Broward County Board of Rules and Appeals Meeting Agenda

November 12, 2026 | Time: 7:00 PM

Zoom Meeting Information:
https://broward-org.zoomgov.com/s/1651253300
Meeting ID: 165 125 3300

I. CALL MEETING TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES – October 8, 2026, Board Meeting

V. PUBLIC COMMENT (Except public hearing items on this agenda)
Public comments are limited to 3 minutes.

VI. CONSENT AGENDA

1. **Certifications** – Staff Recommended

COOPER CITY
Gonzalez, Juan – Chief Plumbing Inspector

CORAL SPRINGS
Huipio, Victor-Alfonso – Structural Inspector (120-Day Temporary)

DEERFIELD BEACH
Hassenplug, Jeremy W. – Building Official

HILLSBORO BEACH
Ford, Ryan A. – Structural Inspector (120-Day Temporary)

MIRAMAR
Donaldson, Jhavier – Fire Inspector

OAKLAND PARK
Chapman, Andrea – Fire Inspector

POMPANO BEACH
Berta, Joco Jozsef – Structural Inspector (120-Day Temporary)

SUNRISE
Lopez, Mark – Structural Inspector (120-Day Temporary)

COUNTYWIDE
Acosta, Osmer – Structural Plans Examiner
Leathead, Jean-Pierre – Structural Inspector
Rojas, Edward A. – Structural Inspector
Sarmiento, Fabio – Structural Inspector
Yoosefzadeh, Hessam – Structural Inspector/Plans Examiner

VII. REGULAR AGENDA

1. **City of Sunrise Building Official's Request to Extend the Interim Period for Chief Mechanical Inspector**

    a. Staff Report – Rolando Soto
    b. Board Questions
    c. Board Action

2. **First Reading of the Proposed Modification to the Broward County Amendments to the 2026 Florida Fire Prevention Code, 9th Edition**

    a. Staff Report – Bryan Parks
    b. Board Questions
    c. Board Action

3. **First Reading of the Revised Broward County Amendments to Chapter 1, Administration, of the 2026 Florida Building Code, 9th Edition**

    a. Staff Report – Dr. Ana C. Barbosa
    b. Board Questions
    c. Board Action

4. **Proposed Board Policy 26-01 – Certification Cards and Personnel Changes**

    a. Staff Report – Dr. Ana C. Barbosa
    b. Board Questions
    c. Board Action

5. **Request for Overnight Vehicle Authorization (OVA)**

    a. Staff Report – Dr. Ana C. Barbosa
    b. Board Questions
    c. Board Action

6. **Committee Reports**
    Fire Code Committee: Approval of October 14, 2026, Meeting Minutes

7. **Director's Report**

8. **Attorney's Report**

9. **General Board Member Discussion**

10. **Adjournment**

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

Board Members: If you are unable to attend the meeting, please contact Dr. Barbosa at 954-931-2393 between 6:00 PM and 7:00 PM.

October 8, 2026
Board Meeting Minutes

Broward County Board of Rules and Appeals
Meeting Minutes

October 8, 2026 | Time: 7:00 PM

Zoom Meeting Information:
https://broward-org.zoomgov.com/s/1651253300
Meeting ID: 165 125 3300

I. CALL MEETING TO ORDER

Chairman Deveaugh called to order a published virtual meeting of the Broward County Board of Rules and Appeals at 7:06 PM.

II. ROLL CALL

Peter Deveaugh, Chairman
Jeff Falkanger
Art Kamm
Mike Rada
Robert Taylor
Scott Taggart
Stephen Bailey

III. APPROVAL OF AGENDA

Mr. Bailey made a motion to approve the agenda, and Mr. Taylor seconded the motion. The motion passed unanimously.

IV. APPROVAL OF MINUTES – September 10, 2026, Board Meeting

Mr. Taggart made a motion to approve the September 10, 2026, minutes as submitted, and Mr. Falkanger seconded the motion. The motion passed unanimously.

V. PUBLIC COMMENT (Except public hearing items on this agenda)

None

VI. CONSENT AGENDA

1. **Certifications** – Staff Recommended

CITY OF CORAL SPRINGS
Hayes, Thomas – Assistant Fire Marshal
Matos, Bruno – Fire Code Official
Melo, Vladimir – Structural Plans Examiner (120-Day Temporary)

CITY OF DANIA BEACH
Hernandez, Luis B. – Building Official

TOWN OF DAVIE
Diaz, William – Chief Structural Inspector

CITY OF DEERFIELD BEACH
Hassenplug, Jeremy – Assistant Building Official

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CITY OF HALLANDALE BEACH
Conkie, Daniel – Chief Electrical Inspector

CITY OF LAUDERDALE LAKES
Greenbaum, David M. – Building Official

CITY OF LIGHTHOUSE POINT
Zalewski, Ashley – Fire Code Official

CITY OF PEMBROKE PINES
Campbell, Ian – Electrical Inspector (120-Day Temporary)

CITY OF WILTON MANORS
Torres Dulzaide, Randel – Structural Inspector (120-Day Temporary)

COUNTYWIDE
Greenbaum, David M. – Structural Plans Examiner/Inspector
Moyal, Henry – Electrical Plans Examiner

Mr. Falkanger moved to approve the consent agenda and related certifications as recommended by staff, and Mr. Rada seconded the motion. The motion passed unanimously.

VII. REGULAR AGENDA

1. Second Reading of Proposed Revisions to the High-Velocity Hurricane Zone – Uniform Roofing Permit Application

a. Staff Report – J. Jack Morell

Mr. Morell presented the proposed revisions for a second reading. The backup materials included a marked-up version showing revisions and a clean version of the proposed form.

b. Board Questions

In response to a question about the effective date, staff explained that the proposal was intended for the 2026 Florida Building Code but was delayed and would be pursued as a local amendment. Building departments will be notified when the amendment is in place. Until then, the existing roofing permit process remains in effect.

c. Public Hearing

No public comments

d. Board Action

Mr. Falkanger made a motion to approve the proposed revisions on second reading. Mr. Taggart seconded the motion. The motion passed unanimously.

2. Second Reading of the Proposed Revisions of the Broward County Amendments to the 2023 Florida Building Code, Mechanical, 8th Edition, Section 908.8, Cooling Towers

a. Staff Report – Rolando Soto

Mr. Soto explained that the proposed revision applies to the current code and would be effective upon approval. The change removes operational aspects of cooling-tower requirements that building

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departments do not inspect, while retaining requirements for physical hardware and installation elements that building departments can verify.

b. Board Questions

Mr. Deveaugh asked about language in the Mechanical Committee meeting minutes concerning anchoring details and structural engineering, noting that some wording could be interpreted broadly. Mr. Soto explained that the cited discussion occurred after the committee had addressed the cooling-tower item and that a related formal interpretation addresses acceptable documentation.

c. Public Hearing

No public comments

d. Board Action

Mr. Kamm made a motion to approve the proposed revisions on second reading. Mr. Taggart seconded the motion. The motion passed unanimously.

3. <u>Second Reading of the Broward County Board of Rules and Appeals Technical Amendments to the 2026 Florida Building Code, 9th Edition</u>

a. Staff Report – Rolando Soto

Mr. Soto presented the technical amendments for the next code edition, scheduled to take effect on December 31, 2026. He noted that staff reviewed the amendments, updated code references and language affected by changes to the code, and reported no significant substantive changes. No amendments were added or removed; wording and code references were updated as needed.

b. Board Questions

None

c. Public Hearing

No public comments

d. Board Action

Mr. Falkanger moved to approve the technical amendments on second reading. Mr. Taggart seconded the motion. The motion passed unanimously.

4. <u>Readoption of the Broward County Board of Rules and Appeals Formal Interpretations of the 2026 Florida Building Code, 9th Edition</u>

a. Staff Report – Dr. Ana C. Barbosa

Dr. Barbosa presented the proposed readoption of formal interpretations for the upcoming Ninth Edition of the Florida Building Code. Twenty-five interpretations were proposed for readoption, and ten were listed for rescission because the matters are addressed in the new code.

b. Board Questions

The Board discussed Formal Interpretation No. 22 concerning swimming pool safety inspections. Staff clarified that the inspection responsibility is addressed in the inspection list under Chapter 1, Section 105, and discussed the structural inspection and pool-barrier inspection process.

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c. Board Action

Mr. Taggart moved to approve the proposed readoptions and rescissions of the formal interpretations. Mr. Falkanger seconded the motion. The motion passed unanimously.

5. Director's Report

Dr. Barbosa provided the following updates:

- Office relocation: Staff met with the project manager to address delays and move the project forward. The contractor estimates that the work will take approximately four months to complete once it begins.

- Paperless Certification Software: Staff is working with a second provider and meets weekly. There is no confirmed go-live date.

- Water-Rescue Ring Initiative: Dr. Barbosa described Sarah Perry's efforts to place rescue rings near bodies of water following the death of her son, Aiden, who died while attempting to help someone after a vehicle entered the water. Dr. Barbosa reported that a rescue ring had recently been used to help save someone after vehicles entered the water in Sunrise. The Chair requested that information about the initiative be circulated.

- Dr. Barbosa thanked Mr. Falkanger for assisting with Chief Energy Code Compliance Officer interviews. Recruitment is underway for three staff positions, which she hopes to fill within the next few weeks.

6. Attorney's Report

Mr. Kramer gave an update on Ms. Guo's case and his response on behalf of BORA.

7. Committee Reports

None

8. General Board Member Discussion

None

9. Adjournment

Mr. Bailey moved to adjourn the meeting, and Mr. Taylor seconded the motion. The motion carried. The meeting adjourned at approximately 7:35 PM.

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

Consent Agenda:
Item 1

COOPER CITY
Gonzalez, Juan – Chief Plumbing Inspector

CORAL SPRINGS
Huipio, Victor-Alfonso – Structural Inspector (120-Day Temporary)

DEERFIELD BEACH
Hassenplug, Jeremy W. – Building Official

HILLSBORO BEACH
Ford, Ryan A. - Structural Inspector (120-Day Temporary)

MIRAMAR
Donaldson, Jhavier – Fire Inspector

OAKLAND PARK
Chapman, Andrea – Fire Inspector

POMPANO BEACH
Berta, Joco Jozsef – Structural Inspector (120-Day Temporary)

SUNRISE
Lopez, Mark – Structural Inspector (120-Day Temporary)

COUNTYWIDE
Acosta, Osmer – Structural Plans Examiner
Leathead, Jean-Pierre – Structural Inspector
Rojas, Edward A. – Structural Inspector
Sarmiento, Fabio – Structural Inspector
Yoosefzadeh, Hessam – Structural Inspector/Plans Examiner

Regular Agenda:
Item 1

Broward County Board of Rules and Appeals

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

broward.org/CodeAppeals | 954-765-4500 | rulesboard@broward.org

TO: Members of the Broward County Board of Rules and Appeals

FROM: Chief Mechanical Code Compliance Officer

DATE: November 12, 2026

RE: City of Sunrise Building Official's Request to Extend the Interim Period for Chief Mechanical Inspector

Recommendation

It is recommended that the Board of Rules and Appeals approve, by vote, the request of the Building Official to extend Jose Tedim's appointment as Interim Chief Mechanical Inspector for the City of Sunrise for an additional 90 days.

Reasons

The City of Sunrise is actively interviewing applicants for the Chief Mechanical Inspector position and needs additional time to fill the vacancy. Mr. Christopher Augustin, Building Official for the City of Sunrise, has requested an additional 90-day extension to allow Mr. Jose Tedim, of Broward County, to continue serving in this interim capacity.

Respectfully Submitted,

R Soto

Rolando Soto

From: Augustin, Christopher <CAugustin@sunrisefl.gov>
Sent: Monday, October 26, 2026 2:39 PM
To: Barbosa, Ana <ABARBOSA@broward.org>
Cc: Soto, Rolando <ROSOTO@broward.org>; Ley, Shannon <SLey@sunrisefl.gov>; Kaufold, Meghan <MKaufold@sunrisefl.gov>
Subject: RE: Jose Tedim to be the Interim Chief Mechanical Inspector for the City of Sunrise

Good afternoon Dr. Barbosa,

By means of this email I am hereby requesting another 90-day extension to utilizing Jose Tedim as the interim Chief Mechanical Inspector for the City of Sunrise.

