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ORDINANCE 20-XX

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AN ORDINANCE OF THE CITY OF MARCO ISLAND, FLORIDA, AMENDING THE CODE OF ORDINANCES BY AMENDING ARTICLE IV, “ADMINISTRATIVE CONSTRUCTION CODE” OF CHAPTER 6 “BUILDINGS AND BUILDING REGULATIONS”; DELETING AND REPLACING SECTION 6-111, ESTABLISHING THE CITY OF MARCO ISLAND ADMINISTRATIVE CONSTRUCTION CODE, WITH SAID ADMINISTRATIVE CONSTRUCTION CODE ACTING AS THE ADMINISTRATIVE CHAPTER (CHAPER 1) OF THE FLORIDA BUILDING CODE, AS REFERENCED; ADOPTING CHAPTER 1 OF THE 7TH EDITION (2020) OF THE FLORIDA BUILDING CODE WITH AMENDMENTS; PROVIDING FOR INCORPORATION, REPEALER, CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, Article VIII of the State Constitution and Chapter 166, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Section 553.73(4)(a), Florida Statutes, authorizes Florida municipalities to make local amendments to its building codes, provided they are no less stringent than the minimum standards described in the Florida Building Code; and

WHEREAS, the City of Marco Island desires to provided for a single ordinance for the administration of the Florida Building Code 7th Edition (2020), enforced by the City of Marco Island.

NOW, THEREFOR, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARCO ISLAND:

Section 1. Recitals. The foregoing “WHEREAS” clauses are true and correct and reflective of the legislative intent underlying this Ordinance and are hereby ratified and made a specific part of this Ordinance.

Section 2. Chapter 6 of the City Code Amended. That Article IV “Administrative Construction Code, of Chapter 6 “Buildings and Building Regulations” of the City of Marco Island Code of Ordinances are hereby deleted and repealed in its entirety and replaced with the following language in order to reflect adoption of Chapter 1, Administration, of the Florida Building Code, 7th edition (2020) to read as follows :

Sec. 6-111. - Administration chapter of Florida Building Code adopted; amendments.

a) Adoption. There is hereby adopted by reference, Chapter 1, Administration, of the Florida Building Code, 7th edition (2020), as the administrative provisions of the Florida Building Code, enforced by the City of Marco Island.

b) Amendment. That Chapter 1, Administration of the Florida Building Code, 7th edition (2020), is adopted in this section and is hereby amended by local amendment to read as follows:

CHAPTER 1
ADMINISTRATION

SECTION 100
PURPOSE

100.1 Purpose. The purpose of this Ordinance is to establish and adopt a single ordinance uniformly addressing the non-technical and administrative requirements for the Florida Building Code, 7th Edition (2020), and any supplements, additions and or deletions, approved by the Department of Community Affairs, the Department of Business and Professional Regulation, the National Electric Code, 2017 edition, Florida Fire Prevention Code, current edition, and all other adopted technical codes and ordinances not superseded by the Florida Building Code.

100.1.1 Marco Island Administrative Construction Code shall constitute and be known and cited as the Marco Island Administrative Construction Code ("ACC") hereinafter referred to as the "ACC."

CHAPTER 1
SCOPE AND ADMINISTRATION

PART 1—SCOPE AND APPLICATION
SECTION 101
GENERAL

[A] 101.1 Title. These regulations shall be known as the *Florida Building Code*, hereinafter referred to as “this code.”

[A] 101.2 Scope. The provisions of this code shall apply to the construction, *alteration*, relocation, enlargement, replacement, *repair*, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exceptions:

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

[A] 101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

90 **101.2.2** Florida Building Code, Residential Construction standards or practices which are not
91 covered by Florida Building Code, Residential volume shall be in accordance with the
92 provisions of Florida Building Code, Building.
93

94 **[A] 101.3 Intent.** The purpose of this code is to establish the minimum requirements to provide
95 a reasonable level of safety, public health and general welfare through structural strength, *means*
96 *of egress* facilities, stability, sanitation, adequate light and ventilation, energy conservation, and
97 safety to life and property from fire and other hazards attributed to the built environment and to
98 provide a reasonable level of safety to fire fighters and emergency responders during emergency
99 operations.

100 **101.3.1 Quality control.** Quality control of materials and workmanship is not within the
101 purview of this code except as it relates to the purposes stated herein.
102

103 **101.3.2 Warranty and Liability.** The permitting, plan review or inspection of any building,
104 system or plan by this jurisdiction, under the requirements of this code, shall not be construed in
105 any court as a warranty of the physical condition of such building, system or plan or their
106 adequacy. This jurisdiction shall not be liable in tort for damages or hazardous or illegal
107 condition or inadequacy in such building, system or plan, nor for any failure of any component
108 of such, which may occur subsequent to such inspection or permitting.
109

110 **[A] 101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.9 and
111 referenced elsewhere in this code shall be considered part of the requirements of this code to the
112 prescribed extent of each such reference.
113

114 **[A] 101.4.1 Gas.** The provisions of the *Florida Building Code, Fuel Gas* shall apply to the
115 installation of gas piping from the point of delivery, gas appliances and related accessories as
116 covered in this code. These requirements apply to gas piping systems extending from the point
117 of delivery to the inlet connections of appliances and the installation and operation of residential
118 and commercial gas appliances and related accessories.
119

120 **[A] 101.4.2 Mechanical.** The provisions of the *Florida Building Code, Mechanical* shall apply
121 to the installation, *alterations, repairs* and replacement of mechanical systems, including
122 equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating,
123 cooling, air-conditioning and refrigeration systems, incinerators and other energy related
124 systems.
125

126 **[A] 101.4.3 Plumbing.** The provisions of the *Florida Building Code, Plumbing* shall apply to
127 the installation, *alteration, repair* and replacement of plumbing systems, including equipment,
128 appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage
129 system and all aspects of a medical gas system.
130

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132 **[A] 101.4.4 Property maintenance.** The provisions of the *International Property Maintenance*
133 *Code* shall apply to existing structures and premises; equipment and facilities; light, ventilation,
134 space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and
135 occupants; and occupancy of existing premises and structures.
136

137 **[A] 101.4.5 Fire prevention.** For provisions related to fire prevention, refer to the *Florida Fire*

Prevention Code. The *Florida Fire Prevention Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, *repair, alteration* or removal of fire suppression, *automatic sprinkler systems* and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

[A] 101.4.6 Energy. The provisions of the *Florida Building Code, Energy Conservation* shall apply to all matters governing the design and construction of buildings for energy efficiency.

[A] 101.4.7 Existing buildings. The provisions of the *Florida Building Code, Existing Building* shall apply to matters governing the *repair, alteration*, change of occupancy, *addition* to and relocation of existing buildings.

101.4.8 Accessibility. For provisions related to accessibility, refer to the *Florida Building Code, Accessibility*.

101.4.9 Manufactured buildings. For additional administrative and special code requirements, see Section 458, *Florida Building Code, Building*, and Rule 61-41 F.A.C.

SECTION 102 APPLICABILITY

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

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

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

- (a) Building and structures specifically regulated and preempted by the federal government.
- (b) Railroads and ancillary facilities associated with the railroad.
- (c) Nonresidential farm buildings on farms.

- (d) Temporary buildings or sheds used exclusively for construction purposes.
- (e) Mobile or modular structures used as temporary offices, except that the provisions of Part II (Sections 553.501-553.513, *Florida Statutes*) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures. Permits shall be required for structural support and tie-down, electric supply and all other such utility connections to such mobile or modular structures as required by this jurisdiction.
- (f) Those structures or facilities of electric utilities, as defined in Section 366.02, *Florida Statutes*, which are directly involved in the generation, transmission, or distribution of electricity.
- (g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.
- (h) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term “chickee” means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other nonwood features.
- (i) Family mausoleums not exceeding 250 square feet (23 m²) in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
- (j) Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.
- (k) A building or structure having less than 1,000 square feet (93 m²) which is constructed and owned by a natural person for hunting and which is repaired or reconstructed to the same dimension and condition as existed on January 1, 2011, if the building or structure:
1. Is not rented or leased or used as a principal residence;
 2. Is not located within the 100-year flood plain according to the Federal Emergency Management Agency’s current Flood Insurance Rate Map; and
 3. Is not connected to an off-site electric power or water supply.

102.2.1 In addition to the requirements of Sections 553.79 and 553.80, *Florida Statutes*, facilities subject to the provisions of Chapter 395, *Florida Statutes*, and Part II of Chapter 400, *Florida Statutes*, shall have facility plans reviewed and construction surveyed by the state agency authorized to do so under the requirements of Chapter 395, *Florida Statutes*, and Part II of Chapter 400, *Florida Statutes*, and the certification requirements of the federal government.

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

1. The building or structure is structurally sound and in occupiable condition for its intended use;
2. The occupancy use classification for the building or structure is not changed as a result of the move;
3. The building is not substantially remodeled;
4. Current fire code requirements for ingress and egress are met;
5. Electrical, gas and plumbing systems meet the codes in force at the time of construction and are operational and safe for reconnection; and
6. Foundation plans are sealed by a professional engineer or architect licensed to practice in this state, if required by the *Florida Building Code, Building* for all residential buildings or structures of the same occupancy class.

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

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

102.2.5 Each enforcement district shall be governed by a board, the composition of which shall be determined by the affected localities.

