



# BROWARD COUNTY BOARD OF RULES AND APPEALS

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## **Staff Recommended Best Practices – Electrical**

- Notify Building Officials, Electrical Chiefs and Electrical Inspectors Disconnection of Electric Power Memo:
  - The memo details the individuals authorized to disconnect electric power to a building or structure. See below the specific local code articles that directs which authority is allowed to disconnect electrical power to a building or structure.
- Notify Building Officials and Plans Examiners of the following Solar PV Permitting Contracting Recommendations:
  - Solar Contractors per FAC 61G4-15.021 are certified to do the complete installation of a PV system, including the roofing if needed, up to the power conditioner. Electric from the PV Power Conditioner to the existing power that serves the premises must be installed and permitted by a Licensed Unlimited Electrical Contractor from the State of Florida. A Solar Contractor does not need an Electrical Contractor if the system is free standing.
  - Electrical Contractors per FS 489.505 (12) are permitted to do a complete Solar PV system except for the roofing, the roofing work if any, must be permitted by a roofing contractor.
  - Homeowners may pull a permit but must prove that a qualified person will be doing the work. NEC 690.4E, and FS 489.103 7(a) 3.

### **ATTACHMENTS**

1. Notice to all Building Officials, Electrical Chiefs and Electrical Inspectors – Disconnection of Electric Power
2. Notice to all Building Officials and Plans Examiners – Solar PV Permitting Contracting

**BROWARD COUNTY  
BOARD OF RULES AND APPEALS**

**Disconnection of Power Rule Reminder**

**DATE:** October 21, 2016  
**TO** All Building Officials, Electrical Chiefs and Inspectors.  
**FROM:** Kenneth Castronovo. CECCO  
**SUBJECT:** Disconnection of Electric Power.

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Building Code Officials, Electrical Chiefs and Electrical Inspectors.

This is a reminder as to whom is authorized to disconnect electric power to a building or structure. See below the specific local code articles that directs which authority is allowed to disconnect electrical power to a building or structure.

**112.3 Authority to disconnect service utilities.** The Building Official or Chief Electrical Inspector shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by the reference codes and standards set forth in Section 101.4.1 through 11 in case of an emergency where necessary to eliminate an immediate hazard to life or property or when such utility connections has been made without the approval required by Section 112.1, 112.2 or 112.3. The Building Official or Chief Electrical Inspector shall notify the serving utility, and whenever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

**F-103.2.6 Stop-Work Orders.** The Fire Chief, or his/her duly authorized representative is given the authority to order any gas company, power company, or other utility company, to disconnect its service to any building or buildings containing gas or power installations, where such installations, in the opinion of the Fire Chief, or his/her duly authorized representative creates an immediate danger to life, and to otherwise close or evacuate such building and to bar reentry thereto, until such installation is repaired or replaced and such hazard to life ceases to exist.

Thank you!

Kenneth Castronovo



## **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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### **NOTICE TO ALL BUILDING OFFICIALS AND PLANS EXAMINERS.**

#### **Solar PV Permitting Contracting.**

Solar Contractors per FAC 61G4-15.021 are certified to do the complete installation of a PV system, including the roofing if needed, up to the power conditioner. Electric from the PV Power Conditioner to the existing power that serves the premises must be installed and permitted by a Licensed Unlimited Electrical Contractor from the State of Florida. A Solar Contractor does not need an Electrical Contractor if the system is free standing.

Electrical Contractors per FS 489.505 (12) are permitted to do a complete Solar PV system except for the roofing, the roofing work if any, must be permitted by a roofing contractor.

Homeowners may pull a permit but must prove that a qualified person will be doing the work. NEC 690.4E, and FS 489.103 7(a) 3.

In Effect Now.

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## **Staff Recommended Best Practices – Energy**

- Mechanical plan review staff shall notify the contractor of whether a “Duct Leakage Test Report” is required for the final Mechanical inspection.
- The “Envelope Leakage Test Report” (Blower Door Test) shall be submitted to the Mechanical Department for review and approval to determine if there are any additional ventilation requirements.
- The heating and cooling sizing calculations shall be stapled to or submitted as part of the “Energy Compliance Report” and shall be marked as “approved” and made a part of the approved building plans.
- “Energy Compliance Report” shall be kept at the site of work and shall be open to inspection by the code official.

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## **Staff Recommended Best Practices – Fire**

- During the pre-construction meeting city officials should indicate to the engineers, building representative and building contractors, the possibility that the building might need a BDA System.
- Once the exterior walls and windows are installed, city officials should consider getting a preliminary assessment to determine if the structure would potentially require a BDA system. As provided in the Broward Fire Chiefs Memo attached.
- This knowledge and planning to establish proper time frames could reduce the delay in receiving their certificate of occupancy.