The City of Sunrise is actively interviewing applicants for the position as Chief Mechanical Inspector and additional time is needed to fill the position.

Respectfully,

Chris Augustin CBO, CFM, LEED AP, CGC
Building Official | Community Development/Building | City of Sunrise

10770 West Oakland Park Boulevard, Sunrise, Florida 33351
Office: (954) 572-2364
CAugustin@sunrisefl.gov
www.sunrisefl.gov

Please note that Florida has a broad public records law, and that all correspondence to me via email may be subject to disclosure. This message, together with any attachments, is intended only for the addressee. It may contain information that is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by return e-mail and delete the message, along with any attachments.

From: Augustin, Christopher <CAugustin@sunrisefl.gov>

Sent: Tuesday, September 1, 2026 10:10 AM
To: Barbosa, Ana <ABARBOSA@broward.org>
Cc: Soto, Rolando <ROSOTO@broward.org>
Subject: RE: Jose Tedim to be the Interim Chief Mechanical Inspector for the City of Sunrise

Good morning Ana,

Thank you for your quick and favorable response.

I will keep you updated as requested.

Respectfully,

Chris Augustin CBO, CFM, LEED AP, CGC
Building Official | Community Development/Building | City of Sunrise

10770 West Oakland Park Boulevard, Sunrise, Florida 33351
Office: (954) 572-2364
CAugustin@sunrisefl.gov
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From: Barbosa, Ana <ABARBOSA@broward.org>
Sent: Tuesday, September 1, 2026 8:33 AM
To: Augustin, Christopher <CAugustin@sunrisefl.gov>
Cc: Soto, Rolando <ROSOTO@broward.org>
Subject: RE: Jose Tedim to be the Interim Chief Mechanical Inspector for the City of Sunrise

CAUTION:This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Chris,
Your request for a 90-day extension of Jose Tedim's appointment as Interim Chief Mechanical Inspector for the City of Sunrise is approved. The extension expires Saturday, November 28, 2026.
Please keep us updated on the City's efforts to fill the position. If an additional extension will be

necessary, please submit the request by October 26, 2026, to allow sufficient time for consideration at the November 12, 2026, Board meeting.
Sincerely,
Ana

Sincerely,

Ana

Dr. Ana C. Barbosa
Administrative Director
Board of Rules and Appeals
1 N University Dr., Suite 3500B
Plantation, Florida 33324
Office: 954-765-4500 X9692
Cell: 954-931-2393

broward.org/codeappeals

From: Augustin, Christopher <CAugustin@sunrisefl.gov>
Sent: Monday, August 31, 2026 2:26 PM
To: Barbosa, Ana <ABARBOSA@broward.org>
Cc: Soto, Rolando <ROSOTO@broward.org>
Subject: RE: Jose Tedim to be the Interim Chief Mechanical Inspector for the City of Sunrise

Good afternoon Dr. Barbosa,

By way of this email, I am herby requesting a 90-day extension to allow Jose Tedim with Broward County to continue acting as the Interim Chief Mechanical Inspector for the City of Sunrise per section 104.3.1 of the Broward County Administrative Amendments to the Florida Building Code 8th Edition (2023).

The City of Sunrise has been actively interviewing applicants for the position as Chief Mechanical Inspector and additional time is needed to fill the position.

Respectfully,

Chris Augustin CBO, CFM, LEED AP, CGC
Building Official | Community Development/Building | City of Sunrise

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Office: (954) 572-2364
CAugustin@sunrisefl.gov
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From: Augustin, Christopher <CAugustin@sunrisefl.gov>
Sent: Tuesday, May 26, 2026 4:07 PM
To: Soto, Rolando <ROSOTO@broward.org>
Cc: ABARBOSA@broward.org; Augustin, Christopher <CAugustin@sunrisefl.gov>
Subject: Jose Tedim to be the Interim Chief Mechanical Inspector for the City of Sunrise

Good afternoon Rolando,

By way of this email, I am herby requesting BORA approval Per section 104.3.1 of the Broward County Administrative Amendments to the Florida Building Code 8th Edition (2023) to allow Jose Tedim to be the Interim Chief Mechanical Inspector for the City of Sunrise in Mircea Balean's absence starting 6-2-2026. Mircea Balean's last day with the City of Sunrise will be 6-1-2026.

Respectfully,

Chris Augustin CBO, CFM, LEED AP, CGC
Building Official | Community Development/Building | City of Sunrise

10770 West Oakland Park Boulevard, Sunrise, Florida 33351
Office: (954) 572-2364
CAugustin@sunrisefl.gov
www.sunrisefl.gov

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legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by return e-mail and delete the message, along with any attachments.

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

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

Item 2

Broward County Board of Rules and Appeals

1 N. University Drive Suite 3500B, Plantation, FL 33324
broward.org/CodeAppeals | 954-765-4500 | rulesboard@broward.org

TO: Members of the Broward County Board of Rules and Appeals

FROM: Chief Fire Code Compliance Officer

DATE: November 12, 2026

RE: First Reading of the Proposed Modification to the Broward County Amendments to the 2026 Florida Fire Prevention Code, 9th Edition

Recommendation

The Board of Rules and Appeals Fire Code Committee recommends that the Board approve, by vote, the attached proposed Broward County Local Fire Prevention Code Amendments, as modified.

Reasons

As part of the three-year code update cycle under Chapter 633, Florida Statutes, a committee of fire officials reviewed the existing Broward County Local Fire Prevention Code Amendments for consistency with the proposed 2026 Florida Fire Prevention Code, 9th Edition. The committee recommends modifications to align the local amendments with the new edition and address local issues.

The local amendments, in conjunction with the 2026 Florida Fire Prevention Code, 9th Edition, shall take effect on December 31, 2026.

Additional Information

- Draft of October 14, 2026 – Fire Code Committee Minutes
- Overview of Changes
- Proposed Broward County Local Fire Prevention Code, with underlined new code sections and ~~strikethrough~~ deletions of the current code.
- Clean Copy of the proposed Broward Local Fire Prevention Code Amendments, 9th Edition

Respectfully Submitted,

Bryan Parks

Draft of October 14, 2026 – Fire Code Committee Minutes

BROWARD COUNTY BOARD OF RULES AND APPEALS
FIRE CODE COMMITTEE MEETING MINUTES
October 14, 2026
Broward County Government Center West
1st Floor Board Room
1 N. University Drive, Plantation, FL 33324

I. CALL MEETING TO ORDER

The Board's Fire Committee held a published in-person meeting on Wednesday, October 14, 2026. The meeting was called to order by Chairman Pellecer at 1:00 PM.

II. ROLL CALL

Sergio Pellecer, Chair	Pete McGinnis
Stephen E. Bailey, Vice Chair	Jason Miller
Tommy Demopoulos	Patricia Morales
Caroline Kamm	Don Perdue
Harlan L. Kuritzky	Timothy A. Reger
Mark LeBlanc	Lynn E. Wolfson

III. APPROVAL OF MINUTES – May 21, 2026

Mr. Bailey made a motion to approve the May 21, 2026, Committee meeting minutes as submitted, and Ms. Wolfson seconded the motion. The motion passed unanimously.

IV. REGULAR MEETING

1. **Review of proposed changes to the Broward Local Fire Code in accordance with the 9th Edition of the Florida Fire Prevention Code.**

   a. Staff Presentation of code deletions and modifications – Bryan Parks

   Mr. Parks presented the proposed revisions to the Broward County Local Fire Code in conjunction with the 9th Edition of the Florida Fire Prevention Code, scheduled to take effect January 1, 2027. He explained that staff and a group of inspectors and fire marshals from throughout Broward County reviewed the local amendments for consistency with the state code. No major conflicts were identified; however, the review identified provisions that needed clarification, updating, deletion, or reorganization. Members were provided with an overview and a highlighted copy of the proposed changes.

   The presentation covered revisions to definitions and certification requirements; removal of outdated or unnecessary language; updates to references and terminology; clarification of enforcement provisions; reorganization and renumbering of sections; and edits to provisions addressing fireworks, gas detection, safety devices, and other fire-code requirements.

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b. Public Comment

Jeff Lucas, Fire Marshal for the City of Hollywood, stated that he supported the proposed edits. Matt Newman, Fire Marshal for the City of Lauderhill, also agreed with the revisions.

c. Committee Discussion

- **Terminology and certifications:** Members reviewed changes, replacing or removing outdated references, clarifying certification language, updating references to Florida Administrative Code provisions and NFPA standards, and deleting requirements identified as unnecessary or not required by statute.
- **Definition of "Multifamily Community":** A definition previously addressed through a formal interpretation approved by the Board was incorporated into the proposed code revisions.
- **Enforcement language in Section F107.2.2:** Members discussed the proposed use of the word "significant" in relation to fire and life-safety hazards. Following discussion, the group reached consensus to remove the word "significant."
- **Gas detection and building applications:** Mr. Demopoulos asked whether the gas-detection provision applied to flammable gases, combustible gases, or both. Discussion addressed the terminology used for propane and natural gas. Members also discussed whether gas detection should apply to certain exterior generator enclosures. No additional amendment to that issue was clearly adopted in the transcript.
- **Fire sprinkler requirements in industrial facilities:** Members discussed sprinkler requirements in industrial facilities, including wastewater treatment plant facilities. Mr. Reger noted that applicable requirements may arise under the Florida Building Code and that electrical-code provisions address piping around certain equipment.

d. Committee Recommendation

Mr. Demopoulos made a motion to accept the proposed local fire code amendments as presented, with the revisions discussed during the meeting and a global staff change to update references to "fire code manager/administrator" as applicable. Mr. Reger seconded the motion. The motion passed unanimously.

2. GENERAL COMMITTEE MEMBER DISCUSSION

Members discussed the requirement to submit the local amendments following the transition to the 9th Edition. Staff confirmed that the amendments must be

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submitted to both the Florida Building Commission and the State Fire Marshal's Office, as required by Florida Statute 633. Staff noted that the State Fire Marshal's Office may identify provisions that exceed local authority; if concerns are raised, the matter would be brought back to the Committee for further consideration.

3. ADJOURNMENT

Mr. Demopoulos made a motion to adjourn the meeting, and Mr. Bailey seconded the motion. The motion carried. The meeting adjourned at approximately 1:42 PM.

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Overview of Changes

Overview of Changes

9th Edition Broward Local Fire Code

Not intended to address minor corrections or grammar changes. Only addresses major changes and deletions.

F-101.2.2 (H) **Definitions** Delete Manager as it is not the proper title as referenced in the code

F-101.2.2 (M) Add new definition of Multifamily Community as found in Formal Interpretation FI-39

F-104.1 **Certification of Fire Marshal** Clarification Firefighter II as referenced in FAC 69A-37

F-104.1.1 Clarify Fire Safety Inspector I Remove second degree as a degree is a degree

F-104.1.1 Fire Marshal Certification delete degree in fire prevention, as this is not a requirement as found in FS 633.422

F-104.1.5 Delete Manager as it is not the proper title as found in the State code.

F-104.1.5 Reduce years from six (6) to three (3) years to match F-104.1.1 if holding a degree and assistant fire marshal.
Update NFPA standard to reflect what is mandated as NFPA 1037, not NFPA 1030

F-104.2.1 **Certification Assistant Fire Marshal** Clarification Firefighter II as referenced in FAC 69A-37

F-104.2.2 delete degree in fire prevention as this is not a requirement as found in FS 633.422

F-104.4 **Fire Plans Examiner** Clarification Firefighter II as referenced in FAC 69A-37

F-104.4.1 delete degree in fire prevention as this is not a requirement as found in FS 633.422

F-104.4.1 Delete confusing verbiage related to being a fire plans examiner while applying to be a fire plans examiner

F-104.5.4 **Fire Inspector** Clarification Firefighter II as referenced in FAC 69A-37

F-104.7.2 **Certification Fees** Delete drawn-out verbiage and insert a clearer description

F-106.1 Clarify that this section is add committee

F-106.5 **Procedures in County Court** Delete the last line as it pertains to immediate danger to life

F-108.1 **Fire Watch Authority** Delete existing and add new verbiage for clarity and to make it more user-friendly in accordance with provisions found in NFPA 1.