1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the *Florida Building Code* relating to:
 - a. Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition or alteration shall not exceed 1,000 square feet (93 m²) or the square footage of the primary structure, whichever is less.
 - b. Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not exceed \$5,000 within any 12-month period.
 - c. Building and inspection fees.
2. However, the exemptions under subparagraph 1 do not apply to single-family residences that are located in mapped flood hazard areas, as defined in the code, unless the enforcement district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.
3. Each code exemption, as defined in sub-subparagraphs 1a, 1b, and 1c shall be certified to the local board 10 days prior to implementation and shall only be effective in the territorial jurisdiction of the enforcement district or local enforcement agency implementing it.

102.2.6 This section does not apply to swings and other playground equipment accessory to a one- or two-family dwelling.

Exception: Electrical service to such playground equipment shall be in accordance with Chapter 27 of this code.

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

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

[A] 102.4.1 Conflicts. Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

[A] 102.4.2 Provisions in referenced codes and standards. Where the extent of the reference

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

[A] 102.5 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

[A] 102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *Florida Building Code, Existing Building, International Property Maintenance Code* or the *Florida Fire Prevention Code*.

[A] 102.6.1 Buildings not previously occupied. A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the *Florida Building Code, Building* or *Florida Building Code, Residential*, as applicable, for new construction or with any current *permit* for such occupancy.

[A] 102.6.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *Florida Fire Prevention Code, International Property Maintenance Code* or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

102.7 Relocation of manufactured buildings.

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

102.8 Existing mechanical equipment. An agency or local government may not require that existing mechanical equipment located on or above the surface of a roof be installed in compliance with the requirements of the *Florida Building Code* except during reroofing when the equipment is being replaced or moved and is not in compliance with the provisions of the *Florida Building Code* relating to roof-mounted mechanical units.

102.9 Words defined.

Appraised value. For the purpose of this section, appraised value is defined as either (1) one hundred and twenty (120) percent of the assessed value of the structure as indicated by

the County Property Appraiser's Office or (2) the value as indicated in a certified appraisal from a certified appraiser.

Assessed value. The value of real property and improvements thereon as established by the County Property Appraiser.

Basic Wind Speed Line. The basic wind speed for the jurisdiction shall be as required by the windspeed maps in Section 1609 of the Florida Building Code, 7th Edition (2020):

Risk Category I: 155 mph

Risk Category II (Single Family Home): 170 mph

Risk Category III: 185 mph

Risk Category IV: 190 mph

Board. The City Board of Adjustment and Appeals, unless otherwise specifically stated.

Building shell. The structural components that completely enclose a building, including, but not limited to, the foundation, structural frame, floor slabs, exterior walls and roof system.

Building system. A functionally related group of elements, components and/or equipment, such as the electrical, plumbing and mechanical systems of a building.

Certificate of occupancy (C.O.). An official document evidencing that a building satisfies the requirements of the jurisdiction for the occupancy of a building.

Certificate of Completion (C. of C.). An official document evidencing that a building satisfies the requirements of the jurisdiction for the completion of a building, or component of a building or an accessory structure.

Code. The Florida Building Code, or the Code of Ordinances, as the context may require.

Demolition. The act of razing, dismantling or removal of a building or structure, or portion thereof.

Department or department. The Department of Building Safety.

Examination. An exam prepared, proctored and graded by a recognized testing agency unless otherwise implied in context or specifically stated otherwise.

Inspection warrant. A court order authorizing the official or his designee to perform an inspection of a particular property named in the warrant.

Intensification of use. An increase in capacity or number of units of a residential or commercial building.

NGVD - National Geodetic Vertical Datum of 1929 (NGVD 29). A system of

measurement used by surveyors and engineers, the basis for relating ground and flood elevations. It has been replaced by the North American Vertical Datum of 1988 (NAVD 88).

NAVD - North American Vertical Datum of 1988 (NAVD 88). A revised system of measurement used by surveyors and engineers, the basis for relating ground and flood elevations. It is also based on satellite systems that account for differences in gravitational forces in different areas. Note: NGVD + 1.3 ft = NAVD

Permit card or placard. A document issued by the jurisdiction evidencing the issuance of a permit and recording of inspections.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103 DEPARTMENT OF BUILDING SAFETY RESERVED

SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL

[A] 104.1 General.

Reserved

[A] 104.2 Applications and *permits*.

Reserved

104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas.

Reserved

[A] 104.3 Notices and orders.

Reserved

[A] 104.4 Inspections.

Reserved

[A] 104.5 Identification.

Reserved

[A] 104.6 Right of entry.

Reserved

[A] 104.7 Department records. The *building official* shall keep official records of applications received, *permits* and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for

retention of public records per FS 119.

104.8 Liability. The *building official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be civilly or criminally rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The *building official* or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

[A] 104.8.1 Legal defense. Any suit or criminal complaint instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representatives of the jurisdiction until the final termination of the proceedings. The *building official* or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

[A] 104.9 Approved materials and equipment. Materials, equipment and devices *approved* by the *building official* shall be constructed and installed in accordance with such approval.

[A] 104.9.1 Used materials and equipment. The use of used materials that meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless *approved* by the *building official*.

[A] 104.10 Modifications.

Reserved

[A] 104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the *building official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, *fire resistance*, durability and safety. Where the alternative material, design or method of construction is not *approved*, the *building official* shall respond in writing, stating the reasons why the alternative was not *approved*.

[A] 104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved* sources.

[A] 104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *building official*

shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *building official* shall approve the testing procedures. Tests shall be performed by an *approved agency*. Reports of such tests shall be retained by the *building official* for the period required for retention of public records.

SECTION 105 PERMITS

[A] 105.1 Required. Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

[A] 105.1.1 Annual facility *permit*. In lieu of an individual *permit* for each *alteration* to an existing electrical, gas, mechanical, plumbing or interior nonstructural office system(s), the *building official* is authorized to issue an annual *permit* for any occupancy to facilitate routine or emergency service, repair, refurbishing, minor renovations of service systems or manufacturing equipment installations/relocations. The *building official* shall be notified of major changes and shall retain the right to make inspections at the facility site as deemed necessary. An annual facility *permit* shall be assessed with an annual fee and shall be valid for one year from date of issuance. A separate *permit* shall be obtained for each facility and for each construction trade, as applicable. The *permit* application shall contain a general description of the parameters of work intended to be performed during the year.

[A] 105.1.2 Annual Facility *permit* records. The person to whom an annual *permit* is issued shall keep a detailed record of *alterations* made under such annual *permit*. The *building official* shall have access to such records at all times or such records shall be filed with the *building official* as designated.

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

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

[A] 105.2 Work exempt from *permit*. Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the

provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of the *local floodplain management ordinance*. *Permits* shall not be required for the following:

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.
8. The installation, replacement, removal or metering of any load management control device.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a *permit* shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

[A] 105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted within the next working business day to the *building official*.

[A] 105.2.2 Minor repairs. Ordinary minor repairs may be made with the approval of the *building official* without a *permit*, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required *means of egress*, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include *addition* to, *alteration* of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

[A] 105.2.3 Public service agencies. A *permit* shall not be required for the installation, *alteration* or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

[A] **105.3 Application for permit.** To obtain a *permit*, the applicant shall first file an application therefor in writing on a form furnished by the building department for that purpose.

Permit application forms shall be in the format prescribed by a local administrative board, if applicable, and must comply with the requirements of Sections 713.135(5) and (6), *Florida Statutes*.

Each application shall be inscribed with the date of application, and the code in effect as of that date. For a building *permit* for which an application is submitted prior to the effective date of the *Florida Building Code*, the state minimum building code in effect in the permitting jurisdiction on the date of the application governs the permitted work for the life of the *permit* and any extension granted to the *permit*.

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

[A] **105.3.1 Action on application.** The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *building official* shall reject such application in writing, stating the reasons therefor. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefor as soon as practicable. 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 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 *Florida Building Code* 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.

105.3.1.2 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 250 fixture units or which costs more than \$125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler

system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 *Florida Statutes*, may design a fire sprinkler system of 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 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 which is designed to accommodate 100 or more persons or for which the system costs more than \$125,000. 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-, two-, three-, 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 fewer than 100 persons and requires an air-conditioning system with a value of \$125,000 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 a professional engineer.

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

Example 2: Consider a small single-story office building which consists of six individual offices where each office has a single three-ton package air conditioning heat pump. The six heat pumps are connected to a single water cooling tower. The cost of the entire heating, ventilation and air-conditioning work is \$47,000 and the office building accommodates fewer than 100 persons. Because the six mechanical units are connected to a common water tower, this is considered to be an 18-ton system.

Note: It was further clarified by the Commission that the limiting criteria of 100 persons and \$125,000 apply to the building occupancy load and the cost for 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, halon, or fire detection and alarm system which costs more than \$5,000.
5. Electrical documents. See *Florida Statutes* 471.003(2)(h). Any electrical or plumbing or air-conditioning and refrigeration system meeting the following thresholds are required to be designed by a Florida Registered Engineer. The system, Requires an electrical system with a value of over \$125,000; and Requires an aggregate service capacity of over 600 amperes (240 volts) on a residential electrical system or over 800 amperes (240 volts) on a commercial or industrial electrical system;

NOTE: It was further clarified by the Commission that the limiting factor of 240 volt or over is required to be designed by an Engineer. Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, *Florida Statutes*.

