative Director

**Date:** September 8, 2022

**Re:** Requested merit cash bonus for Administrative Director effective September 18, 2022

---

## **REQUEST**

It is respectfully requested that I be considered for a cost-of-living merit cash bonus of 4.5% or \$7,820.38 based upon my current salary of \$173,786.19.

## **REASONS**

Broward County each year provides pay adjustments in the month of October.

The current inflation rate is 8.5% for the most recent 12-month period ending July 2022, the highest amount in 40 years. By retiring on September 30, 2022, rather than October 2, 2022, after 22  $\frac{3}{4}$  years of service, I miss any pay change considerations that the BORA Board or County Commission might provide by 2 days. When the previous director retired, he requested and received his final pay adjustment in a lump sum amount instead of a salary adjustment. I would like to request the same consideration be given here. My last pay change occurred on October 3, 2021.

## **CONCLUSION**

Thank you for your time and consideration of this request.

Respectfully Submitted,

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

James DiPietro



BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS  
Finance and Administrative Services Department  
Human Resources Division  
PeopleSoft Employee Action Input Form

First Name: \_\_\_\_\_ Middle Initial: \_\_\_\_\_

Last Name: \_\_\_\_\_ Name Suffix: \_\_\_\_\_

Employee ID (if internal movement): \_\_\_\_\_

Agency: \_\_\_\_\_ Division Name: \_\_\_\_\_

Effective Date: \_\_\_\_\_ *Must be the beginning of Pay period for internal actions: PRO/DEM/XFR/PAY*  
(MM/DD/YYYY)

Position Title: \_\_\_\_\_

Position Number: \_\_\_\_\_ Hourly Rate: \_\_\_\_\_  
Format(XX.XXXX)

Action and Reason Code:

Comments:

Prepared by (Name): \_\_\_\_\_ Prepared by (Phone Number): \_\_\_\_\_

Prepared by (Email Address): \_\_\_\_\_ Date: \_\_\_\_\_

Human Resources Print Name: \_\_\_\_\_

Human Resources Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Director Print Name: \_\_\_\_\_

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

Please attach applicable forms:

- Approval Memo/Email
- New Hire Payroll and FRS information
- Form I-9
- W-4
- Direct Deposit Authorization

Submit to HR File Room



Economic News Release

Table 5. Chained Consumer Price Index for All Urban Consumers (C-CPI-U) and the Consumer Price Index for All Urban Consumers (CPI-U): U.S. city average, all items index

Month Year	Unadjusted 1-month percent change		Unadjusted 12-month percent change	
	C-CPI-U(1)	CPI-U	C-CPI-U(1)	CPI-U
December 2009			2.5	2.7
December 2010			1.3	1.5
December 2011			2.9	3.0
December 2012			1.5	1.7
December 2013			1.3	1.5
December 2014			0.5	0.8
December 2015			0.4	0.7
December 2016			1.8	2.1
December 2017			1.7	2.1
December 2018			1.5	1.9
December 2019			1.8	2.3
January 2020	0.4	0.4	2.0	2.5
February 2020	0.3	0.3	1.8	2.3
March 2020	-0.2	-0.2	1.1	1.5
April 2020	-0.5	-0.7	0.2	0.3
May 2020	-0.1	0.0	-0.1	0.1
June 2020	0.6	0.5	0.4	0.6
July 2020	0.6	0.5	0.9	1.0
August 2020	0.4	0.3	1.3	1.3
September 2020	0.1	0.1	1.4	1.4
October 2020	0.0	0.0	1.2	1.2
November 2020	-0.1	-0.1	1.2	1.2
December 2020	0.1	0.1	1.5	1.4

**Table 5. Chained Consumer Price Index for All Urban Consumers (C-CPI-U) and the Consumer Price Index for All Urban Consumers (CPI-U): U.S. city average, all items index, July 2022 [Percent changes]**