F-108 .2 to F-108.5 New sections to clarify previous language

F-109.6 **Housekeeping** Delete authority having jurisdiction and replace with AHJ as it is found in the definitions under F-101

F-109.9 **Vehicular Access** Delete sections 109.9.1, 109.9.2, 109.9.3 this section and move to F-110

F-109.9.3 Delete the one year for approval of existing applications, as the code has been in existence for more than one year

F-109.10 **Vehicles on Display** Delete this section, move to section F-110 to make vehicles under its own section

F-110 **Vehicles <u>Access and Vehicles</u>** New Heading . Rename as Vehicles to include existing and new code.

F-110.1.1 to F-110.1.3 Add new sections to clarify deleted sections from F-109 and clarify intent

F-110.2 **Vehicles on Display** Move from deleted section F-109.10 to new section

F-112.2.1 **Automatic Sprinklers Required** Add clarification language as the fragmented sentence needs to add indicating Automatic Sprinklers

F-112.2.2 **Industrial Occupancies** Add clarification language as the fragmented sentence needs to add indicating Automatic Sprinklers

F-115 **Flammable and Combustible Gas Detection** New section, new verbiage to include Natural Gas and Propane Gas. Input sections from F-119, which will be deleted as they are more aligned with the new heading

F-119.8 **Safety Devices** Delete Heading and move to F-115 Flammable and Combustible as section F-119.8 deals with abandonment of tanks

F-119.8.1 Delete and move to F-115

F-119.8.1 Delete and move to F-115

F-119.9 Renumber as F-119.8 as Safety Devices has moved to F-115

F-120.1.3 **Fireworks** Delete double reference to store

F-120.2.2 Clarify Verbiage to clarify 100 ft radius

F-120.3.5.2 Add verbiage to allow AHJ to agreement as it relates on time

F-120.5.10 and F-120.5.10.1 Modify verbiage to clarify

F-121 AED and BCK

F-121.1 Delete verbiage as the time frame of 18 month which has passed. The code was written in 2022

F-121.2.7 Modify section to address hotels and motels with 5 or more floors.

Proposed Broward Amendments to the 2026 Florida Fire Prevention Code, 9th Edition

Broward County Local Amendments to the Florida Fire Prevention Code

SECTION F-101
GENERAL

F-101.1 Title. These regulations shall be known as the Broward County Local Fire Code Amendments to the Florida Fire Prevention Code (FFPC).

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

F-101.2.1 Appendices or Annexes. Provisions in the appendices or annexes shall not apply unless specifically adopted by Florida Statute 633.

F-101.2.2 Definitions.

A. **AHJ** means Authority Having Jurisdiction and shall be a federal, state, local organization, office, or individual responsible for enforcing the requirements of this code as found in Broward Local Amendments to FFPC and Chapter 1, Broward Administrative Provisions.

B. **BCFCC** means Broward County Fire Code Committee.

C. **BORA** means the Broward County Board of Rules and Appeals.

D. **Engineer** means a Licensed Professional Engineer, licensed in the State of Florida.

E. **FBC** means the Florida Building Code.

F. **FFPC** means the Florida Fire Prevention Code, including the Broward County Local Fire Amendments to the Florida Fire Prevention Code.

G. **State** means the State of Florida.

H. **Fire Code ~~Manager /~~Administrator** means a person certified by the State Fire Marshal Office as meeting the provisions found in NFPA 1037 and means Fire Marshal/Fire Code Official.

I. **Fire Service Provider** means Fire Department

J. **Door or Door Assembly**: When used for fire service provider access as referred to in this code or the FFPC, except in chapters where other configurations are permitted, shall mean a side-hinged, swinging type egress exterior door/door assembly that can be opened from the outside and that provides access to the interior of the dwelling unit or building.

K. **Automatic External Defibrillator (AED)**
a) Is commercially available in accordance with the Federal Food, Drug, and Cosmetic Act;

b) Is capable of recognizing the presence or absence of ventricular fibrillation and is capable of determining, without intervention by the user of the device, whether defibrillation should be performed; and

c) Upon determining that defibrillation should be performed, it can deliver an electrical shock to an individual.

L. **Bleeding Control Kit (BCK)**
a) Capable of stopping severe bleeding through clotting, pressure, tourniquets, and other proven effective means of stopping blood loss; and
b) Upon a blood loss emergency, it can stem blood loss rapidly to prevent massive blood loss.

M. **Multifamily Communities.** Residential structures containing two or more housing units within one building or a complex, such as apartment buildings, condominiums, duplexes, single family homes or townhomes.

F-101.3 Intent. The purpose of the FFPC is to establish the minimum requirements to safeguard public health, safety, and general welfare through structural strength, means of egress, facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety of life and property from fire and other hazards attributed to the built environment including alteration, repair, removal, demolition, use, and occupancy of buildings, structures or premises, and by regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems and to provide safety to firefighters and emergency responders during emergency operations.

F-101.4 Violations and Penalties. Any person, firm, or corporation who violates a provision of the FFPC or a Fire Protection Provision of this Code or fails to comply with any of the requirements thereof shall be guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for every day or portion thereof during which any violation of any of the provisions of the FFPC or any Fire Protection Provisions of this Code is committed or continued. Upon conviction of any such violation, such person shall be punishable by a fine of not less than fifty ($50) nor more than five hundred ($500) dollars, or as mandated by Florida Statute 633, or by imprisonment not exceeding sixty days, or by both such fine and imprisonment.

F-101.5 Quality control. Quality control of materials and workmanship is not within the purview of the FFPC or this Code except as it relates to the purposes stated herein.

F-101.6 Referenced Codes. Other codes listed in and referenced elsewhere in the FFPC, and the Fire Protection Provisions of this Code shall be considered part of the requirements of the FFPC to the prescribed extent of each such reference.

F-101.6.1 Fire prevention. For provisions related to fire prevention, refer to the FFPC as referenced in Florida Statute 633, Broward County Local Fire Amendments to the FFPC as adopted, as referenced above. The FFPC 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 and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

SECTION F-102 Applicability.

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

F-102.1.1 FFPC and the Fire Protection Provisions of this Code do not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements, and owner specifications or programmatic requirements that do not pertain to and govern the design, construction, erection, alteration, modification, repair or demolition of public or private buildings, structures or facilities or to programmatic requirements that do not pertain to enforcement of the FFPC and Fire Protection Provisions of this Code.

SECTION F-103 Bureau of Fire Prevention, Fire Marshal/Fire Code Official, Fire Plans Examiner, and Fire Inspector.

F-103.1 Bureau of Fire Prevention. A Bureau of Fire Prevention shall be established within the Fire Service Provider or Fire Department, under the direction of the Fire Chief, which shall consist of such Fire Service Provider or Fire Department personnel as may be assigned by the Fire Chief, in accordance with the requirements prescribed herein. The function of this bureau shall be to assist the Fire Chief in the administration and enforcement of the FFPC, the Fire Protection Provisions of this Code, and the Fire Protection Provisions of this Chapter. Personnel assigned to the bureau as the Fire Marshal, Fire Code Official, Assistant Fire Marshal, Fire Plans Examiner, and Fire Inspector shall be certified by BORA.

F-103.2 Appointment of Fire Marshal/Fire Code Official and Assistant Fire Marshal. The Fire Chief shall appoint certain fire prevention personnel to be qualified as set forth in this Chapter, as part of the FFPC ~~to be qualified~~ as a Fire Marshal/Fire Code Official. The Fire Chief may also appoint an Assistant Fire Marshal within the Bureau and must meet all qualifications listed below if implemented. Personnel assigned to the bureau as Fire Marshal/Fire Code Official, Assistant Fire Marshal, Fire Plans Examiner, and Fire Inspector shall be State Certified Firefighters, State Certified Fire Inspectors, and certified by BORA. For state certification and recertification, refer to Florida State Statute 633.

F-103.3 Powers and Duties of a Fire Marshal/Fire Code Official. The Fire Chief shall duly authorize their representative of the Fire Service Provider/Fire Department to exercise the powers and perform the duties of the Chief. They shall also be known as Fire Marshal/Fire Code Official. The Fire Marshal/Fire Code Official shall be authorized and directed to enforce the Fire Protection Provisions of this Code and the FFPC, and the sole authority to render interpretations of the Fire Protection Provisions of this Code and the FFPC, and to adopt policies and procedures in order to clarify the application of its provisions and shall have responsibility for the administration and enforcement of the FFPC and Fire Protection Provisions of this Code. Such interpretations, policies, and procedures shall be in compliance with the intent and purpose of the Fire Protection Provisions of this Code and the FFPC. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in the Fire Protection Provisions of this Code and FFPC. It shall be their duty and responsibility to enforce and coordinate the work of all subordinates. Based on current technology, the Fire Marshal/Fire Code Official does not have to be physically present at the Fire Service Provider/Fire Department as long as they are available by telephone, computer, etc., and can perform their duties. In the event that the Fire Marshal/Fire Code Official is not available to perform his/her duties, the Fire Chief may appoint the Assistant Fire Marshal to undertake the supervisory responsibilities. If the ~~Assistant~~ Fire Marshal and Assistant Fire Marshal are not able to perform their duties, the Fire Chief may appoint an interim Fire Marshal/Fire Code Official provided such person is qualified as set forth in Section ~~F-103.3~~ F-104.1 of this Code. The Fire Chief or Fire Service Provider/Fire Department shall notify the BORA Fire Code Compliance Officer, of the time that the Interim Fire Marshal/Fire Code Official will assume the Fire Marshal/Fire Code Official's duties. The name of the Interim Fire Marshal/Fire Code Official will be recorded by BORA, but they will not be issued a certification card as a Fire Marshal/Fire Code Official. The Fire Marshal/Fire Code Official shall be subject to the powers vested by Florida Statute 633 and BORA in this Code. ~~If there is one~~ A Fire Plans Examiner or Fire Inspector who ~~is an employee that~~ meets the qualifications of a Fire Marshal by an inspection authority, ~~that plans examiner or fire inspector~~ shall be a Fire Marshal/Fire Code Official.

F-103.3.1 Under the Fire Chief's direction, the Fire Service Provider/Fire Department shall enforce the Fire Protection Provisions of this Code and the FFPC and all Fire Codes pertinent to the prevention of fires, suppression or extinguishing of fires, storage, use and handling of explosive, flammable, combustible, toxic, corrosive and other hazardous gaseous, and solid and liquid materials. These inspections shall include, but are not limited to:

F-103.3.1.1 The inspection of equipment and maintenance of automatic, manual, and other fire alarm systems and fire extinguishing equipment.

F-103.3.1.2 The maintenance and regulation of fire escapes.

F-103.3.1.3 The maintenance of fire protection and the elimination of fire hazards on land and in buildings, structures and other property, including those under construction.

F-103.3.1.4 The means and adequacy of each exit in the event of a fire or similar emergency, from factories, schools, hotels, lodging houses, asylums, hospitals, churches, halls, theaters, amphitheaters and all other places in which people work, live or congregate from time to time for any purpose; and

F-103.3.1.5 The investigation of the origin, cause, and circumstances of fires.

F-103.3.1.6 No enforcing agency may issue any permit except as allowed by Florida Statute 633 for construction, erection, alteration, repair, or demolition until the Building Official/Fire Code Official, in conjunction with the appropriate fire plans examiner, has reviewed the plans or specifications for such proposal and both officials have found the plans or specifications to be in compliance with the FFPC and the applicable fire safety standards as determined by the local authority in accordance with the FFPC and Florida Statute 633. Plans shall be reviewed within 30 working days (other than simplified permits related to fire alarms and fire sprinkler systems) from the date the plans ~~of submission~~ or specifications are received. In the event that an agreement cannot be reached between the Building and Fire Officials, the dispute shall be referred to the BCFCC for review and recommendation to BORA.