- 668 6. All public swimming pools and public bathing places defined by and regulated under
669 Chapter 514, *Florida Statutes*.
670

671 **[A] 105.3.2 Time limitation of application.** An application for a *permit* for any proposed work
672 shall be deemed to have been abandoned becoming null and void 180 days after the date of
673 filing, unless such application has been pursued in good faith or a *permit* has been issued; except
674 that the *building official* is authorized to grant one or more extensions of time for additional
675 periods not exceeding 90 days each. The extension shall be requested in writing and justifiable
676 cause demonstrated.
677

678 **105.3.3** An enforcing authority may not issue a building *permit* for any building construction,
679 erection, alteration, modification, repair or addition unless the *permit* either includes on its face
680 or there is attached to the *permit* the following statement: “NOTICE: In addition to the
681 requirements of this *permit*, there may be additional restrictions applicable to this property that
682 may be found in the public records of this county, and there may be additional *permits* required
683 from other governmental entities such as water management districts, state agencies, or federal
684 agencies.”
685

686 **105.3.4** A building *permit* for a single-family residential dwelling must be issued within 30
687 working days of application therefor unless unusual circumstances require a longer time for
688 processing the application or unless the *permit* application fails to satisfy the *Florida Building*
689 *Code* or the enforcing agency’s laws or ordinances.
690

691 **105.3.5 Identification of minimum premium policy.** Except as otherwise provided in Chapter
692 440, *Florida Statutes*, Workers’ Compensation, every employer shall, as a condition to receiving
693 a building *permit*, show proof that it has secured compensation for its employees as provided in
694 Sections 440.10 and 440.38, *Florida Statutes*.
695

696 **105.3.6 Asbestos removal.** Moving, removal or disposal of asbestos-containing materials on a
697 residential building where the owner occupies the building, the building is not for sale or lease,
698 and the work is performed according to the owner-builder limitations provided in this paragraph.
699 To qualify for exemption under this paragraph, an owner must personally appear and sign the
700 building *permit* application. The permitting agency shall provide the person with a disclosure
701 statement in substantially the following form:
702

703 **Disclosure Statement:** State law requires asbestos abatement to be done by licensed contractors.
704 You have applied for a *permit* under an exemption to that law. The exemption allows you, as the
705 owner of your property, to act as your own asbestos abatement contractor even though you do
706 not have a license. You must supervise the construction yourself. You may move, remove or
707 dispose of asbestos-containing materials on a residential building where you occupy the building
708 and the building is not for sale or lease, or the building is a farm outbuilding on your property. If
709 you sell or lease such building within 1 year after the asbestos abatement is complete, the law
710 will presume that you intended to sell or lease the property at the time the work was done, which
711 is a violation of this exemption. You may not hire an unlicensed person as your contractor. Your
712 work must be done according to all local, state and federal laws and regulations which apply to
713 asbestos abatement projects. It is your responsibility to make sure that people employed by you
714 have licenses required by state law and by county or municipal licensing ordinances.
715

716 **105.3.7 Applicable Code for Manufactured Buildings.** Manufacturers should be permitted to

complete all buildings designed and approved prior to the effective date of a new code edition, provided a clear signed contract is in place. The contract shall provide specific data mirroring that required by an application for *permit*, specifically, without limitation, date of execution, building owner or dealer, and anticipated date of completion. However, the construction activity must commence within 6 months of the contract's execution. The contract is subject to verification by the Department of Business and Professional Regulation.

105.4 Conditions of the *permit*. The issuance or granting of a *permit* shall not be construed to be a *permit* for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. *Permits* presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a *permit* based on *construction documents* and other data shall not prevent the *building official* from requiring the correction of errors in the *construction documents* and other data. The *building official* is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinance of this jurisdiction.

105.4.1 *Permit intent.* A *permit* issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a *permit* prevent the *building official* from thereafter requiring a correction of errors in plans, construction or violations of this code. Every *permit* issued shall become invalid unless the work authorized by such *permit* is commenced within 6 months after its issuance, or if the work authorized by such *permit* is suspended or abandoned for a period of 6 months after the time the work is commenced.

105.4.1.1 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.

105.4.1.2 If a new *permit* is not obtained within 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. Alternately, a new *permit* may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial *permit* became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new *permit*.

105.4.1.3 Work shall be considered to be in active progress when the *permit* has received an approved inspection within 180 days. 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.

105.4.1.4 The fee for renewal reissuance and extension of a *permit* shall be set forth by the administrative authority.

105.5 Expiration. Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* holder and property owner shall be responsible to either complete all work in accordance with the permitted plans and inspection or remove any partially

completed work in a safe and code compliant manner. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated as determined by the *building official*.

105.5.1 Additional options for closing a *permit*. Pursuant to Section 553.79(15), Florida Statutes, a property owner, regardless of whether the property owner is the one listed on the application for the building *permit*, may close a building *permit* by complying with the following requirements:

1. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspection in order to close the *permit*. If a contractor other than the original contractor listed on the *permit* is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that he or she performs.
2. The property owner may assume the role of an owner- builder, in accordance with Sections 489.103(7) and 489.503(6), *Florida Statutes*.
3. If a building *permit* is expired and its requirements have been substantially completed, as determined by the local enforcement agency, the *permit* may be closed without having to obtain a new building *permit*, and the work required to close the *permit* may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the *permit*, unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design or method of construction.
4. A local enforcement agency may close a building *permit* 6 years after the issuance of the *permit*, even in the absence of a final inspection, if the local enforcement agency determines that no apparent safety hazard exists.
For purposes of this section, the term “close” means that the requirements of the *permit* have been satisfied.

105.5.2 For the purposes of this subsection, a *closed permit* shall mean a *permit* for which all requirements for completion have been satisfied or a *permit* that has been administratively closed by the *building official*.

105.5.3 For the purposes of this subsection, an *open permit* shall mean a *permit* that has not satisfied all requirements for completion as defined in 105.5.1.1.

[A] 105.6 Denial or revocation. Whenever a *permit* required under this section is denied or revoked because the plan, or the construction, erection, alteration, modification, repair, or demolition of a building, is found by the local enforcing agency to be not in compliance with the *Florida Building Code*, the local enforcing agency shall identify the specific plan or project features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the *permit* applicant. If the local building code administrator or inspector finds that the plans are not in compliance with the *Florida Building Code*, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the *permit* applicant.

105.6.1 Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building *permit* to; issue a notice of violation to; or fine, penalize, sanction or assess fees against an arm's-length purchaser of a property for value solely because a building *permit* applied for by a previous owner of the property was not closed. The local enforcement agency shall maintain all rights and remedies against the property owner and contractor listed on the *permit*.

105.6.2 Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building *permit* to a contractor solely because the contractor is listed on other building *permits* that were not closed. A local enforcement agency has the authority to deny a new *permit* application from an applicant for other reasons.

[A] 105.7 Placement of *permit*. The building *permit* or copy shall be kept on the site of the work until the completion of the project.

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

105.9 Asbestos. The enforcing agency shall require each building *permit* for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of Section 469.003, *Florida Statutes*, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

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

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

105.12 Work starting before *permit* issuance. Upon approval of the *building official*, the scope of work delineated in the building *permit* application and plan may be started prior to the final approval and issuance of the *permit*, provided any work completed is entirely at risk of the *permit* applicant and the work does not proceed past the first required inspection.

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

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

Exception: *Permit* issued on basis of an affidavit shall not extend to the flood load and flood resistance requirements of the *Florida Building Code*.

105.15 Opening protection. When any activity requiring a building *permit*, not including roof covering replacement or repair work associated with the prevention of degradation of the residence, that is applied for on or after July 1, 2008, and for which the estimated cost is \$50,000 or more for a site built single-family detached residential structure that is located in the wind-borne debris region as defined in this code and that has an insured value of \$750,000 or more, or, if the site built single-family detached residential structure is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$750,000 or more; opening protections as required within this code or *Florida Building Code, Residential* for new construction shall be provided.

Exception: Single family residential structures permitted subject to the *Florida Building Code* are not required to comply with this section.

105.16 Inspection of existing residential building not impacted by construction.

- (a) A local enforcing agency, and any local building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building *permit* the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the *permit* is sought.
- (b) This subsection does not apply to a building *permit* sought for:
 - 1. A substantial improvement as defined in s. 161.54, *Florida Statutes* or as defined in the *Florida Building Code*.
 - 2. A change of occupancy as defined in the *Florida Building Code*.
 - 3. A conversion from residential to nonresidential or mixed use pursuant to s.