Month Year	Unadjusted 1-month percent change		Unadjusted 12-month percent change	
	C-CPI-U(1)	CPI-U	C-CPI-U(1)	CPI-U
January 2021	0.5	0.4	1.6	1.4
February 2021	0.5	0.5	1.8	1.7
March 2021	0.6	0.7	2.6	2.6
April 2021	0.8	0.8	4.0	4.2
May 2021	0.7	0.8	4.9	5.0
June 2021	0.8	0.9	5.1	5.4
July 2021	0.5	0.5	5.0	5.4
August 2021	0.1	0.2	4.8	5.3
September 2021	0.3	0.3	5.0	5.4
October 2021	0.8	0.8	5.9	6.2
November 2021	0.5	0.5	6.5	6.8
December 2021	0.3	0.3	6.6	7.0
January 2022	0.8	0.8	7.0	7.5
February 2022	0.9	0.9	7.4	7.9
March 2022	1.2	1.3	8.0	8.5
April 2022	0.6	0.6	7.8	8.3
May 2022	1.0	1.1	8.0	8.6
June 2022	1.2	1.4	8.4	9.1
July 2022	0.1	0.0	8.0	8.5

**Footnotes**

(1) The C-CPI-U is designed to be a closer approximation to a cost-of-living index in that it, in its final form, accounts for any substitution that consumers make across item categories in response to changes in relative prices. Since the expenditure data required for the calculation of the C-CPI-U are available only with a time lag, the C-CPI-U is issued first in preliminary form using the latest available expenditure data at that time and is subject to four revisions.

Indexes are issued as initial estimates. Indexes are revised each quarter with the publication of January, April, July, and October data as updated expenditure estimates become available. The C-CPI-U indexes are updated quarterly until they become final. January-March indexes are final in January of the following year; April-June indexes are final in April of the following year; July-September indexes are final in July of the following year; October-December indexes are final in October of the following year.

**Table of Contents**

**Last Modified Date:** August 10, 2022

## DeSantis Signs Budget With Tax Suspensions, Worker Raises

Florida Gov. Ron DeSantis has signed a \$109.9 billion state budget bill that includes pay raises for state workers and law enforcement, as well as tax suspensions on gas, diapers and school supplies.

By [Associated Press](#) | June 2, 2022, at 6:22 p.m. ←  
By ANTHONY IZAGUIRRE, Associated Press

TALLAHASSEE, Fla. (AP) — [Florida](#) Gov. Ron DeSantis on Thursday signed a \$109.9 billion state budget bill that includes pay raises for state workers and law enforcement, as well as tax suspensions on gas, diapers and school supplies.

The Republican governor signed the budget legislation at an event in The Villages, the nation's largest retirement community, where supporters packed out a recreation center and applauded as he highlighted his pandemic policies and spending priorities while criticizing Democratic President Joe Biden.

“What we're doing in the budget is making sure that we're meeting the obligations, making sure we're funding key priorities but also, protecting the state against what very well may be a Biden-induced recession,” said DeSantis, who is running for reelection and is considered a potential frontrunner for a 2024 GOP presidential bid.

Lawmakers in the GOP-controlled statehouse approved the budget in March on a largely bipartisan basis after a legislative session dominated by bitter partisan fights over bills involving race, sex, gender and abortion.

→ Included in the budget's many provisions is a 5.38% raise for all state employees, increases in teacher salaries and funding to boost the minimum wage for state workers to \$15. The state has also set aside money to provide for up to \$5,000 signing bonuses for new or out-of-state law enforcement officers who join policing agencies in Florida. Existing Florida law enforcement officers will also receive a 5% pay raise or have their salary increased to \$50,000.

The budget also includes various state tax suspensions, which the governor and others have said are needed to help combat economic inflation. The state will suspend the sales tax on diapers and baby clothes for the 2022-2023 fiscal year and create a two week tax holiday on clothing, shoes and school supplies between July 25 to August 7, among other tax suspensions.

- E. Following 10 years of service as a current full-time Board of Rules and Appeals employee, individuals shall be considered for a combination one-time longevity/merit review bonus based on following schedule:

**Longevity/Merit Review Program**

<b>Number of Years</b>	<b>Longevity/Merit Review Bonus</b>
After 10 years	2% above base pay
After 11 years	\$0
After 12 years	\$0
After 13 years	\$0
After 14 years	\$0
After 15 years	2% above base pay
After 16 years	2% above base pay
After 17 years	2% above base pay
After 18 years	2% above base pay
After 19 years	2% above base pay
After 20 years	2% above base pay
After 21 years	2% above base pay
After 22 years	2% above base pay
After 23 years	2% above base pay
After 24 years	2% above base pay
After 25 years	2 1/2% above base pay

Editor's Note: Paragraph E above was adopted on 10/14/04, repealing a prior policy. Director's report to the Board of Rules and Appeals includes language that the Longevity/Merit Review Bonus will be paid as close as possible to the anniversary date of hire.