F-103.3.1.7 It shall be the duty of the Fire Chief of the Fire Service Provider / Fire Department to inspect or cause to be inspected by their duly authorized representatives of the Fire Prevention Bureau, as often as may be necessary, but not less than annually, during normal business hours, for the establishment in question, all buildings and premises, including common or public areas ~~a~~s well as all public aisles, corridors, halls, rooms, storage areas, or other nonresidential areas of such buildings, for the purpose of ascertaining and causing to be corrected, any condition liable to cause fire or any violation of the provisions or intent of the FFPC, by providing written notice of the code sections violated, and to otherwise enforce any violation of the Fire Protection Provisions of this Code and the FFPC. Whenever the Fire Chief or their duly authorized representatives of the Fire Service Provider/Fire Department determines that a violation exists, the person responsible for maintaining the building or area where such violation exists shall be given reasonable written notice of such violation, and if the violation continues, a presumption of a violation of the Fire Protection Provisions of this Code and the FFPC shall be created against the person responsible for maintaining the building or area where such violation exists. Rejections shall be in writing and include specific reference to the Code Section.

F-103.3.1.8 Right of Entry. Upon presentation of proper credentials, the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative may enter, at any reasonable time, any building, structure or premises for the purpose of making any inspection or investigation, ~~which~~ authorized under the Fire Protection Provisions of this Code and the FFPC.

F-103.3.1.9 Stop-Work Orders. If the Fire Chief becomes aware of a hazardous condition that presents an immediate danger to life, work is done contrary to this code or FFPC, or work without a permit, they shall be authorized to order the hazard removed or remedied immediately and shall be empowered to order the closing of the building or place where such danger to life violation exists until such time as same has been corrected. Any failure of immediate compliance shall empower the Fire Chief, or their duly authorized representative finding such hazardous condition creating an immediate danger to life, to close such building or cause same to be closed and the people herein evacuated and barred from reentering until such time as such immediate danger to life, work is done contrary to this code or FFPC, work without a permit, has been corrected. The Fire Chief or their duly authorized representative is given the authority to order any gas company, power company, or other utility company to disconnect its service to any building or buildings containing gas or power installations where such installations, in the opinion of the Fire Chief, or their duly authorized representative creates an immediate danger to life, work is done contrary to this code or FFPC, work without a permit, and to close otherwise or evacuate such building and to bar reentry thereto, until such installation is repaired or replaced and such hazard to life ceases to exist. Rejections shall be in writing and include specific reference to the code section.

F-103.3.1.10 The Fire Chief or their duly authorized representative, upon the complaint of any person or whenever they shall deem it necessary, shall inspect any buildings and premises within their jurisdiction.

F-103.3.1.11 Approval of the Fire Service Provider/Fire Department accessibility and all tests of fire alarm detection and suppression systems, smoke evacuation systems, and life safety systems shall be conducted prior to final structural inspection and issuance of Certificate of Occupancy.

F-103.4 Orders to Eliminate Dangerous or Hazardous Conditions. Whenever the Fire Chief or their duly authorized representative shall find in any building or upon any premises, dangerous or hazardous conditions or materials, including, but not limited to violations of the requirements encompassed in Florida Statutes 633, or the following Paragraphs they shall order such violations and dangerous conditions or materials removed or remedied.

F-103.4.1 Dangerous or unlawful amounts of combustible or explosive or otherwise hazardous materials.

F-103.4.2 Hazardous conditions arising from defective or improperly installed equipment for handling or using combustible or explosive or otherwise hazardous materials.

F-103.4.3 Dangerous accumulation of rubbish, wastepaper, boxes, shavings, or other flammable materials.

F-103.4.4 Accumulations of dust or waste material in air conditioning or ventilation systems or of grease in kitchen or other exhaust ducts.

F-103.5 Hurricane Protection Devices. After the termination of such periods of time that had been designated by the National Weather Service as being a hurricane watch or warning, hurricane protective devices installed on occupied buildings that impede required egress or required light, and ventilation shall be removed within 15 days.

F-103.5.1 Obstruction to Windows. Where windows are required to provide the second means of escape from a room or area, the following are prohibited.

F-103.5.2 Bars that cannot be opened from the inside.

F-103.5.3 Other obstructions such as security grill.
Exception: Only one (1) window is required to meet the above where two (2) windows are in the same room or area.

F-103.5.4 Reserved.

F-103.5.5 Reserved.

F-103.5.6 Any building or other structure which, for want of repairs, lack of adequate exit facilities, automatic or other fire alarm apparatus or fire extinguishing equipment, or by reason of age or dilapidated condition, or from any other cause, create a hazardous condition.

F-103.5.7 Reserved.

F-103.5.8 The improper storage, transporting, or handling of all classes of flammable or combustible liquids or otherwise hazardous substances in any place within the enforcing jurisdiction.

F-104 Certifications.

F-104.1 Certification of Fire Marshal/Fire Code Official. The Fire Marshal/Fire Code Official certified by BORA shall be a state-certified -Firefighter II as defined ~~by~~ in Florida Administrative Code 69A-37 ~~referred to collectively as 69A-37.055(2)(b) Firefighter curriculum as the~~ "Minimum Standards Course," be a State certified Firesafety Inspector I, and shall meet one or more of the following qualifications:

F-104.1.1 An engineer or a degree in Fire Science ~~or a Degree in Fire Prevention~~ and shall have been employed as a county or city Fire Inspector for three (3) years within the State of Florida and possess a Broward County Certification.

F-104.1.2 A county or city Fire Plans Examiner with at least five (5) years of experience within the State of Florida and shall possess a Broward County Certification.

F-104.1.3 Ten (10) years of experience as a Fire Inspector, employed in a county or city within the State of Florida with at least five (5) years of experience within the jurisdiction of the FFPC and be a Broward County Certified Fire Inspector.

F-104.1.4 Have been fulfilling the duties of a Fire Marshal/Fire Code Official with five (5) years continuous service as such within a county or city in the State of Florida and shall possess a Broward County Certification.

F-104.1.5 Possesses a certification issued by the State Fire Marshal as a Fire Code ~~Manager /~~ Administrator in accordance with NFPA 10307 with a total of three (3) ~~six (6)~~ years of experience with a county or city as fire plans examiner and inspector in Florida and shall possess a Broward County Certification.

F-104.1.6 Three (3) years of experience as a Broward County Certified Plans Examiner and nationally certified as an NFPA Certified Fire Inspector 1 (CFI-1), NFPA Certified Fire Plans Examiner (CFPE), and NFPA Certified Fire Protection Specialist (CFPS).

F-104.2 Certification of an Assistant Fire Marshal.

F-104.2.1 Certification of Assistant Fire Marshal. The Assistant Fire Marshal certified by BORA shall be a state-certified firefighter II as defined ~~by~~ in Florida Administrative Code 69A-37 ~~referred to collectively as 69A-37.055(2)(b) Firefighter curriculum as the~~ "Minimum Standards Course," be a State certified Firesafety Inspector I, and shall meet one or more of the following qualifications:

F-104.2.2 An engineer or a degree in Fire Science ~~or a degree in Fire Prevention~~ and shall have been employed as a County or City Fire Inspector for three (3) years within the State of Florida and shall possess a Broward County certification.

F-104.2.3 A county or city Fire Plans Examiner with at least four (4) years of experience within the State of Florida and shall possess a Broward County certification.

F-104.2.4 Seven (7) years of experience as a Fire Inspector, employed in a county or city within the State of Florida with at least five (5) years of experience within the jurisdiction of the FFPC and be a Broward County Certified Fire Inspector.

F-104.2.5 Have been fulfilling the duties of an Assistant Fire Marshal with three (3) years of continuous service as such within a county or city in the State of Florida and shall possess a Broward County Certification.

F-104.2.6 Possesses a certification issued by the State Fire Marshal as a Fire Code ~~Manager/~~Administrator in accordance with NFPA 103~~0~~7 with a total of three (3 ~~5~~) years of experience with a county or city as Fire Plans Examiner and Inspector in Florida and shall possess a Broward County Certification.

F-104.2.7 Two (2) years of experience as a Broward County Certified Plans Examiner and nationally certified as an NFPA Certified Fire Inspector 1 (CFI-1), NFPA Certified Fire Plans Examiner (CFPE), and NFPA Certified Fire Protection Specialist (CFPS).

F-104.2.8 Any Assistant Fire Marshal currently employed by a Broward County Fire Service Provider, prior to the effective date of this code section, will receive a certification once the Fire Service Provider submits a letter indicating the date the individual was assigned as Assistant Fire Marshal and the name of the individual.

F-104.3 Fire Plans Examiner.

F-104.3.1 Appointment of a Fire Plans Examiner. There shall be appointed by the Fire Chief of each Fire Service Provider/Fire Department certain fire prevention personnel to be qualified as set forth in this Chapter as part of the FFPC to serve as a Fire Plans Examiner. To be eligible for appointment as a Fire Plans Examiner, such person shall be certified by BORA.

F-104.3.2 Powers and Duties of the Fire Plans Examiner. Such employee shall have the duties and powers as delegated by the Fire Chief except that the Fire Chief may not delegate authority to subordinates to interpret provisions of the Fire Protection Provisions of this Code, FFPC, and all Fire Codes which authority is assigned to the Fire Marshal/Fire Code Official. A Fire Plans Examiner, if properly qualified, may be certified and assigned duties in more than one category. Prior to the issuance of any permit for construction, erection, alterations, repair, or demolition, the Fire Plans Examiner shall review all plans or specifications in conjunction with the Building Department. One and two-family detached residential dwelling units shall not be subject to provisions found in NFPA 101 during plan review by the Fire Plans Examiner as described in this section or inspection by the Fire Plans Examiner as described in Florida Statute 633. When approvals by other agencies having authority may logically be required to be affixed to the plans or specifications before approval by the Fire Plans Examiner, such approval shall be affixed to the plans or specifications before examination by the Fire Plans Examiner. If the application or plans or specifications do not conform to the requirements of all pertinent laws or regulations, the Fire Plans Examiner shall reject such application in writing, stating the reasons therefor and citing the relevant code section(s) of the FFPC. Plans or specifications that are rejected, as stated ~~herein~~ above, shall be returned for correction. Pen notations on mechanically reproduced plans, or specifications may be accepted for only minor corrections. If the applications, plans, ~~of~~ or specifications, upon examination, are found to comply with the requirements of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes, the plans or specifications shall be marked approved. Fire Service Provider/Fire Department acceptance of fire and life safety features in buildings after performance objectives are met is required, prior to certificate of occupancy being issued.
Nothing in this section shall be construed to provide an exemption from fire plan review for one and two-family detached residential dwelling units that undergo a change ~~of~~ of occupancy classification.

F-104.4 Certification of a Fire Plans Examiner. The Fire Plans Examiner certified by BORA shall be a state certified Firefighter II as defined ~~by~~ in the Florida Administrative Code 69A-37 ~~referred to collectively as 69A-37.055(2)(a)(b) Firefighter curriculum as~~ "Minimum Standards Course," be a state certified Firesafety Inspector I, and shall meet one or more of the following qualifications:

F-104.4.1 An engineer or a degree in Fire Science ~~or a degree in Fire Prevention and~~ having a minimum of three (3) years of experience as a Firesafety Inspector I ~~fire plans examiners~~ with a county or city within the State of Florida and shall be Broward County Certified.

F-104.4.2 Five (5) years of experience as a Fire Inspector employed with a county or city in the State of Florida and shall be Broward County certified.

F-104.4.3 Ten (10) years of experience as a firefighter, four (4) years as a state-certified fire inspector employed with a county or city having fulfilled the duties of a fire inspector and shall be Broward County certified.

F-104.4.4 Have been fulfilling the duties of a Fire Plans Examiner with five (5) years of continuous service within the State of Florida and be Broward County certified.

F-104.4.5 Three (3) years of experience as a Broward County and State of Florida Certified ~~Fire~~ Firesafety Inspector I ~~I~~ and nationally certified as an NFPA Certified Fire Inspector (CFI-1) and NFPA Certified Fire Plans Examiner (CFPE) and be Broward County certified.