- 911 553.507(2)(a), *Florida Statutes* or as defined in the *Florida Building Code*.
912 4. A historic building as defined in the *Florida Building Code*.
913 (c) This subsection does not prohibit a local enforcing agency, or any local building code
914 administrator, inspector, or other official or entity, from:
915 1. Citing any violation inadvertently observed in plain view during the ordinary course of
916 an inspection conducted in accordance with the prohibition in paragraph (a).
917 2. Inspecting a physically nonadjacent portion of a building, structure, or real property that
918 is directly impacted by the construction, erection, alteration, modification, repair, or
919 demolition of the building, structure, or real property for which the *permit* is sought in
920 accordance with the prohibition in paragraph (a).
921 3. Inspecting any portion of a building, structure, or real property for which the owner or
922 other person having control of the building, structure, or real property has voluntarily
923 consented to the inspection of that portion of the building, structure, or real property in
924 accordance with the prohibition in paragraph (a).
925 4. Inspecting any portion of a building, structure, or real property pursuant to an inspection
926 warrant issued in accordance with ss. 933.20-933.30, *Florida Statutes*.
927

928 **105.17 Streamlined low-voltage alarm system installation permitting.**

- 929 (1) As used in this section, the term:
930 (a) “Contractor” means a person who is qualified to engage in the business of electrical or
931 alarm system contracting pursuant to a certificate or registration issued by the
932 department under Part II of Chapter 489, *Florida Statutes*.
933 (b) “Low-voltage alarm system project” means a project related to the installation,
934 maintenance, inspection, replacement, or service of a new or existing alarm system, as
935 defined in s. 489.505, *Florida Statutes*, that is hardwired and operating at low voltage,
936 as defined in the *National Electrical Code* Standard 70, Current Edition, or a new or
937 existing low-voltage electric fence, and ancillary components or equipment attached to
938 such a system, or fence, including, but not limited to, home-automation equipment,
939 thermostats, closed-circuit television systems, access controls, battery recharging
940 devices, and video cameras.
941 (c) “Low-voltage electric fence” means an alarm system, as defined in s. 489.505, that
942 consists of a fence structure and an energizer powered by a commercial storage battery
943 not exceeding 12 volts which produces an electric charge upon contact with the fence
944 structure.
945 (d) “Wireless alarm system” means a burglar alarm system of smoke detector that is not
946 hardwired.
947 (2) Notwithstanding any provision of this code, this section applies to all low-voltage alarm
948 system projects for which a *permit* is required by a local enforcement agency. However, a
949 *permit* is not required to install, maintain, inspect, replace, or service a wireless alarm
950 system, including any ancillary components or equipment attached to the system.
951 (3) A low-voltage electric fence must meet all of the following requirements to be permitted as
952 a low-voltage alarm system project and no further *permit* shall be required for the low-
953 voltage alarm system project other than as provided in this section:
954 (a) The electric charge produced by the fence upon contact must not exceed energizer
955 characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International
956 Electrotechnical Commission Standard No. 60335-2-76, Current Edition.
957 (b) A nonelectric fence or wall must completely enclose the low-voltage electric fence. The
958 low-voltage electric fence may be up to 2 feet higher than the perimeter nonelectric
959 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 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 s. 553.793, *Florida Statutes*. The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.
- (a) A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit information other than identification information of the licensee and proof of registration or certification as a contractor.
- (b) A label is valid for 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 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 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 s. 553.793(7), *Florida Statutes*.
- (9) A local enforcement agency may coordinate directly with the owner or customer to inspect a low-voltage alarm system 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 any 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*.

SECTION 106

FLOOR AND ROOF DESIGN LOADS

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

[A] **106.2 Issuance of certificate 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.

[A] **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.

SECTION 107 SUBMITTAL DOCUMENTS

[A] **107.1 General.** Submittal documents consisting of *construction documents*, statement of *special inspections*, geotechnical report and other data shall be submitted in two or more sets with each *permit* application. The *construction documents* shall be prepared by a *registered design professional* where required by Chapter 471, *Florida Statutes* & 61G15 Florida Administrative Code or Chapter 481, *Florida Statutes* & 61G1 Florida Administrative Code. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a *registered design professional*.

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

[A] **107.2 Construction documents.** *Construction documents* shall be in accordance with Sections 107.2.1 through 107.2.6.

107.2.1 Information on construction documents. *Construction documents* shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted where *approved* by the *building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*.

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

[A] **107.2.3 Means of egress.** The *construction documents* shall show in sufficient detail the location, construction, size and character of all portions of the *means of egress* including the path of the *exit discharge* to the *public way* in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the *construction documents* shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

[A] **107.2.4 Exterior wall envelope.** *Construction documents* for all buildings shall describe the

exterior wall envelope in sufficient detail to determine compliance with this code. The *construction documents* shall provide details of the *exterior wall envelope* as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

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

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

[A] 107.2.6 Site plan. The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from *lot lines*, the established street grades and the proposed finished grades and, as applicable, *flood hazard areas*, *floodways*, and *design flood elevations*; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The *building official* is authorized to waive or modify the requirement for a site plan where the application for *permit* is for *alteration* or *repair* or where other- wise warranted.

[A] 107.2.6.1 Design flood elevations. Where *design flood elevations* are not specified, they shall be established in accordance with Section 1612.3.1.

107.2.6.2 For the purpose of inspection and record retention, site plans for a building may be maintained in the form of an electronic copy at the worksite. These plans must be open to inspection by the *building official* or a duly authorized representative, as required by the *Florida Building Code*.

[A] 107.2.7 Structural information. The *construction documents* shall provide the information specified in Section 1603.

[A] 107.3 Examination of documents. The *building official* shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

Exceptions:

1. Building plans approved pursuant to Section 553.77(5), *Florida Statutes*, and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly and construction at the site are subject to local permitting and inspections. Photocopies of plans approved according to Rule 61-41.009, *Florida*

Administrative Code, shall be sufficient for local *permit* application documents of record for the modular building portion of the permitted project.

2. Industrial construction on sites where design, construction and fire safety are supervised by appropriately licensed design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt, subject to approval by the *building official*, from review of plans and inspections, providing the appropriate licensed design and inspection professionals certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.

[A] 107.3.1 Approval of construction documents. When the *building official* issues a *permit*, the *construction documents* shall be *approved*, in writing or by stamp, as “Reviewed for Code Compliance.” One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the *building official* or a duly authorized representative.

[A] 107.3.2 Previous approvals. This code shall not require changes in the *construction documents*, construction or designated occupancy of a structure for which a lawful *permit* has been heretofore issued or otherwise law- fully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

[A] 107.3.3 Phased approval. The *building official* is authorized to issue a *permit* for the construction of foundations or any other part of a building or structure before the *construction documents* for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such *permit* for the foundation or other parts of a building or structure shall proceed at the holder’s own risk with the building operation and without assurance that a *permit* for the entire structure will be granted.

[A] 107.3.4 Design professional in responsible charge. Where it is required that documents be prepared by a *registered design professional*, the *building official* shall be authorized to require the *owner* or the *owner’s* authorized agent to engage and designate on the building *permit* application a *registered design professional* who shall act as the *registered design professional in responsible charge*. If the circumstances require, the *owner* or the *owner’s* authorized agent shall designate a substitute *registered design professional in responsible charge* who shall perform the duties required of the original *registered design professional in responsible charge*. The *building official* shall be notified in writing by the *owner* or *owner’s* authorized agent if the *registered design professional in responsible charge* is changed or is unable to continue to perform the duties.

The *registered design professional in responsible charge* shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

107.3.4.1 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the *building official*.

Deferral of any submittal items shall have the prior approval of the *building official*. The *registered design professional in responsible charge* shall list the deferred submittals on the *construction documents* for review by the *building official*.

Documents for deferred submittal items shall be submitted to the *registered design professional in responsible charge* who shall review them and forward them to the *building official* with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been *approved* by the *building official*.

107.3.4.2 Certifications by contractors authorized under the provisions of Section 489.115(4)(b), *Florida Statutes*, shall be considered equivalent to sealed plans and specifications by a person licensed under Chapter 471, *Florida Statutes*, or Chapter 481, *Florida Statutes*, by local enforcement agencies for plans review for permitting purposes relating to compliance with the wind- resistance provisions of the code or alternate methodologies approved by the Florida Building Commission for one- and two-family dwellings. Local enforcement agencies may rely upon such certification by contractors that the plans and specifications submitted conform to the requirements of the code for wind resistance. Upon good cause shown, local government code enforcement agencies may accept or reject plans sealed by persons licensed under Chapters 471, 481 or 489, *Florida Statutes*.

107.3.5 Minimum plan review criteria for buildings. The examination of the documents by the *building official* shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration and building envelope penetrations; flashing; and rough opening dimensions; and all exterior elevations:

Commercial Buildings:

Building:

1. Site requirements:
 - Parking Fire access
 - Vehicle loading
 - Driving/turning radius
 - Fire hydrant/water supply/post indicator valve (PIV)
 - Set back/separation (assumed property lines)
 - Location of specific tanks, water lines and sewer lines
 - Flood hazard areas, flood zones, and design flood elevations
2. Occupancy group and special occupancy requirements shall be determined (with cross check with the energy code submittal).
3. Minimum type of construction shall be determined (see Table 503).
4. Fire-resistant construction requirements shall include the following components:
 - Fire-resistant separations
 - Fire-resistant protection for type of construction
 - Protection of openings and penetrations of rated walls
 - Fireblocking* and *draftstopping* and calculated fire resistance
5. Fire suppression systems shall include:
 - Early warning smoke evacuation systems
 - Schematic fire sprinklers
 - Standpipes
 - Pre-engineered systems
 - Riser diagram.
6. Life safety systems shall be determined and shall include the following requirements:
 - Occupant load and egress capacities
 - Early warning
 - Smoke control

- 1208 Stair pressurization
- 1209 Systems schematic
- 1210 7. Occupancy load/egress requirements shall include:
- 1211 Occupancy load
- 1212 Gross
- 1213 Net
- 1214 Means of egress
- 1215 Exit access
- 1216 Exit
- 1217 Exit discharge
- 1218 Stairs construction/geometry and protection
- 1219 Doors
- 1220 Emergency lighting and exit signs
- 1221 Specific occupancy requirements
- 1222 Construction requirements
- 1223 Horizontal exits/exit passageways
- 1224 8. Structural requirements shall include:
- 1225 Soil conditions/analysis
- 1226 Termite protection
- 1227 Design loads
- 1228 Wind requirements
- 1229 Building envelope
- 1230 Impact resistant coverings or systems
- 1231 Structural calculations (if required)
- 1232 Foundation
- 1233 Flood requirements in accordance with Section 1612, including lowest floor elevations,
- 1234 enclosures, flood damage- resistant materials
- 1235 Wall systems Floor systems
- 1236 Roof systems
- 1237 Threshold inspection plan
- 1238 Stair systems
- 1239 9. Materials shall be reviewed and shall at a minimum include the following:
- 1240 Wood
- 1241 Steel
- 1242 Aluminum
- 1243 Concrete
- 1244 Plastic
- 1245 Glass
- 1246 Masonry
- 1247 Gypsum board and plaster Insulating (mechanical)
- 1248 Roofing
- 1249 Insulation
- 1250 Building envelope portions of the Energy Code (including calculation and mandatory
- 1251 requirements)
- 1252 10. Accessibility requirements shall include the following:
- 1253 Site requirements
- 1254 Accessible route
- 1255 Vertical accessibility
- 1256 Toilet and bathing facilities
- 1257 Drinking fountains

- 1258 Equipment
- 1259 Special occupancy requirements
- 1260 Fair housing requirements
- 1261 11. Interior requirements shall include the following:
- 1262 Interior finishes (flame spread/smoke development)
- 1263 Light and ventilation (including corresponding portion of the energy code)
- 1264 Sanitation
- 1265 12. Special systems:
- 1266 Elevators
- 1267 Escalators
- 1268 Lifts
- 1269 13. Swimming pools:
- 1270 Barrier requirements
- 1271 Spas
- 1272 Wading pools
- 1273 14. Location and installation details. The specific location and installation details of each fire
- 1274 door, fire damper, ceiling damper and smoke damper shall be shown and properly identified
- 1275 on the building plans by the designer.