g. Certifications

Robert Levy, Fire Inspector, Hallandale Beach  
Laurie Barnes-Zargo, Fire Inspector, Pembroke Pines  
Michael Green, Fire Inspector, Pembroke Pines  
Robert Arrighetti, Jr., Fire Inspector, Broward County  
James Robbins, Fire Plans Examiner, Davie  
Russell Woodward, Fire Plans Examiner, Davie  
Brian Dillon, Chief Building Inspector, Davie  
Mitchell Lipton, Building Inspector, Davie  
Daniel Gagne, Chief Mechanical Inspector, Miramar  
Gary Jones, Building Official, Lauderdale Lakes  
Sean Flanagan, Building Inspector, Coral Springs  
Juan Gomez, Building Inspector, Building Inspector  
Mark Dean, Building Inspector, Margate  
James Michaels, Plumbing Inspector, Broward County  
Craig Collins, Building Inspector, Broward County  
Jeff Sabouri, Building Official, Plantation

*The following item was added, from the regular Agenda, to the Consent Agenda, as per request from Mr. Perdue:*

6. CLARIFICATIONS as Submitted by the Board's Fire Code Committee

- a. Sec. 5240.41
- b. Sec. 5215.16

Mr. Crockett MOVED, and the motion was duly seconded, to approve all of the items on the consent agenda.

*This Item was Removed from the Consent Agenda, and added to the regular Agenda for Separate Consideration, as per request from Mr. Saltz*

**ROLL CALL VOTE:**

**Affirmative: Messrs.: Crockett, Lavrich,  
Perdue, Rice, Bray, Thrasher, Zibman,  
Flett, Meyer, Saltz, Snyder & Smith  
Negative: none**

**MOTION PASSED.**

1. e. Annual Merit Increase for Administrative Director

*This Item was Removed from the Consent Agenda, and added to the regular Agenda for Separate Consideration, as per request from Mr. Saltz*

The Chairman explained that the procedures for annual merit increases, effective on Oct. 1, are evaluated for the previous year's performance (i.e. Oct. 1, 1998 - Oct. 1, 1999). In view of the fact that Mr. Pillon has announced his retirement, he would not receive the full benefit of his prior year's performance, unless the Board votes to approve his annual merit increase to be given to him, in a lump sum amount, effective Oct. 1, 1999, before he retires.



Mr. Crockett MOVED, and the motion was duly seconded, to approve Director Pillon's annual merit increase, to be effective Oct. 1, 1999 in a lump sum amount based on his prior year's performance.

**ROLL CALL VOTE:**

**Affirmative: Messrs.: Crockett, Lavrich,  
Perdue, Rice, Bray, Thrasher, Zibman,  
Flett, Meyer, Saltz, Snyder & Smith  
Negative: none**

**MOTION PASSED.**



**APPEALS -**

2. **Appeal # 99-12 – DeRose & Slopey Consulting Engineers, Inc., Project Location: 1350 N. Ocean Blvd., Pompano Beach, Florida – Sec. 5107.3**

Chairman Lavrich stated that the appellant has requested a continuance, in writing, of this appeal to the Board's December meeting.

Mr. Crockett MOVED, and the motion was duly seconded, to continue this appeal to the December Board Meeting.

**MOTION PASSED**

**Negative votes: none**

At this point in the meeting, all individuals wishing to speak on tonight's issues, were sworn in by the Secretary.

3. **Appeal # 99-13 – David Seppi of Bliss Window, Project Location: 2000 S Ocean Drive, #1002, Fort Lauderdale, Florida – Sec. 3508.4 (a) & (b)**

Mr. Willis of staff introduced this appeal and explained that the issue of this appeal is whether a frame less glass door (which is part of a tub or shower enclosure) should be required to meet the requirement of Sec. 3508.4(a). Standard practice of Code interpretation is that specific language supercedes general language. Hence, it would be reasonable to infer that Sec. 3508.4(a) applies to other doors in every other locations (other than tubs and showers), and that Sec. 3508.4(b) only applies to safety glazing around doors surrounding tubs and showers.