F-104.5 Fire Inspector.

F-104.5.1 Appointment of a Fire Inspector. There shall be appointed by the Fire Chief of each Fire Service Provider/Fire Department certain fire prevention personnel to be qualified as set forth in this Chapter as part of the FFPC to serve as a Fire Inspector. To be eligible for appointment as a Fire Inspector, such person shall be certified by BORA.

F-104.5.2 Powers and Duties of the Fire Inspector. Such employee shall have the duties and powers as delegated by the Fire Chief except that the Fire Chief may not delegate authority to subordinates to interpret the Fire Protection provisions of this Code, the FFPC, and all Fire Codes which authority is assigned to the Fire Marshal/Fire Code Official. A Fire Inspector, if properly qualified, may be certified and assigned duties in more than one category. Under the Fire Chief's direction, the Fire Inspector shall enforce all local ordinances of the jurisdiction pertinent to the prevention of

fires, suppression or extinguishing of fires, storage, use, and handling of explosive, flammable, combustible, toxic, corrosive, and other hazardous gaseous, solid and liquid materials. The inspection of equipment and maintenance of automatic, manual, and other fire alarm systems, fire extinguishing equipment, and the maintenance and regulation of fire escapes. The maintenance of fire protection and the elimination of fire hazards on land and in buildings, structures, and other property, including those under construction. The means and adequacy of each exit in the event of a fire or similar emergency, from factories, schools, hotels, lodging houses, asylums, hospitals, churches, halls, theaters, amphitheaters, and all other places in which people work, live or congregate from time to time for any purpose. The investigation of the origin, cause, and circumstances of fire(s). If defects, omissions, or violations exist on any other part of the system relating to work for which approval is requested, the issuance of the approval shall be withheld until corrections have been made to the defective portion of the system and the same are made to comply with this Fire Code. The Fire Inspector shall serve notice to the Fire Contractor/representative or owner/representative in writing, stating the reasons and citing the relevant code section(s).

F-104.5.3 Certification of a Fire Inspector. Application for certification shall be on a form containing such pertinent information as is considered relevant to BORA. To be eligible for appointment as Fire Inspector, such person shall be certified by BORA and shall meet the following qualifications:

F-104.5.4 Be a certified Firefighter II as defined ~~by~~ in Florida Administrative Code 69A-37 ~~as referred to collectively as 69A-37.055(2)(a)(b) Firefighter curriculum as~~ "Minimum Standards Course" and shall be a State Certified Fire Inspector.

Exception: At the Fire Chiefs' ~~discretion~~, a person may be given up to eighteen (18) months to become a Florida Certified Firefighter from the date of hire.

F-104.5.5 Pass a written competency examination approved by BORA, to be given in May and November (only one (1) required) of each year. Other than the mandated dates as provided above, the test may be given when requested by at least three (3) applicants. If the candidate is unsuccessful after three (3) attempts, a remedial class developed and provided by FCABC, Fire Prevention Subcommittee shall be taken. Upon completion of the remedial class, the candidate will be permitted three (3) additional attempts. If the candidate is still unsuccessful, the candidate shall wait a mandatory period of no less than twelve (12) months from their last test before being able to retest.

F-104.6 Retention.
Individuals currently certified under this code may, at their separation date from a local fire department as an inspector, place their certification in a non-active status for one FFPC code cycle or a period of four (4) years, whichever is longer, by notifying the Board of Rules and Appeals in writing of their selection. During this period, the individual shall maintain continuing educational credits in Fire Prevention in the amount of 60 hours as required for renewal. At the conclusion of the code cycle or four-year period, as stated above, the individual previously holding a certification in a non-active status will become null and void unless the provisions for recertification are met at the conclusion of the code cycle or four (4) year period.

F-104.7 Certification. All Fire Service Providers or Fire Department Inspection personnel shall be certified by BORA.

F-104.7.1 Certification Fee. If applicable, each application shall be accompanied by a check in the amount appropriate for each discipline according to the BORA Fee Schedule for Certification, payable to "BORA."

F-104.7.2 Broward County certification is valid for four (4) years and shall expire on the same date as their ~~State of Florida Fire Inspector~~ Firesafety Inspector I Certification.

F-104.7.3 The certification of Fire Service Provider/Fire Department Inspection personnel may be revoked, for cause, by BORA. BORA may deny, refuse to renew, suspend, or revoke the BORA certificate of a Fire Marshal/Fire Code Official, Assistant Fire Marshal, Fire Plans Examiner, or Fire Inspector if it finds that any of the following grounds exist:

A) Any cause for which issuance of a certificate could have been refused had it then existed and been known to BORA.

B) Violation of Florida Statutes 633 or any local fire code amendments.

C) Falsification of records relating to the certificate.

D) Having been found guilty of or having pleaded guilty or nolo contendere to a felony, whether or not a judgment of conviction has been entered.

E) Failure to meet any of the renewal requirements.

F) Having been convicted of a crime in any jurisdiction that directly relates to the practice of the fire code inspection, plan review, or administration.

G) Making or filing a report or record that the certificate holder knows to be false, or knowingly inducing another to file a false report or record, or knowingly failing to file a report or record required by the state or local law, or knowingly impeding or obstructing such filings, or knowingly inducing another person to impede or obstruct such filing.

H) Failure to properly enforce applicable fire codes or permit requirements within this state, which the certificate holder knows are applicable by committing willful misconduct, gross negligence, gross misconduct, repeated negligence, or negligence resulting in a significant danger to life or property.

I) Accepting labor, service, or materials at no charge or at a noncompetitive rate from any person who performs work that is under the enforcement authority of the certificate holder and who is not an immediate family member of the certificate holder. For the purpose of this paragraph, the term "immediate

family member" means a spouse, child, parent, sibling, grandparent, aunt, uncle, or first cousin of the person or the person's spouse or any person who resides in the primary residence of the certificate holder. BORA, upon verification of the above grounds, shall immediately notify the Fire Marshal, Fire Code Official, Assistant Fire Marshal, Fire Plans Examiner, or Fire Inspector involved, who, upon notification from BORA, shall appear before the Board to explain why their certification should not be revoked.

F-104.7.4 Personnel assigned to the bureau as Fire Inspectors shall be State of Florida Certified Firefighters (see 18-month exception), State of Florida Certified Fire Inspectors. For certification, refer to Florida State Statute 633. Individuals being considered for appointment will be required to complete an affidavit of compliance with 71-575 (see Board policy 14-02.)

F-104.8 Recertification. All Fire Service Providers/Fire Department Inspection personnel shall be recertified by BORA.

F-104.8.1 To be recertified, all Fire Marshal/Fire Code Officials, Assistant Fire Marshal, Fire Plans Examiners, Fire Inspectors, or a combination thereof who are presently certified by BORA, shall meet the following criteria:

F-104.8.1.1 Be presently employed by a governmental fire entity within Broward County.

F-104.8.1.2 Recertification shall have the same anniversary date as provided in Florida Statute, with the completion of sixty (60) contact hours in continuing education every four (4) consecutive years on Fire Protection and Fire Safety, which are approved by BORA.

F-104.8.1.3 Personnel assigned to the Bureau as Fire Inspectors shall be State of Florida Certified Firefighters and State of Florida Certified Fire Inspectors. For certification or recertification, refer to Florida Statute 633.

F-104.8.1.4 If certification is not renewed and allowed to lapse, application for recertification shall be accompanied by proof that (15) contact hours per year, in the preceding four (4) years in continuing education have been met. Attendance at the BORA meetings or the BORA committee meetings shall be counted as one (1) hour for a maximum of fifteen (15) county-required contact hours within a (4) four ~~(4)~~ -year renewal period. If the certification is not renewed within 8 years, the individual must retake the state fire safety inspectors training and take the local fire exam. Evidence of completion shall be provided on a form containing such pertinent information as is considered relevant to BORA. Individuals being considered for recertification will be required to complete an affidavit of compliance with 71-575 (see Board policy 14-02.)

F-104.8.2 Recertification Fee. If applicable, each application shall be accompanied by a check in the amount appropriate for each discipline according to the BORA Fee Schedule for Recertification, payable to "BORA."

SECTION F-105 Broward County Board of Rules and Appeals.

F-105.1 The Broward County Board of Rules and Appeals shall maintain a staff position to coordinate the enforcement of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes. This person shall be known as the Chief Fire Prevention Code Compliance Officer and shall be certified as Fire Marshal/Fire Code Official. It is recommended that the individual under consideration for Fire Code Compliance Officer have at a minimum of four (4) years documented as a Fire Code Official/Fire Marshal.

F-105.2 The Fire Code Compliance Officer shall have the authority to make inspections in the discipline and shall be responsible for seeing that the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes are being uniformly enforced by all AHJs (Building and Fire Service Provider/Fire Department) in Broward County.

SECTION F-106 Broward County Fire Code Committee.

F-106.1 The Broward County Fire Code Committee is created to make recommendations to BORA regarding the suitability of alternate materials and types of construction, to provide for reasonable interpretations of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes, and to assist in the control of the life safety in buildings and structures.

F-106.2 Membership: The BCFCC shall consist of:

1. One Mechanical Engineer, Florida P.E.
2. One Architect, Florida Registered
3. One Fire Sprinkler Contractor
4. One Representative of Persons with disabilities
5. One Master Electrician
6. Four Fire Service (Broward County-Certified Fire Inspectors)
7. One Fire Service Member of the Board of Rules and Appeals
8. One Contractor, Certified to Install Fire Alarms
9. One General Contractor
10. One Florida P.E., Electrical Discipline
11. One Mechanical Contractor
12. One Consumer Advocate
13. One Florida P.E., Structural Discipline

14. One Chief Plumbing Inspector

F-106.3 Membership, such as membership of the BCFCC, will be for one year (with members being able to succeed themselves through reappointment by the BORA Chairperson). The Chairperson will select all members, including the Chairperson of the BCFCC. The Chairperson of the BCFCC shall be a Fire Service member of BORA.

F-106.4 Appeals from the Decisions of the Fire Chief and Building Official.

F-106.4.1 The BCFCC shall review all appeals from the decisions of the Fire Chief or Building Official, wherein such decision is on matters regulated by the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes. Appeals can be submitted by any person who has reason to believe they have been subjected to unreasonable enforcement of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes.

F-106.4.2 Procedures for Appeals. The BCFCC shall review the appeal prior to hearing by BORA and shall make recommendations to BORA for resolution of the appeal. BORA shall then hear the appeal and make a final ruling.

F-106.4.3 Decisions by BORA related to an appeal of the FFPC can be challenged by submitting a request for a Declaratory Statement to the State Fire Marshal's Office.

F-106.5 Procedures in County Court or Code Enforcement Board. When charges are filed based upon a violation under this Code, such charges shall be prepared under the direction of the city, state, or county attorney~~.~~ and shall be heard by a county judge or Code Enforcement Board, within the time prescribed under county court procedures or Code Enforcement Board. ~~Such conditions shall constitute an immediate danger to life~~.

SECTION F-107 Authority Fire Chief, Fire Marshal/Fire Code Official, or ~~T~~their ~~D~~duly ~~A~~authorized ~~R~~representative.

F-107.1 Authority.

F-107.1.1 The Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall investigate the origin, cause, and circumstances of every fire occurring within their jurisdiction. Such investigation shall begin immediately upon the occurrence of a fire, and the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall be immediately notified of the facts. The Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall take charge immediately of the physical evidence and shall notify the proper authorities designated by law to pursue the investigation of such matters. The Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall further cooperate with the authorities in the collection of evidence and in the prosecution of the case.

F-107.2 Notices and Orders. The Fire Chief, Fire Marshal/Fire Code Official or their duly authorized representative shall issue all necessary notices or orders to ensure compliance with the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes.

F-107.2.1 A building, structure, occupancy, premises, or vehicle shall not be used when in violation of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes.