Electrical:

- 1277 1. Electrical:
- 1278 Wiring
- 1279 Services
- 1280 Feeders and branch circuits
- 1281 Overcurrent protection
- 1282 Grounding
- 1283 Wiring methods and materials
- 1284 GFCIs
- 1285 Electrical portions of the Energy Code (including calculation and mandatory requirements)
- 1286 2. Equipment
- 1287 3. Special occupancies
- 1288 4. Emergency systems
- 1289 5. Communication systems
- 1290 6. Low voltage
- 1291 7. Load calculations
- 1292 8. Design flood elevation

Plumbing:

- 1294 1. Minimum plumbing facilities
- 1295 2. Fixture requirements
- 1296 3. Water supply piping
- 1297 4. Sanitary drainage
- 1298 5. Water heaters
- 1299 6. Vents
- 1300 7. Roof drainage
- 1301 8. Back flow prevention
- 1302 9. Irrigation
- 1303 10. Location of water supply line
- 1304 11. Grease traps
- 1305 12. Environmental requirements

- 1306 13. Plumbing riser
1307 14. Design flood elevation
1308 15. Water/plumbing portions of the Energy Code (including calculation and mandatory
1309 requirements)
- 1310 **Mechanical:**
1311 1. Mechanical portions of the Energy calculations
1312 2. Exhaust systems: Clothes dryer exhaust
1313 Kitchen equipment exhaust
1314 Specialty exhaust systems
1315 3. Equipment
1316 4. Equipment location
1317 5. Make-up air
1318 6. Roof-mounted equipment
1319 7. Duct systems
1320 8. Ventilation
1321 9. Combustion air
1322 10. Chimneys, fireplaces and vents
1323 11. Appliances
1324 12. Boilers
1325 13. Refrigeration
1326 14. Bathroom ventilation
1327 15. Laboratory
1328 16. Design flood elevation
- 1329 **Gas:**
1330 1. Gas piping
1331 2. Venting
1332 3. Combustion air
1333 4. Chimneys and vents
1334 5. Appliances
1335 6. Type of gas
1336 7. Fireplaces
1337 8. LP tank location
1338 9. Riser diagram/shutoffs
1339 10. Design flood elevation
1340 11. Gas portions of the Energy Code (including calculation and mandatory requirements)
- 1341 **Demolition:**
1342 1. Asbestos removal
- 1343 **Residential (one- and two-family):**
1344 1. Site requirements:
1345 Set back/separation (assumed property lines) Location of septic tanks
1346 2. Fire-resistant construction (if required)
1347 3. Fire
1348 4. Smoke detector locations
1349 5. Egress:
1350 Egress window size and location stairs construction requirements
1351 6. Structural requirements shall include:
1352 Wall section from foundation through roof, including assembly and materials connector

- 1353 tables wind requirements structural calculations (if required)
- 1354 Termite protection
- 1355 Design loads
- 1356 Wind requirements
- 1357 Building envelope
- 1358 Foundation
- 1359 Wall systems
- 1360 Floor systems
- 1361 Roof systems
- 1362 Flood hazard areas, flood zones, design flood elevations, lowest floor elevations,
- 1363 enclosures, equipment, and flood damage- resistant materials
- 1364 7. Accessibility requirements:
 - 1365 Show/identify
 - 1366 Accessible bath
- 1367 8. Impact resistant coverings or systems
- 1368 9. Residential Energy Code submittal (including calculation and mandatory requirements)

Manufactured buildings/housing:

- 1370 **1. Site requirements**
 - 1371 Setback/separation (assumed property lines)
 - 1372 Location of septic tanks (if applicable)
- 1373 **2. Structural**
 - 1374 Wind zone
 - 1375 Anchoring
 - 1376 Blocking
- 1377 **3. Plumbing**
 - 1378 List potable water source and meter size (if applicable)
- 1379 **4. Mechanical**
 - 1380 Exhaust systems
 - 1381 Clothes dryer exhaust
 - 1382 Kitchen equipment exhaust
- 1383 **5. Electrical exterior disconnect location**

Exemptions: Plans examination by the *building official* shall not be required for the following work:

- 1386 1. Replacing existing equipment such as mechanical units, water heaters, etc.
- 1387 2. Reroofs
- 1388 3. Minor electrical, plumbing and mechanical repairs
- 1389 4. Annual maintenance *permits*
- 1390 5. Prototype plans:
 - 1391 Except for local site adaptations, siding, foundations and/or modifications.
 - 1392 Except for structures that require waiver.
- 1393 6. Manufactured buildings plan except for foundations and modifications of buildings on site
- 1394 and as listed above in manufactured buildings/housing.

[A] 107.4 Amended construction documents. Work shall be installed in accordance with the *approved construction documents*, and any changes made during construction that are not in compliance with the *approved construction documents* shall be resubmitted for approval as an amended set of *construction documents*.

[A] **107.5 Retention of construction documents.** One set of *approved construction documents* shall be retained by the *building official* for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

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

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

SECTION 108 TEMPORARY STRUCTURES AND USES

[A] **108.1 General.** The *building official* is authorized to issue a *permit* for temporary structures and temporary uses. Such *permits* shall be limited as to time of service, but shall not be permitted for more than 180 days. The *building official* is authorized to grant extensions for demonstrated cause.

[A] **108.2 Conformance.** Temporary structures and uses shall comply with the requirements in Section 3103.

[A] **108.3 Temporary power.** The *building official* is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

[A] **108.4 Termination of approval.** The *building official* is authorized to terminate such *permit* for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 109 FEES

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

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

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

[A] 109.4 Work commencing before *permit* issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary *permits* or without prior approval from the *building official* as permitted in Section 105.2.2 or 105.12 shall be subject to a fee established by the *building official* that shall be in addition to the required *permit* fees or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required *permit(s)* must be applied for within three (3) business days and any unreasonable delay in obtaining those *permit(s)* shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a *permit*. The *building official* may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

[A] 109.5 Related fees. The payment of the fee for the construction, *alteration*, removal or demolition for work done in connection to or concurrently with the work authorized by a building *permit* shall not relieve the applicant or holder of the *permit* from the payment of other fees that are prescribed by law.

[A] 109.6 Refunds.
Reserved

SECTION 110

[A] 110.1 General. Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain exposed and provided with access for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It

shall be the duty of the *owner* or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

110.1.1 Manufacturers and fabricators. When deemed necessary by the *building official*, he/she shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.

[A] 110.2 Preliminary inspection. Before issuing a *permit*, the *building official* is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

[A] 110.3 Required inspections. The *building official* upon notification from the *permit* holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary and shall either release that portion of the construction or shall notify the *permit* holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The *building official* shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

Building

1. Foundation inspection. To be made after trenches are excavated, any required reinforcing steel is in place, forms erected and shall at a minimum include the following building components:
 - Stem-wall
 - Monolithic slab-on-grade
 - Piling/pile caps
 - Footers/grade beams
 - 1.1.Slab Inspection: Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.
 - 1.2.A foundation/form board survey prepared and certified by a **Florida licensed professional surveyor and mapper** may be required, prior to approval of the slab inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions and shall be available at the job site for review by the building inspector. In lieu of providing a survey, the contractor may elect to uncover all property line markers and string-up all property lines in preparation for inspection.
 - 1.3.In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted to the authority having jurisdiction.
2. Framing inspection. To be made after the roof, all framing, fireblocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and the rough electrical, plumbing, heating wires, pipes and ducts are *approved* and shall at a minimum include the following building components:
 - Window/door framing
 - Window U-factor/SHGC (as indicated on approved energy calculations)
 - Vertical cells/columns