Mr. Willis stated that the reasoning behind such an interpretation is that frame less glass doors in walls or other interior locations might well appear to be clear openings, inviting people to walk into them. Extra thickness, in those type locations is needed to keep the doors from breaking when walked into; however, this would not be the case in a tub or shower enclosure. In addition, to require the door of a tub enclosure to be thicker than the other glass in the same enclosure would not be logical. Mr. Willis said that after much research staff could not find evidence that there has ever been a record of hazard from the 1/4 inch safety glazing which is the industry standard. It was stated by Mr. Willis that a clarification/formal interpretation be made that "(b)" applies to tub and shower enclosures and "(a)" applies to doors everywhere else.

Mr. John Smith, Building Official for the City of Fort Lauderdale, spoke on behalf of the city and stated that it is the consensus of the building department that there is another way to read these sections and they would like assistance in clarifying 3508.4(b). Their opinion is that the "(b)" section is an additional requirement to be safety glazed when it

## **October 14, 2021 Board Agenda**

Item 13: Annual Leadership Performance Review for Administrative Director, Pay Adjustment and Separate Longevity/Merit Bonus

- Item 13 Memo
- Broward County Leadership Performance Review Evaluation Form



**BROWARD COUNTY**

**Board of Rules and Appeals**

1 North University Drive, Suite 3500B, Plantation, Florida 33324

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**To:** Board of Rules and Appeals

**From:** James DiPietro, Administrative Director

**Date:** October 14, 2021

**Re:** Annual Leadership Performance Review for Administrative Director,  
and Separate Longevity/Merit Bonus

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**REQUESTS**

It is respectfully requested that I be considered for a pay adjustment of 3% or \$5, 061.75 and an additional 1% or \$1,687.25 as a one-time lump sum for a 4% pay/lump sum total of \$6,749.00. This amount of 4% matches what the County Commission is providing for fiscal year 2022 for unrepresented employees. Additionally, all long-term Board of Rules and Appeals' employees are eligible for a fixed cash merit/longevity bonus, which in my case would occur on January 3, 2022.

**ADDITIONAL INFORMATION**

Broward County is providing a 4% merit raise pay adjustment for its unclassified employees and increasing the pay ranges by 3%. When an employee's salary is at the top of the pay range, he/she receives that portion above the range as a cash bonus based upon a merit review.

The Board of Rules and Appeals has had a program in effect since 2004 of a one-time merit/longevity cash bonuses for long-term employees. The amount specified for 22 years of service is 2%. If granted by our Board this 2% bonus would be \$3,475.74.

The total for salary and pay bonus if approved would be \$10,224.74. The current salary is \$168,725.23. The new requested salary effective October 3, 2021 is \$173,786.98.

Respectfully Submitted,

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

James DiPietro

Board of County Commissioners, Broward County, Florida  
 Finance and Administrative Services Department  
**DIVISION OF HUMAN RESOURCES**  
**BROWARD COUNTY**  
**LEADERSHIP PERFORMANCE REVIEW**

Employee		Job Title	
Department/Division/Office			
Rating Period: from		to	Anniversary Date
Type:	<input type="checkbox"/> Annual	<input type="checkbox"/> Follow-up	<input type="checkbox"/> Probationary (if applicable) <input type="checkbox"/> Other:

**I. PROFESSIONAL SKILLS AND COMPETENCY APPRAISAL**

<p>1. How well does the employee's performance support the agency's mission and represent the County in a positive and effective manner demonstrating SUNsational public service with colleagues, members of the public, and customers/clients?</p>	<b>COMMENTS</b>
<input type="checkbox"/> Consistently contributes more than expected <input type="checkbox"/> Contributes as expected <input type="checkbox"/> Contributes less than expected	
<p>2. How well does the employee demonstrate an understanding of the agency's business operations in support of innovation?</p>	<b>COMMENTS</b>
<input type="checkbox"/> Consistently contributes more than expected <input type="checkbox"/> Contributes as expected <input type="checkbox"/> Contributes less than expected	
<p>3. How effectively does the employee communicate (verbally and in writing), keep supervisors, coworkers and other stakeholders informed about agency issues, liabilities, and programs?</p>	<b>COMMENTS</b>
<input type="checkbox"/> Consistently contributes more than expected <input type="checkbox"/> Contributes as expected <input type="checkbox"/> Contributes less than expected	
<p>4. How well does the employee listen and give consideration and feedback to the ideas of others?</p>	<b>COMMENTS</b>
<input type="checkbox"/> Consistently contributes more than expected <input type="checkbox"/> Contributes as expected <input type="checkbox"/> Contributes less than expected	