F-107.2.2 Unlawful Continuance of Fire/Life Safety Hazard. Any person or persons operating or maintaining any occupancy, premises or vehicle subject to this Code who shall allow any fire and life safety hazard to exist on-premises or property under their control, and who fail to take immediate action to abate such hazards, when ordered or notified to do so by the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative, shall be guilty of a second-degree misdemeanor. Criminal enforcement of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes shall remain with local law enforcement departments, and officials charged with enforcement of the criminal laws of the State.

F-107.2.3 Concealed Work. The Building Official or Fire Marshal or their duly authorized representative may order portions of the structure frame of a building or structure to be exposed for inspection when in ~~there~~ their opinion, there is a good reason to believe that a building or portion thereof is in an unsafe or dangerous condition or that in their opinion there is willful or negligent concealment of a violation of this Code, the Fire Protection Provisions of this Code, the FFPC.

F-107.3 Removal or Destruction of Signs or Tags.

F-107.3.1 It shall be unlawful to remove or tamper with any seal, warning tag, or lock placed on an article, appliance, vehicle, meter, tank, or building by the building department or the Fire Service Provider/Fire Department without first obtaining permission to do so by the AHJ.

F-107.3.2 It shall be unlawful for any person to tamper with or change the position of any utility valve, switch, wiring, piping, meter, or connection or alter any utility service in any way unless properly authorized to do so.

F-107.4 In-Progress (Rough) Inspections.

F-107.4.1 The fire code official shall have the authority to require an in-progress (rough) inspection of any life safety system before a request for a final inspection is received.

SECTION F-108 Standby Fire Watch.

F-108.1 ~~Standby Fire Watch~~ Authority. ~~Whenever in the opinion of the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative, when a potentially hazardous condition or a reduction in life safety features, due to the number of persons, or the nature of the performance, exhibition, display, contest or activity, the Fire Chief or their duly authorized representative may require the owner, agent or lessee to employ one or more certified Fire Inspectors,~~

~~Firefighters or persons, as required and approved by the Fire Chief, to be on duty at such place. Said Fire Inspectors, Firefighters or persons shall be subject to the Fire Chief's or their duly authorized representative orders at all times, when so employed, and remain on duty during the times such places are open to the public, or when such activity is being conducted. The Fire Chief may allow other trained individuals to serve as an alternative to a Fire Inspector, Firefighters requirement. Before each performance or the start of such activity, said Fire Inspector, Firefighter or others allowed by the Fire Chief shall inspect all required fire/life safety equipment to ensure that such equipment is in proper working order and shall keep diligent watch for any emergency that should arise. Should any emergency arise, the Fire Inspector, Firefighter or others allowed by the Fire Chief shall take whatever action necessary to protect the occupants and public from injury or any life threatening condition.~~

The Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall have the authority to require standby fire personnel, emergency medical services personnel, or an approved fire watch whenever potentially hazardous conditions or a reduction in a fire or life-safety feature exists.

F-108.2 Responsibility of Owner, Agent, or Lessee. When standby personnel or a fire watch is required, the owner, agent, or lessee shall employ or provide one or more qualified persons in the number and manner required and approved by the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative.

F-108.3 Cost. All costs associated with providing standby fire personnel, emergency medical services personnel, or fire watch personnel shall be the responsibility of the owner, agent, or lessee and shall be provided at no cost to the AHJ.

F-108.4 Duration and Termination. Standby personnel or a fire watch shall continue until the hazardous condition has been corrected, the impaired fire protection or life-safety feature has been restored to service, the premises are no longer open to the public, the activity has concluded, or termination has been authorized by the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative.

F-108.5 Failure to Provide or Maintain Fire Watch. Failure to establish, properly staff, document, or maintain required standby personnel or fire watch operations shall constitute a violation of this Code. The AHJ shall be authorized to order the suspension of an activity, evacuation or closure of the affected portion of the premises, or other corrective action permitted by this Code until the required safeguards are provided.

SECTION F-109 Tents, Membrane Structures, Temporary Structures, and Uses.

F-109.1 General. For the purpose of this section, a place of assembly shall include any circus, sideshow, carnival, tent show, theater, skating rink, dance hall, or any other exhibition, production, engagement or offering, or other place of assembly in or under which 50 or more persons may gather for any purpose.

F-109.1.1 Permits. The Building Official or Fire Code Official is authorized to issue a permit for the erection of temporary structures such as seats, canopies, tents, and fences used in construction work or for temporary purposes such as reviewing stands. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. Such structures shall be completely removed upon the expiration of the permit.

a) Temporary structures, such as tents with sides exceeding 100 sq./ft. and canopies without sides exceeding 225 sq./ft., containing occupancy or operations that could present a life safety hazard to occupants and the general public based on the opinion of the Fire Code Official, shall be required to have a permit issued in conformance with permitting section of Chapter 1 and this Code and be in conformance with the Life Safety provisions of this Code and the Florida Building Code.

F-109.1.2 Reserved.

F-109.1.3 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation, and sanitary requirements of this Code and the FFPC as necessary to ensure public health, safety, and general welfare.

F-109.2 Parking of Vehicles. Automotive equipment that is not necessary to the operation of the tent show performance shall not be parked within 20 feet of the tent or membrane structure. No other automotive equipment or internal combustion engines shall be located within 50 feet of the tent except on a public street.

F-109.3 Smoking and Open Flame.

F-109.3.1 An approved receptacle to dispose of lighted smoking materials shall be provided at all entrances to tents and membrane structures.

F-109.4 Fire Extinguishers and Other Fire Protection Equipment. Fire extinguishers and other fire protection equipment shall be provided in every tent or membrane structure as follows:

F-109.4.1 A minimum of one 4A-10BC type extinguisher shall be provided in every tent or air-supported structure having a floor area less than 2,000 square feet and also one in each additional 2,000 square feet or fraction thereof.

F-109.4.2 At least one 40-BC type fire extinguisher shall be provided for each power generator or transformer and at locations where flammable or combustible liquids are used, stored, or dispensed.

F-109.5 Storage of Flammable or Combustible Liquids. Flammable or combustible liquid shall not be stored in a tent or membrane structure nor less than 50 feet from any tent or membrane structure.

F-109.6 Housekeeping. Hay, straw, trash, and other flammable material shall not be stored less than 35 feet from

any tent or membrane structure, except as authorized by the ~~authority having jurisdiction~~ AHJ.

F-109.7 Seating Arrangements.

F-109.7.1 Bonding of Chairs. All loose seats, folding chairs, or similar seating facilities that are not fixed to the floor shall be bonded together in groups of not less than six. Exceptions:

1. When not more than 500 such seats, chairs, or facilities are provided, bonding may be deleted.

2. The bonding of chairs shall not be required when tables are provided, as when the occupancy is used for dining or similar purposes.

F-109.7.2 Securing of chairs, folding and telescoping seat, seating, reviewing stands, grandstands, and bleachers shall be in accordance with NFPA 102.

F-109.8 Awnings, Tents, and Canopies. Awnings, tents, canopies, and similar products, whether attached or detached from a building, shall have a flame spread rating of 25 or less.

~~**F-109.9 Vehicular Access.**~~

~~**F-109.9.1** Fire access roads shall be surfaced with solid pavement, grass turf reinforced by concrete grids, or similar type surfaces approved by the AHJ, designed to accommodate fire apparatus weighing a minimum of 32 tons.~~

~~**F-109.9.2** Buildings having ramps or elevated roadways shall have posted weight limit signs showing maximum load capacity.~~

~~**F-109.9.3** All new and existing automatic entry gates installed in either commercial or multifamily communities shall be provided with a universal access system, approved by the Fire Prevention subcommittee of the Fire Chiefs Association of Broward County, to allow rapid entry. Existing applications may be provided up to one (1) year to complete as approved by the AHJ.~~

~~**F-109.10 Vehicles on Display.** When vehicles are on display inside any occupancy group other than an automobile showroom, it shall comply with the provisions listed in NFPA 1, 20.1.5.5.4.12~~

SECTION F-110 Vehicles.

110.1 Vehicular Access.

F-110.1.1 Fire access roads shall be surfaced with solid pavement, grass turf reinforced by concrete grids, or similar type surfaces approved by the AHJ, designed to accommodate fire apparatus weighing a minimum of 32 tons.

F-110.1.2 Buildings having ramps or elevated roadways shall have posted weight limit signs showing maximum load capacity.

F-110.1.3 All new and existing automatic entry gates installed in either commercial or multifamily communities shall beprovided with a universal access system, approved by the Fire Prevention subcommittee of the Fire Chiefs Association of Broward County, to allow rapid entry. ~~Existing applications may be provided up to one (1) year to complete as approved by the AHJ.~~

F-110.2 Vehicles on Display. When vehicles are on display inside any occupancy group other than an automobile showroom, it shall comply with the provisions listed in NFPA 1, 20.1.5.5.4.12.

SECTION F-111 Test Criteria for Mechanical Smoke Control Systems.

F-111.1 Initial Acceptance Test Criteria and Periodic Testing of Mechanical Smoke Control Systems. Test Criteria for Mechanical Smoke Control Systems shall be stated on the mechanical plans.

F-111.2 The following shall receive notice from the Mechanical Contractor so that they may witness the system's performance test.

F-111.2.1 Fire Service AHJ.

F-111.2.2 Building Department (Mechanical) AHJ.

F-111.2.3 Periodic Testing. All smoke control systems shall be retested as per the provisions found in the FFPC and NFPA 92 by a contractor competent and experienced in the testing of smoke control systems and be approved by the local AHJ. The smoke control system shall be retested without smoke in both the manual and automatic modes per the sequence of operation. The annual periodic testing and balancing results shall be provided in a certified test and balance report to the Fire Service Provider/Fire Department and AHJ, who shall consult with the Chief Mechanical Inspector. At a minimum, the annual periodic test report shall contain the following information:

1. All smoke control system air movement equipment and if operating as intended.

2. Retest voltage.

3. Retest amperage.

4. Retest RPM if applicable.

5. All smoke control system control dampers shall be identified and operating as intended.

6. All smoke zone differential pressures at egress exit doors (egress doors shall have no more than 30 lbs. on break and 15 lbs. on swing).

SECTION F-112 Automatic Sprinklers Required.

F-112.1 Fire flow testing of a water supply for an Automatic Fire Protection System and Standpipe System using water as an extinguishing agent for new and existing buildings and

structures shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants.

F-112.2 The following occupancies shall be protected throughout by an approved automatic sprinkler system installed in accordance with NFPA 13.

F-112.2.1 Storage. In existing storage occupancies (other than parking garages and high-piled combustible storage) ~~are~~ used for the storage of combustible goods or merchandise exceeding 20,000 square feet per floor shall be protected throughout by an automatic sprinkler system.

F-112.2.2 Industrial Occupancies. All existing industrial occupancies exceeding 15,000 square feet per floor shall be protected throughout by an automatic sprinkler system.

.F-112.3 Reserved.

F-112.4 Where automatic fire sprinkler systems are installed, the location of the Fire Service Provider/Fire Department connection shall be approved by the Fire Service Provider/Fire Department having jurisdiction.

F-112.5 Limited Access Structures.

F-112.5.1 Where automatic fire sprinklers are installed in new mini storage buildings, fire department emergency access openings acceptable to the AHJ shall also be provided. The emergency access openings shall not be less than the dimensions referenced in the Life Safety Code for Underground and Limited Access Structures.

SECTION F-113 Corridors

F-113.1 Corridors.
Where exterior corridors or exterior balconies serving as a required means of egress are enclosed on both sides and above, and the length of the enclosure along the long axis is twenty-five (25) feet or more, fire-resistivity of walls and the protection of openings therein shall be required as if such corridors or balconies were enclosed interior corridors.

SECTION F-114 Reserved.

SECTION F-115 ~~Reserved~~ Flammable and Combustible Gas Detection.

F-115.1 Safety Devices.

F-115.1.1 A person shall not tamper with or make ineffective the safety devices of any liquefied petroleum gas container.