- 1545 • Lintel/tie beams
- 1546 • Framing/trusses/bracing/connectors (including truss layout and engineered drawings)
- 1547 • *Draftstopping/fireblocking*
- 1548 • Curtain wall framing
- 1549 • Energy insulation (Insulation R-factor as indicated on approved energy calculations)
- 1550 • Accessibility
- 1551 • Verify rough opening dimensions are within tolerances.
- 1552 • Window/door buck attachment
- 1553 2.1 Insulation Inspection: To be made after the framing inspection is approved and the
- 1554 insulation is in place, according to approved energy calculation submittal. Includes
- 1555 wall and ceiling insulation.
- 1556 2.2 Lath and gypsum board inspection for fire-resistance rated or shear assemblies. Lath
- 1557 and gypsum board inspections shall be made after lathing and gypsum board, interior
- 1558 and exterior, is in place, but before ant plastering is applied or gypsum board joints and
- 1559 fasteners are taped and finished.
- 1560 3. Sheathing inspection. To be made either as part of a dry-in inspection or done separately at
- 1561 the request of the contractor after all roof and wall sheathing and fasteners are complete and
- 1562 shall at a minimum include the following building components:
- 1563 • Roof sheathing
- 1564 • Wall sheathing
- 1565 • Continuous air barrier
- 1566 • Exterior siding/cladding
- 1567 • Sheathing fasteners
- 1568 • Roof/wall dry-in
- 1569 NOTE: Sheathing fasteners installed and found to be missing the structural member
- 1570 (shiners) shall be removed and properly reinstalled prior to installation of the dry-in
- 1571 material.
- 1572 4. Exterior wall coverings. Shall at a minimum include the following building components in
- 1573 progress inspections:
- 1574 • Exterior wall coverings and veneers
- 1575 • Soffit coverings
- 1576 5. Roofing inspection. Shall at a minimum be made in at least two inspections and include the
- 1577 following building components:
- 1578 • Dry-in
- 1579 • Insulation
- 1580 • Roof coverings (including In Progress as necessary)
- 1581 • Insulation on roof deck (according to submitted energy calculation)
- 1582 • Flashing
- 1583 5.1 Re-roof sheathing inspection. An affidavit with a notarized signature of a state or
- 1584 locally licensed roofing contractor for the installation of additional sheathing
- 1585 fasteners as required by the Existing Building Code may be accepted at the
- 1586 discretion of the *building official*.
- 1587 6. Final inspection. To be made after the building is completed and ready for occupancy.
- 1588 6.1. In flood hazard areas, as part of the final inspection, a final certification of the lowest
- 1589 floor elevation shall be submitted to the authority having jurisdiction.
- 1590 7. Swimming pool inspection. First inspection to be made after excavation and installation of
- 1591 reinforcing steel, bonding and main drain and prior to placing of concrete.

- 1592 a. Steel reinforcement inspection
1593 b. Underground electric inspection
1594 c. Underground piping inspection including a pressure test.
1595 d. Underground electric inspection under deck area (including the equipotential bonding)
1596 b. Underground piping inspection under deck area
1597 c. Deck inspection: to be made prior to installation of the deck material (with forms, deck
1598 drains, and any reinforcement in place
1599 d. Safety Inspection; Made prior to filling the pool with the bonding connections made, the
1600 proper drain covers installed and the final barriers installed.
1601 e. Final pool piping
1602 f. Final Electrical inspection
1603 g. Final inspection to be made when the swimming pool is complete and all required
1604 enclosure requirements are in place.
1605 In order to pass final inspection and receive a certificate of completion, a residential
1606 swimming pool must meet the requirements relating to pool safety features as described
1607 in Section 454.2.17 of this code.
1608 8. Demolition inspections. First inspection to be made after all utility connections have been
1609 dis- connected and secured in such manner that no unsafe or unsanitary conditions shall exist
1610 during or after demolition operations.
1611 Final inspection to be made after all demolition work is completed.
1612 9. Manufactured building inspections. The building department shall inspect construction of
1613 foundations; connecting buildings to foundations; installation of parts identified on plans as
1614 site installed items, joining the modules, including utility cross- overs; utility connections
1615 from the building to utility lines on site; and any other work done on site which requires
1616 compliance with the *Florida Building Code*. Additional inspections may be required for
1617 public educational facilities (see Section 453.27.20 of this code).
1618 10. Where impact-resistant coverings or impact-resistant systems are installed, the *building*
1619 *official* shall schedule adequate inspections of impact- resistant coverings or impact-resistant
1620 systems to determine the following:
1621 The system indicated on the plans was installed.
1622 The system is installed in accordance with the manufacturer's installation instructions and
1623 the product approval.

1624 **Electrical**

- 1625 1. Underground inspection. To be made after trenches or ditches are excavated, conduit or
1626 cable installed, and before any backfill is put in place.
1627 2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing is in place
1628 and prior to the installation of wall or ceiling membranes.
1629 3. Final inspection. To be made after the building is complete, all required electrical fixtures
1630 are in place and properly connected or protected, and the structure is ready for occupancy.
1631 4. Existing Swimming Pools. To be made after all repairs or alterations are complete, all
1632 required electrical equipment, GFCI protection, and equipotential bonding are in place on
1633 said alterations or repairs.

1634 **Plumbing**

- 1635 1. Underground inspection. To be made after trenches or ditches are excavated, piping
1636 installed, and before any backfill is put in place.
1637 2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing is in place

and all soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes.

Includes plumbing provisions of the energy code and approved energy calculation provisions.

3. Final inspection. To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

Note: See Section 312 of the *Florida Building Code, Plumbing* for required tests.

Mechanical

1. Underground inspection. To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.

2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.

Includes mechanical provisions of the energy code and approved energy calculation provisions.

3. Final inspection. To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas

1. Rough piping inspection. To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.

Includes gas provisions of the energy code and approved energy calculation provisions.

2. Final piping inspection. To be made after all piping authorized by the *permit* has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.

3. Final inspection. To be made on all new gas work authorized by the *permit* and such portions of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of this code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

Site Debris

1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles during the course of the construction project and prior to receiving final inspection approval. Construction job sites must be kept clean and in a safe condition at all times.

2. All debris shall be kept in such a manner as to prevent it from being spread by any means.

[A] 110.3.1 Footing and foundation inspection.

Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

[A] 110.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

[A] 110.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor,

including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.4 and Section R322 of the Florida Building Code, Residential, shall be submitted to the *building official*.

[A] 110.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, *fireblocking* and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are *approved*.

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

Exception: Gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly.

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

[A] 110.3.7 Fire and smoke-resistant penetrations. Protection of joints and penetrations in *fire-resistance- rated* assemblies, *smoke barriers* and smoke partitions shall not be concealed from view until inspected and *approved*.

[A] 110.3.8 Energy efficiency inspections. Inspections shall be made to determine compliance with *FBC*, *Energy Conservation* and confirm with the approved energy code submittal (by appropriate trade) and corresponding mandatory requirements and shall include, but not be limited to, inspections for: corresponding envelope insulation R- and U-values, fenestration U-value, and Solar Heat Gain Coefficient, duct system R-value, and HVAC, lighting, electrical and water-heating equipment efficiency.

[A] 110.3.9 Other inspections. In addition to the inspections specified in Sections 110.3 through 110.3.8, the *building official* is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

[A] 110.3.10 Special inspections. Reserved.

110.3.11 Final inspection. The final inspection shall be made after all work required by the building *permit* is completed.

110.3.11.1 Flood hazard documentation.

If located in a *flood hazard area*, documentation of the elevation of the lowest floor as required in Section 1612.5 and Section R322 of the Florida Building Code, Residential, shall be submitted to the *building official* prior to the final inspection.

110.3.11.2 Commercial Energy Code documentation. If required by energy code path

1736 submittal, confirmation that commissioning result requirements have been received by building
1737 owner.

1738
1739 **110.3.11.3 Residential Energy Code documentation.** If required by energy code path
1740 submittal (R405), confirmation that the duct test requirements shall be received by building
1741 official.

1742
1743 **110.3.12 Termites.** Building components and building surroundings required to be protected
1744 from termite damage in accordance with Section 1503.7, Section 2304.12.9 or Section
1745 2304.12.4, specifically required to be inspected for termites in accordance with Section 2114, or
1746 required to have chemical soil treatment in accordance with Section 1816 shall not be covered or
1747 concealed until the release from the *building official* has been received.

1748
1749 **110.3.13 Impact-resistant coverings or systems.** Where impact-resistant coverings or systems
1750 are installed to meet requirements of this code, the *building official* shall schedule adequate
1751 inspections of impact-resistant coverings or systems to determine the following:

- 1752 1. The system indicated on the plans was installed.
1753 2. The system is installed in accordance with the manufacturer's installation instructions and
1754 the product approval.

1755
1756 **[A] 110.4 Inspection agencies.** The *building official* is authorized to accept reports of *approved*
1757 inspection agencies, provided such agencies satisfy the requirements as to qualifications and
1758 reliability.

1759
1760 **[A] 110.5 Inspection requests.** It shall be the duty of the holder of the building *permit* or their
1761 duly authorized agent to notify the *building official* when work is ready for inspection. It shall be
1762 the duty of the *permit* holder to provide access to and means for inspections of such work that
1763 are required by this code.

1764
1765 **[A] 110.6 Approval required.** Work shall not be done beyond the point indicated in each
1766 successive inspection without first obtaining the approval of the *building official*. The *building*
1767 *official*, upon notification, shall make the requested inspections and shall either indicate the
1768 portion of the construction that is satisfactory as completed, or notify the *permit* holder or his or
1769 her agent wherein the same fails to comply with this code. Any portions that do not comply shall
1770 be corrected and such portion shall not be covered or concealed until authorized by the *building*
1771 *official*.

1772
1773 **110.7 Shoring.** For threshold buildings, shoring and associated formwork or falsework shall be
1774 designed and inspected by a Florida licensed professional engineer prior to any required
1775 mandatory inspections by the threshold building inspector.