5. How well does the employee resolve disputes constructively and take prompt and effective actions to address issues and reduce liabilities?		COMMENTS
<input type="checkbox"/> Consistently contributes more than expected <input type="checkbox"/> Contributes as expected <input type="checkbox"/> Contributes less than expected		
6. How well does the employee work as part of a team, helping build consensus, sharing information and contributing to the overall success of the agency?		COMMENTS
<input type="checkbox"/> Consistently contributes more than expected <input type="checkbox"/> Contributes as expected <input type="checkbox"/> Contributes less than expected		
7. How well does the employee keep up with professional education and enhance job-related personal skills?		COMMENTS
<input type="checkbox"/> Consistently contributes more than expected <input type="checkbox"/> Contributes as expected <input type="checkbox"/> Contributes less than expected		
8. How well does the employee respond to critical incidents, emergencies, unexpected situations, anomalies?		COMMENTS
<input type="checkbox"/> Consistently contributes more than expected <input type="checkbox"/> Contributes as expected <input type="checkbox"/> Contributes less than expected		

<b>Items 9-12 are to be completed for those who supervise other employees</b>		
9. As a supervisor or manager, how effective is the employee as a positive role model?		COMMENTS
<input type="checkbox"/> Consistently contributes more than expected <input type="checkbox"/> Contributes as expected <input type="checkbox"/> Contributes less than expected		
10. How effective is the employee as a coach, provider of praise and corrective action and in supporting SUNsational public service?		COMMENTS
<input type="checkbox"/> Consistently contributes more than expected <input type="checkbox"/> Contributes as expected <input type="checkbox"/> Contributes less than expected		

11. How effective is the employee in demonstrating support for County's equal employment opportunity, workplace and supplier diversity policies?		COMMENTS
<input type="checkbox"/> Consistently contributes more than expected		
<input type="checkbox"/> Contributes as expected		
<input type="checkbox"/> Contributes less than expected		
12. How effective is the employee in completing performance appraisals in a job-related and timely manner?		COMMENTS
<input type="checkbox"/> Consistently contributes more than expected		
<input type="checkbox"/> Contributes as expected		
<input type="checkbox"/> Contributes less than expected		

**II. PROFESSIONAL DEVELOPMENT OBJECTIVES**

A. Describe the employee's attainment of the PREVIOUS RATING PERIOD'S agreed upon professional growth and development objectives.

1.	
2.	
3.	

B. List at least three agreed upon professional growth and development objectives with measurable outcomes to be implemented by the employee IN THE COMING RATING PERIOD to enhance the employee's Professional Skills and Competencies described in Section I.

1.	
2.	
3.	

**III. PERFORMANCE OBJECTIVES**

A. Review the previously identified agreed upon MEASURABLE PERFORMANCE OBJECTIVES for which the employee has been responsible OVER THE PAST RATING PERIOD and assess how well the employee achieved the OBJECTIVES.

1.	
2.	
3.	

B. Reach an agreement between the evaluator and employee on MEASURABLE PERFORMANCE OBJECTIVES to be used to review the employee's achievements NEXT RATING PERIOD - List at least three:

1.	
2.	
3.	

**IV. CONCLUSIONS AND RECOMMENDATIONS**

Based upon the employee's overall performance during the rating period CHECK ONE of the following. (NOTE: references to salary increase eligibility pertain to annual evaluations and if applicable, follow-up evaluations.)

- Does not meet overall expectations - no salary increase
- Meets overall expectations - annually determined salary increase
- Exceeds overall expectations - annually determined salary increase and performance bonus eligibility

**Evaluator's Comments:**

<b>Evaluator's Name (Please Print or Type)</b>	<b>Evaluator's Signature</b>	<b>Date</b>
<b>Reviewer's Signature</b>		<b>Date</b>

**Employee's Comments:**

<b>Employee's Signature</b>	<b>Date</b>	
<p>Signature certifies the employee had the opportunity to review and discuss the appraisal with the evaluator and does not necessarily mean the employee agrees with the appraisal. Further, this appraisal does not constitute an actual or implied employment contract, nor does it establish any expectation of continued employment.</p>		



**Performance Bonus recommendation for employees rated as "Exceeds Overall Expectations"**

Performance Bonus award	\$		
Division/Office Director's Signature		Date	
Department Director's Signature, if applicable		Date	