F-115.2 Combustible gas detectors shall be installed for all new gas appliances and/or any renovations of an existing gas system. Where combustible gases are piped to an appliance, a combustible gas detection system with an external notification device and a key box, as approved by the AHJ, shall be installed in accordance with NFPA 72. The external notification device shall provide audible and visual notification and have a sign not less than fourteen (14) inches × fourteen (14) inches stating, "combustible gas detected, call 911." The system shall be installed so that upon activation of the gas detection alarm, the gas supply shall automatically shut off.

SECTION F-116 Flammable and Combustible Liquids.

F-116.1 Underground Storage and Dispensing of Flammable/Combustible Liquids. Underground tanks used to store flammable liquids shall bear an Underwriters label or equivalent testing agency label. Tank capacity for underground installations shall be limited to thirty thousand (30,000) gallons or less. Any tank to be installed shall be jointly approved in writing by the local Fire Code Official, the Building Official, the Director of Zoning, or their duly authorized representative after an appropriate review has been conducted. Such review includes but is not limited to, an analysis of the proposed installation, location, distance separations, types of occupancies in the vicinity, tank corrosion protection and construction, and applicable zoning restrictions. The maximum storage capacity in any one location shall not exceed an aggregate total of one hundred thousand (100,000) gallons unless approved by the local Fire Code Official. Any property or facility requesting the installation of tanks exceeding an aggregate capacity of sixty thousand (60,000) gallons of flammable liquids shall comply with the following additional requirements:

1. The property must be of suitable size, shape, and topography to allow for the safe installation of the proposed tanks and be in compliance with location requirements identified in other sections of the NFPA, state and local fire codes, and

2. The facility must have an attendant on-site during hours of operation, and

3. The facility must be continuously monitored, either by an on-site attendant or a third party when the facility is not in operation, and

4. The operator must provide evidence of an employee training program for on-site attendants that educates concerning all on-site equipment, including life safety equipment and emergency response procedures, and

5. The facility must provide additional emergency shut-off stations for ready accessibility by on-site attendants and the public, and

6. The station operator shall submit an emergency response plan for review and approval prior to issuance of permits for operations of the facility. The emergency response plan shall, at a minimum, provide emergency contact information and notification requirements, fire prevention and control equipment employed at the site, monitoring requirements and plans and procedures for mitigating the release of hazardous materials, as well as all other information required by applicable governing, permitting agencies, and

7. When flammable liquids are stored in more than one location, tanks shall not be interconnected between locations.

Exception*:* Broward County Office of Transportation's Transit Operations and municipal, county, and special districts having underground bulk fuel storage facilities shall comply with the provisions of NFPA 30. Aggregate Limitations of Flammable and Combustible Liquids as per the F- 116.1 shall not apply. All permits shall be reviewed for compliance by the local Fire Service Provider/Fire Department having Jurisdiction.

F-116.1.1 Underground tanks out of service for a period of one year shall be removed. Underground tanks may be abandoned in place only if approved by the Fire Service Provider/Fire Department having jurisdiction.

F-116.2 Storage and Use on Site of Combustible Liquids Used for Fixed Equipment Shall Be Under the Following Requirements:

F-116.2.1 Aboveground installation of single-wall tanks shall comply with NFPA 30 and the following additional requirements:

F-116.2.1.1 Aboveground tanks having a capacity in gallons greater than 10,000 shall be approved by the Zoning Department and AHJ.

Exception: Municipal, county, and special districts installing aboveground fuel storage tanks for fixed equipment for the purpose of providing governmental services. A Permit shall be reviewed for compliance by the local Fire Service Provider/Fire Department and AHJ.

F-116.2.1.2 Tanks shall be surrounded with an embankment or impervious dike not less than four feet high and capable of holding not less than one- and one-half times the capacity of the tank surrounded. Embankments or dikes shall be continuous, with no opening for piping or roadways.

F-116.2.2 All aboveground storage tanks shall be identified by a suitable sign which will state the type of fuel and capacity of the tank.

F-116.2.3 Tanks used for stationary combustion engines and gas turbines shall comply with NFPA 37, as adopted in FAC 69A-60, Standard for the Installation and Use of Stationary Combustion Engines and Gas Turbines.

F-116.2.4 Separation distance between aboveground storage tanks and property lines and buildings shall be as specified in Table F-116.2.4 below:

Table F-116.2.4

Capacity in Gallons	To line of adjoining unprotected building or property which may be built upon	To line of adjoining protected buildings	To line of existing frame buildings
1,000	12 feet	8 feet	20 feet
2,000	20 feet	15 feet	40 feet
3,000	20 feet	15 feet	40 feet
10,000	30 feet	20 feet	50 feet

F-116.3 Aboveground Storage for Dispensing of Flammable and Combustible Liquids from UL listed 142 (double wall), 2085 or Equivalent Tanks.

F-116.3.1 Aboveground storage of flammable and combustible liquids shall be approved by the Fire ~~Chief~~ Code Official, Building Official, or their duly authorized representative after an appropriate review has been conducted. Such review includes, but is not limited to, an analysis of the proposed installation, location, distance separations, types of occupancies in the vicinity, tank corrosion protection and construction, and applicable zoning restrictions. The maximum storage capacity in any one location shall not exceed an aggregate total of 12,000 gallons. Aboveground storage of flammable and combustible liquids shall comply with the following regulations:

Exception: Municipal, county, special districts, and airports (when approved by the Airport Aviation Authority, that the services of a Fixed Base Operation (FBO), supplying fuel to the general aviation community and emergency operations is needed) having aboveground fuel storage facilities shall comply with the provisions of NFPA 30, Aggregate Limitations of Flammable and Combustible Liquids as per F116.3.1 shall not apply. The permit shall be reviewed for compliance by the local Fire Service Provider/Fire Department and AHJ.

F-116.3.1.1 The provisions in this Section shall not supersede any zoning standard that might regulate or eliminate the use of aboveground storage tanks.

F-116.3.1.2 Aboveground tanks containing flammable and combustible liquids shall be in approved fire resistive tank enclosure assemblies.

F-116.3.1.2.1 A fire-resistive tank enclosure assembly storing flammable liquids shall consist of a tank bearing an Underwriters' label 142, 2085, or an equivalent testing criterion by an approved testing agency. A single tank or combination of tanks shall not exceed 12,000 gallons at one site.

F-116.3.1.3 The tank assembly shall be installed upon a minimum four-inch (4") slab, meeting the requirements of the manufacturer's specifications. Each tank assembly shall be anchored to withstand uplifting by flooding or storm surges, including when the tank is empty.

F-116.3.1.4 The area around the tank assembly shall be maintained free of combustible waste, debris, and all types of storage. Any tank assembly exposed to vehicular traffic shall have collision barrier posts installed on all corners and sides so exposed and shall not be spaced more than four feet (4') apart, center to center. The Fire Marshal/Fire Code Official, or their duly authorized representative, may require the

installation of collision barrier posts, even if the clearance guidelines can be achieved.

F-116.3.1.5 Dispensing devices are allowed to be installed on top of the tank enclosure assembly. Any such device dispensing Class 1 liquid shall have listed emergency breakaway device installed on the fill hose which is designed not to lose liquid from either side of the breakaway point. All product piping attached to the tank enclosure assembly shall be double-walled, contain a sheer valve or equivalent, and shall be installed by an authorized pollutant storage system specialty contractor. External piping leading away from the tank shall have a valve located within six inches (6") to the shell of the tank. Approved antisiphon devices shall be installed at each connection of piping to a tank when such piping extends below the level of the top of such tanks both internally and externally. All underground pipe work shall be left uncovered until inspected by the building and Fire Service Provider/Fire Departments, and other regulatory agencies.

Exception: Factory-installed piping does not have to be installed by an authorized pollutant storage system specialty contractor.

F-116.3.1.6 Aboveground tank assemblies temporarily out-of-service for a period not exceeding ninety (90) days shall immediately have the fill, gauge openings, and pump suction capped and secured against tampering. The vent lines shall be left open. Aboveground tank assemblies out-of-service for a period exceeding ninety (90) days shall be removed. The property owner or agent shall notify the Fire Service Provider/Fire Department of any tanks out of service for greater than 90 days.

F-116.4 Only labeled and listed pumps shall be used; gravity flow pumps are prohibited. Fuel shall be drawn from aboveground storage tanks by pumps bearing the label of an approved testing laboratory, such as Underwriters Laboratories, Inc. The use of pressure systems or gravity flow-type pump systems is prohibited.

SECTION F-117 Dispensing Areas.

F-117.1 Dispensing areas shall be provided with a vehicular driveway constructed of reinforced concrete. It shall be sloped to allow any accidental discharge from the dispensing of fluid to flow away from the dispenser or any building and shall be subject to the approval of the Fire Marshal/Fire Code Official, or their duly authorized representative. This driveway shall be a minimum of twelve feet (12') wide and twenty feet (20') long. In every case, this driveway shall be large enough that the fuel hose, when fully extended, does not reach the far edge of the driveway.

F-117.2 A fire extinguisher with a minimum 4A-60BC classification shall be provided and located not more than one hundred feet (100') from any pump, dispenser, or fill-pipe opening.

SECTION F-118 Flammable Liquid Storage at Port Everglades and the Fort Lauderdale-Hollywood International Airport.

F-118.1 Aboveground storage of flammable liquids shall be permitted at Port Everglades and the Fort Lauderdale-Hollywood International Airport ("Airport"). All tank locations at the Airport shall be approved by the Broward County Fire Marshal, Fire Code Official or their duly authorized representative prior to the issuance of a permit to erect or install a tank.

F-118.2 All flammable liquid storage tanks at Port Everglades shall be constructed, installed, and maintained in accordance with the Port Everglades Tariff Number 12 Amendments.

SECTION F-119 Liquefied Petroleum Gases.

F-119.1 Scope. This section shall apply to the storage, handling, and transportation of liquefied petroleum gas and the installation of all equipment pertinent to systems for such uses in addition to the requirements stated in NFPA-58, Storage, and Handling of Liquefied Petroleum Gases.

F-119.2 Reserved.

F-119.3 Distributing Plant. A facility, the primary purpose of which is the distribution of gas receives LP-Gas in tank cars, truck transport, or truck lots, and distributes this gas to the end user by portable container (packaged) delivery, by tank truck or through gas piping. Such plants have bulk storage (2,000 gallons of water capacity or more) and usually have container filing and truck loading facilities on the premises. Bulk plants are considered to be in this category. Normally, no person other than plant management or plant employees shall have access to these facilities. Additionally, definitions contained in NFPA 58 shall apply.

F-119.4 Location of Containers and Limits.

F-119.4.1 All new liquefied petroleum gas storage installation and handling shall be in accordance with NFPA-58, the laws of the state of Florida, and all applicable rules, regulations, and ordinances of the AHJs.

F-119.4.2 Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested commercial areas, the aggregate capacity of any one installation shall not exceed 2,000 gallons of water capacity, except that in particular installations, this capacity limit may be altered by the approval of the Fire AHJ after consideration of special features such as topographical conditions, nature of occupancy and proximity to buildings, capacity of proposed tanks, degree of private fire protection to be provided and facilities of the local Fire Department. The storage of liquefied petroleum gas shall conform to the provisions of the local zoning ordinance.

F-119.4.3 Where a distributing point is allowed, there shall be in attendance a qualified person to make the transfer of liquefied petroleum gas. This person shall have been trained

by a licensed gas company and be in possession of documents certifying such training. The owner of the distributing point shall be licensed by the Florida Department of Agriculture and Consumer Services, Divisions of Consumer Services.

F-119.4.4 All plans for installations at distributing points shall be submitted to the AHJs for permits and approval. In addition, plans for locations at distributing points for fixed (stationary) installations of

1. 2,000 gallons individual water capacity, or

2. with the aggregate water capacity exceeding 4,000 gallons, or

3. any installation, regardless of size, which will be used for resale to the public shall be submitted to the Florida Department of Agriculture and Consumer Services, Division of Consumer Services for approval, proper licensing, and be approved before the installation is started. Other safety precautions shall be adhered to as designated by the Fire Code Official/, Fire Marshal, or their duly authorized representative.