1776
1777 **110.8 Threshold building.**

1778
1779 **110.8.1** During new construction or during repair or restoration projects in which the structural
1780 system or structural loading of a building is being modified, the enforcing agency shall require a
1781 special inspector to perform structural inspections on a threshold building pursuant to a
1782 structural inspection plan prepared by the engineer or architect of record. The structural
1783 inspection plan must be submitted to the enforcing agency prior to the issuance of a building

permit for the construction of a threshold building. The purpose of the structural inspection plans is to provide specific inspection procedures and schedules so that the building can be adequately inspected for compliance with the permitted documents. The special inspector may not serve as a surrogate in carrying out the responsibilities of the *building official*, the architect, or the engineer of record. The contractor's contractual or statutory obligations are not relieved by any action of the special inspector.

110.8.2 The special inspector shall determine that a professional engineer who specializes in shoring design has inspected the shoring and reshoring for conformance with the shoring and reshoring plans submitted to the enforcing agency. A fee simple title owner of a building, which does not meet the minimum size, height, occupancy, occupancy classification, or number-of-stories criteria which would result in classification as a threshold building under s. 553.71(7), *Florida Statutes* may designate such building as a threshold building, subject to more than the minimum number of inspections required by the *Florida Building Code*.

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

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

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

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

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

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

110.8.5 No enforcing agency may issue a building *permit* for construction of any threshold building except to a licensed general contractor, as defined in Section 489.105(3)(a), *Florida Statutes*, or to a licensed building contractor, as defined in Section 489.105(3)(b), *Florida Statutes*, within the scope of her or his license. The named contractor to whom the building *permit* is issued shall have the responsibility for supervision, direction, management and control

of the construction activities on the project for which the building *permit* was issued.

110.8.6 The building department may allow a special inspector to conduct the minimum structural inspection of threshold buildings required by this code, Section 553.73, *Florida Statutes*, without duplicative inspection by the building department. The *building official* is responsible for ensuring that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes*, or certified as a special inspector under Chapter 471 or 481, *Florida Statutes*. Inspections of threshold buildings required by Section 553.79(5), *Florida Statutes*, are in addition to the minimum inspections required by this code.

SECTION 111 CERTIFICATE OF OCCUPANCY

[A] 111.1 Use and occupancy. A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. 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* in accordance with Section 105.2.

[A] 111.2 Certificate issued. After the *building official* inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department of building safety, the *building official* shall issue a certificate of occupancy that contains the following:

1. The building *permit* number.
2. The address of the structure.
3. The name and address of the *owner* or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction
7. The name of the *building official*.
8. The edition of the code under which the *permit* was issued.
9. The use and occupancy, in accordance with the provisions of Chapter 3.
10. The type of construction as defined in Chapter 6.
11. The design *occupant load*.
12. If an *automatic sprinkler system* is provided, whether the sprinkler system is required.
13. Any special stipulations and conditions of the building *permit*.

[A] 111.3 Temporary occupancy. The *building official* is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. The *building official* shall set a time period during which the temporary certificate of occupancy is valid.

[A] 111.4 Revocation. The *building official* is authorized to, in writing, suspend or revoke a

certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

111.5 Certificate of completion. A certificate of completion is proof that a structure or system is complete and for certain types of *permits* is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.

SECTION 112 SERVICE UTILITIES

[A] 112.1 Connection of service utilities. A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a *permit* is required, until released by the *building official*.

[A] 112.2 Temporary connection. The *building official* shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel or power.

[A] 112.3 Authority to disconnect service utilities. The *building official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The *building official* shall notify the serving utility, and wherever 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.

SECTION 113 BOARD OF APPEALS RESERVED

SECTION 114 VIOLATIONS RESERVED

SECTION 115 STOP WORK ORDER

[A] 115.1 Authority. Where the *building official* finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the *building official* is authorized to issue a stop work order.

[A] 115.2 Issuance. The stop work order shall be in writing and shall be given to the *owner* of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall

state the reason for the order and the conditions under which the cited work will be permitted to resume.

[A] 115.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT RESERVED

SECTION 117 VARIANCES IN FLOOD HAZARD AREAS

117.1 Flood hazard areas. Pursuant to Section 553.73(5), *Florida Statutes*, the variance procedures adopted in the local flood plain management ordinance shall apply to requests submitted to the *building official* for variances to the provisions of Section 1612.4 of the *Florida Building Code, Building* or, as applicable, the provisions of Section R322 of the *Florida Building Code, Residential*. This section shall not apply to Section 3109 of the *Florida Building Code, Building*.

SECTION 118 ADDITIONAL REQUIREMENTS

118.1 Additional Electrical Requirements

118.1.8 Hard wired:

When building permits are required, then water heaters and air handlers shall be hard wired to an approved electrical disconnect device.

118.1.9 Protection during construction:

118.1.9.1 Interior electrical work shall not start prior to the structure being dried-in. Both components and fasteners shall be protected against the elements.

118.1.9.2 Any components that are rusted or corroded shall be replaced.

118.1.9.3 Holes around boxes or holes made to accommodate pipes or wires shall be sealed with an approved filler.

118.2 Additional site requirements.

All areas that are disturbed by construction activity shall be re-graded and satisfactorily ground covered prior to the final inspection. No final inspections or work complete inspections will pass inspection until the site is completely cleaned up and all work has been completed.

118.2.1 All new houses shall be built and graded to convey storm water to areas within their own property that will not negatively impact neighboring properties.

118.2.2 There shall be a 3 foot setback from the back side of the seawall for concrete decks. Concrete decks shall not be constructed in this setback to accommodate the function and maintenance of the French Drain. Walkways to access docks and boat lifts shall be allowed at a rate of one four foot wide walkway for every 50' of seawall, or two per lot, whichever is greater. Other coverings shall be removable for maintenance and shall not impede the function

of the French Drain.

118.3 Additional plumbing requirements.

Waste pipes that are located below structures that are located on lots that require pilings shall be a minimum of schedule 40 PVC, and supported by hangers at ~~6'-0"~~ 4'0" intervals and at each riser as it passes through the above floor.

118.4 Additional mechanical requirements.

During the replacement of Mechanical Equipment, every effort should be made to accommodate the clearances needed to provide the required open air space around new equipment. These clearances are set forth by the manufacturer to maximize the energy efficiency and overall performance of the equipment.

1. If the equipment cannot be rearranged to provide the required clearances, the pads/platforms may have to be expanded to accommodate the new larger units, provided it is not technically infeasible to do so.

2. A letter from the manufacturer shall state the minimum allowable clearances for the equipment to be installed. If these clearances cannot be achieved, the Building Official shall determine if the pad/platform needs to be expanded to accommodate any new equipment or future installations.

3. If the pad/platform is located on common property and was originally constructed to accommodate small equipment with no room for expansion, and small units are not available, it shall be the responsibility of the owner of the common property, to arrange to have the pad/platform expanded at its expense, to reasonably accommodate new units. The cost of relocation of the line sets and disconnects shall be included in the installation of the new equipment.

118.5 Additional building requirements.

118.5.1 Minimum slab reinforcement.

All concrete slabs supported by pilings shall be a minimum 5" thick and be reinforced by #3 rebar @ 12" o.c. or 2 layers of heavy gauge (2.4 to 2.9 minimum) Woven Wire Fabric (WWF). Ancillary slabs, such as driveways, walkways, and sidewalks may use rolled wire or fiber-mesh.

118.5.2 Slabs for non-waterfront houses shall be reinforced with (2.4 to 2.9 minimum) (W.W.F.) A.K.A. roadmesh or rebar and meet ACI-318 standards.

118.5.3 All new waterfront houses and pools shall be pile supported. This includes concrete stairs and elevated air-conditioner condenser pads. Cantilevering or other acceptable Engineering solutions will be acceptable. Other sound Engineered solutions will be considered if accompanied by a geo-technical soil boring report and a detailed customized foundation signed and sealed by a Design Professional, the Design Professional will supervise the layering of replacement fill and certify the foundation has been constructed as intended and meets the requirements of his/her design.

118.5.4 Additions and concrete slabs that depend on edge support, where the load path does not return to the foundation, dowels shall be spaced not greater than 18” on center and secured by epoxy into solid masonry or tied to the existing structure by concrete filling voids in the block or other methods that will support the new slab.

118.5.5 Corner bars shall be required on top and bottom bars located on the outside of each corner and shall be a minimum of 40 bar diameters.

118.5.6 No permanent structures shall be constructed within 15 (fifteen) feet of the seawall. However, in rare cases structures could be built within the 15 feet if a new seawall is constructed with a deadman system that does not require the deadmen to be located under the structure or undermine the foundation in any way.

118.5.7 Structures located in flood hazard areas (Zone A) other than coastal high hazard areas and Coastal A Zones

Structures located in a flood hazard area (Zone A) other than a coastal high hazard area and Coastal A Zone where BFE is greater than one (1) foot above natural grade of the site or the lowest adjacent grade of an exterior wall, will require the top of spread footings or the top of grade beam with a maximum elevation of 6 Feet NAVD.

118.5.8 Finished floor and lowest floor.

On parcels where unusual topographic conditions exist and the above standards conditions cannot be reasonably applied, the Building Official will consider requests to decrease the finished-floor elevation. All requests will require an analysis by a Florida registered professional engineer of the 25-year, three (3) day storm event and the 100 year, three (3) day storm event, using zero discharge for the entire drainage basin in which the proposed structure is located. Reductions may be allowed on the basis of the analysis, but in no case shall the lowest floor elevation of buildings in special flood hazard areas be lower than required by the Florida Building Code, as modified by Marco Island.