### **ATTACHMENTS**

1. NFPA 1:11.10



## ATTENTION CONTRACTORS & DESIGN PROFESSIONALS

### EFFECTIVE IMMEDIATELY

NFPA 1:11.10 Requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA 1: 11.10.1 and NFPA 72: 24.5.2.2.1 through 24.5.2.2.3.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA 72: 14.4.12.1.2 through 14.4.12.1.4 and NFPA 24.5.2.3.

1. A test "grid" plan shall be produced to ensure testing throughout the building.
2. Signal levels shall be measured to ensure the system meets the criteria of 24.5.2.3 according to parameters as follows:
  - a. 24.5.2.3.1 Inbound.  
A minimum inbound signal strength of -95 dBm, or other signal strength as required by the authority having jurisdiction, shall be provided throughout the coverage area.
  - b. 24.5.2.3.2 Outbound.  
A minimum outbound signal strength of -95 dBm at the donor site, or other signal strength as required by the authority having jurisdiction, shall be provided for the coverage area.
  - c. Critical areas, such as the emergency command center(s), the fire pump room(s), exit stairs, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas deemed critical by the authority having jurisdiction, shall be provided with 99 percent floor area radio coverage.
  - d. General building areas shall be provided with 90 percent floor area radio coverage.

### ACCEPTANCE

1. If three nonadjacent areas fail the test with less than -95 decibels per milliwatt (-95 dBm), and /or a DAQ3 or below; or if two adjacent areas fail with less than -95 decibels per milliwatt (-95 dBm), and/or a DAQ3 or below, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems; and/or  
Rev. 10/30/2015
2. If there is less than 99 percent floor area radio coverage to all Critical areas, or less than 90 percent floor area radio coverage to all General building areas, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems.

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### Staff Recommended Best Practices – Fire

- Remind the staff that the inspection of Fire Dampers in Existing Buildings shall be done every 4 years. The provisions for inspecting Fire Damper are well established in Statute and NFPA codes as follows below:
  - **Florida State Statute 633.202(2)** states the State Fire Marshal shall adopt the current edition of the **National Fire Protection Association’s Standard 1**, Fire Prevention Code ... The State Fire Marshal shall adopt the current edition of the Life Safety Code, NFPA 101, current editions, by reference.
  - **Florida State Statute 633.208(2)** states that each municipality, county, and special district with firesafety responsibilities shall enforce the Florida Fire Prevention Code as the minimum firesafety code required by this section.
  - **National Fire Protection Association 1:12.2.2** states Fire safety construction features for **new and existing occupancies** shall comply with this Code and the referenced edition of NFPA 101.
  - **National Fire Protection Association 1:12.3.3.1** states Required **fire-resistive construction**, including for barriers, fore walls, exterior walls due to location on property, fire-resistive requirements based on type of construction, draft stop partitions, and roof coverings, **shall be maintained** and shall be properly repaired, restored, or replaced where damaged, altered, breached, penetrated, removed, or improperly installed.
  - **National Fire Protection Association 1:12.4.1** states that the installation and **maintenance of assemblies and devices used to protect openings in walls, floors, and ceilings** against the spread of fire and smoke within, into, or out of buildings shall comply with Section 12.4 and **NFPA 80**, Standard for Fire Doors and Other Opening Protectives.
  - **NFPA 80, Chapter 19** is the standard for Installation, Testing, and Maintenance of Fire Dampers.
  - **Sections 19.4.1 thru 19.4.11** speak about the Periodic Inspection and Testing. **Section 19.4.1.1** and establishes every 4 years they shall be **tested and inspected**.
  - **Section 19.4.11** speaks about if they are smoke/fire combination dampers then they also have to comply with NFPA 105, Chapter 6.



# **BROWARD COUNTY BOARD OF RULES AND APPEALS**

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## **Staff Recommended Best Practices – Mechanical**

- Create checklists for both permit application documents and typical inspection items for residential air conditioning replacements.
- Provide test procedures for smoke duct detectors in replacements of commercial air conditioning systems.
- Provide test procedures for grease (Type 1) hoods.
- Create checklists for both permit application documents and typical inspection items for commercial air conditioning replacements.

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## **Staff Recommended Best Practices – Structural**

- Develop Standard Operating Procedures so that the entire staff is uniform in requesting the proper documentation for all of types of permits.
  - This will eliminate the common complaint that improper documents and unnecessary signatures are being requested by the building departments.
- Create a complete compressive plan checklist including form(s) and outside agency contacts.
- Remind the staff that asphalt driveways for single family residences are not regulated by the Florida Building Code and do not require building permits. Permits may be required by other agencies within the jurisdiction.

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## **Staff Recommended Best Practices – Administrative**

- Provide link to Broward County Chapter 1.
- Provide list of projects requiring Broward County Environmental approval.
- Provide list of projects requiring Florida Department of Agriculture approval.
- Provide list of projects requiring Florida Department of Health approval.
- Municipalities that use outside building code service providers should add continuity of service clauses in their contracts. This can help prevent lapses in service or disagreement on who does what when a contract is terminated, and a new provider is hired.