118.5.9 Lot pre-inspection for new Single Family and Seawall permits.

Pre-inspection of the lot(s) is required, prior to the issuance of any permit, for any new Construction project, major addition project, seawall replacement, or seawall maintenance project. The inspection will verify the current condition of the adjoining properties. It will proactively identify and storm-water drainage issues. Findings will be submitted to the permit applicant as a review comment or as a condition of the permit, at the Building Official’s discretion.

118.5.10 Prohibited Materials. Materials that have the potential to become wind driven missiles shall be prohibited. **Example:** Aggregate such as that found on tar and gravel roofs, or gravel used as ballast on roofs. This includes roofing, re-roofing and any material that is likely to be misplaced and propelled by strong winds.

118.6 Additional requirements - General.

118.6.1 Weathered materials.

118.6.1.1 Materials shall be protected against the weather and insects prior to and during construction. Materials that could be damaged shall be protected from the time they are delivered until completion of the final inspection. Materials that have been adversely affected by the elements shall be replaced.

118.6.1.2 Trusses must be elevated off the ground and be erected within twenty-five (25) days of delivery. Trusses of questionable integrity shall be replaced.

NOTE: Every effort should be made to protect the end product from the adverse effects of water. Plywood buckling, delaminating, and excessive microbiological growth (fungus) can be prevented without extraordinary effort. Coordinating truss deliveries, house wrap, window installation, and dry-in procedures will greatly reduce premature weathering.

118.6.2 Restricted hours on certain activities.

Pile driving and demolition activities are only allowed between the hours of 8:00 a.m. and 5:00 p.m. Monday through Saturday. No pile driving or demolition activities may take place on Sundays or City observed holidays.

118.7 Florida Building Code Amendments.

118.7.1 Florida Building Code, Residential, Section R322.

R322.2.1 Elevation requirements.

1. Buildings and structures in flood hazard areas including flood hazard areas designated as Coastal A Zones, shall have the lowest floors elevated to or above the elevation specified in the Marco Island Code of Ordinances, Chapter 26 ~~base-flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher.~~

2. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated to a height above the highest adjacent grade of not less than the depth number specified in feet (mm) on the FIRM plus 1 foot (305 mm), or not less than 3 feet (915 mm) if a depth number is not specified.

3. Basement floors that are below grade on all sides shall be elevated to or above base flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher.

Exception: Enclosed areas below the design flood elevation, including basements with floors that are not below grade on all sides, shall meet the requirements of Section 322.2.2.

R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1. Be used solely for parking of vehicles, building access or storage. Access to enclosed areas shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the building

2114 (elevator or stairwell with standard exterior door or one double door set for
2115 main entrance).

2116 *Remainder unchanged*

2117

2118 **R322.3.2 Elevation requirements.**

2119 1. Buildings and structures erected within coastal high-hazard areas and
2120 Coastal A Zones, shall be elevated so that the bottom of the lowest horizontal
2121 structure members supporting the lowest floor, with the exception of pilings,
2122 pile caps, columns, grade beams and bracing, is elevated to or above the
2123 elevation specified in the Marco Island Code of Ordinances, Chapter 26 base-
2124 flood elevation plus 1 foot (305 mm) or the design flood elevation, whichever is
2125 higher.

2126 2. Basement floors that are below grade on all sides are prohibited.

2127 3. The use of fill for structural support is prohibited.

2128 4. Minor grading, and the placement of minor quantities of fill, shall be
2129 permitted for landscaping and for drainage purposes under and around
2130 buildings and for support of parking slabs, pool decks, patios and walkways.

2131 5. Walls and partitions enclosing areas below the design flood elevation shall
2132 meet the requirements of Sections R322.3.5 and R322.3.6.

2133

2134 **R322.3.6 Enclosed areas below design flood elevation.** Enclosed areas below
2135 the design flood elevation shall be used solely for parking of vehicles, building
2136 access or storage. Access to enclosed areas shall be the minimum necessary to
2137 allow for the parking of vehicles (garage door) or limited storage of maintenance
2138 equipment used in connection with the premises (standard exterior door) or entry
2139 to the building (elevator or stairwell with standard exterior door or one double door
2140 set for main entrance).

2141

2142

2143 **118.7.2 Florida Building Code, Building, Section 202.**

2144

2145 SUBSTANTIAL IMPROVEMENT. Any combination of repair, alteration reconstruction,
2146 rehabilitation, addition, or other improvement of a building or structure taking place during
2147 a 5-year period, the cumulative cost of which equals or exceeds 50 percent of the market
2148 value of the building or structure before the improvement or repair is started. For each
2149 building or structure, the 5-year period begins on the date of the first permit issued for
2150 improvement or repair of that building or structure. If the structure has incurred "substantial
2151 damage," any repairs are considered substantial improvement regardless of the actual
2152 repair work performed. The term does not, however, include either:

2153 (1) Any project for improvement of a building required to correct existing health,
2154 sanitary, or safety code violations identified by the building official and that are the
2155 minimum necessary to assure safe living conditions.

2156 (2) Any alteration of a historic structure provided the alteration will not preclude the
2157 structure's continued designation as a historic structure and the alteration is
2158 approved by variance issued pursuant to Marco Island Code of Ordinances,
2159 Chapter 26.

- (3) Costs of additional, code-compliant building elements or alterations or replacements of materials or building elements whose express purpose is the mitigation of future wind or flood damage, provided the costs of such measures, plus the costs of any other improvements and repairs undertaken at the same time, do not exceed 50 percent of the market value of the structure. Costs associated with horizontal additions and vertical additions shall not be excluded. Examples of code-compliant wind and flood mitigation measures include, but are not limited to, the installation or replacement of storm shutters; replacement of windows and doors with impact resistant glass; strengthening of roof attachments or exterior walls; replacing existing materials with wind and flood damage-resistant materials; elevating machinery and equipment; and installation of flood openings.
- (4) Costs of additional, code-compliant energy efficiency retrofits whose express purpose is the improvement of energy efficiency of the building, provided the costs of such measures, plus the costs of any other improvements and repairs undertaken at the same time, do not exceed 50 percent of the market value of the structure. Costs associated with lateral and vertical additions shall not be excluded. Examples of code-compliant energy efficiency retrofits include, but are not limited to application of insulation; replacement of windows and doors with insulated products; installation of geo-thermal climate control systems; installation of attic ventilation equipment; and the installation of solar energy systems.

118.7.3 Florida Building Code, Building, Section 1612.

1612.4.3 Elevation requirements. The minimum elevation requirements shall be as specified in ASCE 24 or the Marco Island Code of Ordinances, Chapter 26, whichever is higher.

118.7.4 Florida Building Code, Existing Building, Section 202.

SUBSTANTIAL IMPROVEMENT. For the purpose of determining compliance with the flood provisions of this code, any combination of repair, alteration reconstruction, rehabilitation, addition, or other improvement of a building or structure taking place during a 5-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. For each building or structure, the 5-year period begins on the date of the first permit issued for improvement or repair of that building or structure. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

- (1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
- (2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure and the alteration is

approved by variance issued pursuant to Marco Island Code of Ordinances, Chapter 26.

(3) Costs of additional, code-compliant building elements or alterations or replacements of materials or building elements whose express purpose is the mitigation of future wind or flood damage, provided the costs of such measures, plus the costs of any other improvements and repairs undertaken at the same time, do not exceed 50 percent of the market value of the structure. Costs associated with horizontal additions and vertical additions shall not be excluded. Examples of code-compliant wind and flood mitigation measures include, but are not limited to, the installation or replacement of storm shutters; replacement of windows and doors with impact resistant glass; strengthening of roof attachments or exterior walls; replacing existing materials with wind and flood damage-resistant materials; elevating machinery and equipment; and installation of flood openings.

(4) Costs of additional, code-compliant energy efficiency retrofits whose express purpose is the improvement of energy efficiency of the building, provided the costs of such measures, plus the costs of any other improvements and repairs undertaken at the same time, do not exceed 50 percent of the market value of the structure. Costs associated with lateral and vertical additions shall not be excluded. Examples of code-compliant energy efficiency retrofits include, but are not limited to application of insulation; replacement of windows and doors with insulated products; installation of geo-thermal climate control systems; installation of attic ventilation equipment; and the installation of solar energy systems.

Section 3. Codification.

It is the intention of the City Council, and it is hereby ordained, that the amendments to the City of Marco Island Code of Ordinances made by this Ordinance shall constitute a new Section 6-111 of the City of Marco Island Code of Ordinances, and that the sections of this Ordinance may be renumbered and re-lettered as necessary, and that the word "Ordinance" may be changed to "Section", "Article" or other appropriate word.

Section 4. Conflicts.

All ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with the provisions of this Ordinance are hereby superseded and resolved to the extent of any conflict in favor of the provisions of this Ordinance.

Section 5. Severability.

If any term, section, clause, sentence or phrase of this Ordinance is for any reason held to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the other or remaining terms, sections, clauses, sentences or phrases portions of this Ordinance, and this Ordinance shall be read and applied as if the invalid, illegal, or unenforceable term, provision, clause, sentence or section did not exist.

Section 6. Effective Date.

This Ordinance shall become effective December 31st, 2020.

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ADOPTED BY THE CITY COUNCIL OF THE CITY OF MARCO ISLAND this _____
day of _____, 2020.

CITY OF MARCO ISLAND

By: _____
Chair

Attest:

By: _____
Laura M. Litzan, City Clerk

Reviewed for legal sufficiency:

By: _____
Alan L. Gabriel, City Attorney