F-119.4.5 An LP Gas storage tank shall not be installed on the same island used for gasoline or diesel fuel dispensing. A minimum distance of 25 feet shall be maintained between the LP Gas storage tank and the flammable liquid dispensing devices.

F-119.4.6 A Distributing Plant, as defined in F-119.2 3, shall be prohibited unless approved by the Fire Code Official/, Fire Marshal, or their duly authorized representative, of the jurisdiction.

F-119.4.7 Multiple container installations with a total storage water capacity of more than 180,000 gallons (150,000 gallons LP-Gas capacity) shall be subdivided into groups containing not more than 180,000 gallons in each group. Such groups shall be separated by a distance of not less than 50 feet, unless the tanks are:

1. buried or mounted in an approved manner, or

2. protected with approved insulation on such areas that may be subject to impingement of ignited gas from pipelines or other leakage or

3. protected by firewalls of approved construction, or

4. protected by an approved system for the application of water or

5. protected by other approved means, where one of these forms of protection is provided, and separation shall not be less than 25 feet between such container groups.

F-119.4.8 The storage and transportation of liquefied petroleum gas and the installation of all pertinent equipment shall be installed and maintained in accordance with NFPA-58, and subject to the approval of the local Fire Code Official or their duly authorized representative. These orders shall apply to all persons and places within the jurisdiction except as herein provided.

F-119.5 Parking and Garaging. Vehicles containing cylinders of liquefied petroleum gases 20 lbs or greater in size are prohibited in public parking garages. This includes LP Gas delivery vehicles. Vehicles that are powered by LP Gas and meet NFPA 54 for fuel systems are permitted.

F-119.6 Prohibited Use of Liquefied Petroleum Gas.

F-119.6.1 Liquefied petroleum gas shall not be used for the purpose of operating any device or equipment unless such equipment or device is approved for use with a liquefied petroleum gas.

F-119.6.2 Liquefied petroleum gas shall not be released into the atmosphere except through an approved liquid level gauge or other approved device.

F-119.7 Dispensing and Overfilling.

F-119.7.1 The dispensing of liquefied petroleum gases shall be performed by a qualified attendant. It shall be illegal for any person, firm, corporation, association, club, or organization to operate a self-service liquefied petroleum gas dispensing operation that is open to the public.

F-119.7.2 A person shall not fill or maintain a liquefied petroleum gas container with liquefied petroleum gas in excess of the fixed outage gauge installed by the manufacturer or the weight stamped on the tank.

~~**F-119.8 Safety Devices.**~~

~~**F-119.8.1** A person shall not tamper with or make ineffective the safety devices of any liquefied petroleum gas container.~~

~~**F-119.8.2** Combustible gas detectors shall be installed in all areas where they are required either by other NFPA codes and standards or by the AHJ. Such combustible gas detection system with an external notification device shall be installed in accordance with NFPA 72. The external notification device shall provide audio and visual notification and have a sign not less than 14" x 14" stating "Combustible Gas Detected, Call 911."~~

F-119.8 9Abandonment of Liquefied Petroleum Gas Equipment.

F-119.8 9.1 At the discretion of the AHJ whenever the use of liquefied petroleum gas equipment has been discontinued, it may be abandoned in an approved manner within a period of 30 days. However, after 90 days, F-119.9. 8.4 applies.

F-119.8 9.2 The following procedures may be used when approved by the local Fire Code Official or their duly authorized representative.

F-119.8 9.2.1 Removal of all liquefied petroleum equipment.

F-119.8 9.2.2 Burn-off content of the container.

F-119.8 ~~9~~.3 All service openings shall be capped or plugged after contents have been removed from the container.

F-119.8. ~~94~~ All LP tanks, abandoned or out of service in excess of ninety (90) days, shall be removed and properly disposed of.

F-119.~~10~~ 9 Hydrogen Fuel for Emergency Power Systems. Hydrogen stationary fuel cell power systems shall be installed in accordance with NFPA 853 of the current edition. Storage shall be in compliance with NFPA 55 (storage, use, and handling of compressed gases and cryogenic fluids in portable or stationary containers, cylinders and tanks) for installation.

SECTION F-120 Fireworks and Sparkler/Novelty Items.

F-120.1 General Requirements.

F-120.1.1 The manufacturing of fireworks, sparklers, and pyrotechnic materials is prohibited.

F-120.1.2 The storage of fireworks and pyrotechnic materials is prohibited except as permitted in NFPA 1, Section 65.

F-120.1.3 Except as hereafter provided, it shall be unlawful for any person, firm, co-partnership, or corporation to store, offer for sale, ~~expose to store~~, expose for sale, sell at retail, or use or explode any fireworks and pyrotechnic materials.

F-120.1.3.1 Consumer fireworks can be utilized as per Chapter ~~Florida Statute FS~~ 791, Florida Statutes on specified holidays.

F-120.1.4 Reserved

F-120.1.5 Wholesale sales of fireworks pursuant to Florida Statute 791.04 shall be prohibited at temporary or seasonal sales sites and sales sites located in tents, canopies, and stands.

F-120.1.6 Permit Requirements and Operator Qualifications.

F-120.1.6.1 Application for permit to operate a display of fireworks or use of pyrotechnics before a proximate audience shall be made in writing on forms provided by the AHJ to the Fire Chief or their duly authorized representative, at least 15 days in advance of the date of the display. Except as specifically modified within this Code, outdoor display of fireworks shall be as specified in NFPA 1123. See Section F-120.2 for additional requirements for the residential property. See Section F-120.3 for additional outdoor display of fireworks on private requirements for offshore and barge fireworks displays. Except as specifically modified within provisions of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes, the use of pyrotechnics before a proximate audience shall be as specified in NFPA 1126.

F-120.1.6.1.1 Before any permit for a pyrotechnic display shall be issued, the person or organization making the application shall furnish proof of financial responsibility to satisfy claims for damages to property or personal injuries arising out of any act or omission on the part of such person or any agent or employee, in such amount, character, and form as the Fire Chief, or their authorized representative, determines to be necessary for the protection of the public.

F-120.1.6.1.1.1 A copy of the certificate of insurance naming the permitting agency as additional insured is required.

F-120.1.6.1.1.2 The minimum required amount of certificates of insurance for permit issuance is $1,000,000 for bodily injury, and $50,000 for property damage, per occurrence.

F-120.1.6.2 Permit application shall be set forth and contain the following:

F-120.1.6.2.1 The name, address, and telephone number of the organization sponsoring the display, the supplier of the fireworks, the operator (pyrotechnician), and all assistants.

F-120.1.6.2.2 Application shall be signed by the sponsoring organization representative and the operator (pyrotechnician) and approved by Fire Chief or their designee.

F-120.1.6.2.3 References for the most recent three firework displays supervised and discharged by the designated operator shall be required for review by the AHJ. Said referenced displays shall be similar in size and complexity and will provide contact persons and telephone numbers.

F-120.1.6.2.4 The date and time of day at which the display is to be held and the duration time for said display. Permits shall not be issued for displays between the hours of 11:00 p.m. and 7:30 a.m.

F-120.1.6.2.4.1 Time restrictions stated above may not be applicable on January 1, July 4, and December 31, or any other date where specific permission to operate a display of fireworks is granted by the AHJ.

F-120.1.6.2.5 The exact location address for the display, event, or production.

F-120.1.6.2.6 A copy of a location site plan with dimensions indicating the exact location planned for the display site and all grounds and facilities at which the event will be held. This plan shall include the location of all structures, audience viewing areas, roads, trees, and utilities.

F-120.1.6.2.7 Operator and assistant qualifications shall comply with the provisions of NFPA 1123 and NFPA 1126.

F-120.1.6.2.7.1 The operator shall be responsible for ensuring that a sufficient number of assistants are available on site for the safe storage and conduct of the fireworks display.

F-120.1.6.2.7.2 Operators shall be at least 21 years of age, and all assistants shall be at least 18 years of age. A copy of a valid driver's license or other valid picture I.D. acceptable to the AHJ shall be provided for all operators and assistants.

F-120.1.6.2.8 The type and number of fireworks to be discharged.

F-120.1.6.2.8.1 Aerial displays: Size and number of each type of burst (single, multiple, etc.)

F-120.1.6.2.8.1.1 All aerial shells, regardless of size, shall be fired using approved electrical ignition unless an alternate method of ignition is approved by the AHJ.

F-120.1.6.2.8.1.2 All electrically fired displays shall provide a solid barrier located at least 100 feet from the mortar location from which all operators (pyrotechnicians) shall control the display, with the exception of displays on barges.

F-120.1.6.2.8.2 Fixed D~~d~~isplays. Size, T ~~t~~ype, and D ~~d~~escription of D ~~d~~isplays.

F-120.1.6.2.8.3 The manner and place of storage of fireworks prior to display. The date, time, and travel route from the point the fireworks enter Broward County.

F-120.1.6.2.9 Standby Fire Watch Requirements.

F-120.1.6.2.9.1 The Fire Chief, or their duly authorized representative, shall require one or more standby fire watch personnel employed by the Fire Service Provider/Fire Department, or other trained individuals to be on duty for each display or performance. When deemed necessary, the Fire Chief, or their duly authorized representative, may require additional fire rescue apparatus may be required for the display or performance. The expense of such personnel services and apparatus shall be borne by the permit holder and shall be paid prior to issuance of the permit.

F-120.1.6.2.9.2 The standby fire watch personnel shall be on duty from the time of display set up, during the display, and until termination of the display and removal of all fireworks, debris, pyrotechnical materials, and devices from the site.

F-120.1.6.2.9.3 In the case of indoor displays or performances, standby fire watch personnel shall be maintained until the total restoration of normal function of the fire safety systems has been verified.

F-120.1.6.2.9.4 At a minimum, at least one of the assigned standby fire watch personnel shall be a BORA Certified Fire Inspector if required by the fire chief or designated individual.

F-120.2 Additional Requirements for Outdoor Display of Fireworks on Private Residential Property:

F-120.2.1 Written approval from the property owners located adjacent to the proposed display site property is required prior to the approval of a permit for an outdoor fireworks display.

F-120.2.2 The display site shall have a setback with a minimum radius of 100 feet per inch ~~at least a 100 foot per inch radius~~ of internal mortar diameter of the largest shell to be fired.

F-120.2.3 Minimum distance separation shall be no less than 300 feet from the nearest dwelling, building, or structure. This includes canopies, chickee huts, or similar structures, bulk storage areas, public highways, railroads, or other means of travel.

F-120.2.4 Not within 1,000 feet of a school, theater, church, hospital, nursing home, assisted living facility, livestock/animal storage site, or similar structures or institutions.

F-120.2.5 No less than a 50-foot radius from the nearest aboveground utility, telephone or telegraph line, tree, or other overhead obstruction.

F-120.2.6 The audience shall be restricted behind an approved barrier location no less than 200 feet from the outside of the required display site distance separations.

F-120.2.7 Reserved.

F-120.3 Offshore and Barge Fireworks Displays.

F-120.3.1 Firework displays shall only be permitted on approved barges. Barge means a non-self-propelled vessel and shall meet the requirements of NFPA 1123 for construction and sizing requirements of the discharge site.

F-120.3.2 A valid copy of a current U.S. Coast Guard permit of operation shall be provided for each barge display if required by the U.S. Coast Guard.

F-120.3.3 At least two chase boats shall be provided to maintain a clear separation distance of at least 1,000 feet radius around the barge from other vessels, structures, and the beach. Chase boats shall also provide transportation of fire rescue personnel when required.

F-120.3.4 Two-way compatible communication shall be provided for use by fire rescue and law enforcement personnel, chase boats, and barge crew.

F-120.3.5 Ladder access shall be provided to allow immediate access for inspection and emergency response.

F-120.3.5.1 Stabilization shall be provided to secure the barge and prevent rotation from wind, water current, and firing angle.

F-120.3.5.2 Inspection of the barge by the Fire Service Provider/Fire Department shall occur at least one to two hours prior to the scheduled departure for sea or a time agreed by the AHJ.

F-120.4 Safety Precautions for Outdoor Fireworks.

F-120.4.1 If, in the opinion of the Fire Chief, or their duly authorized representative, any unsafe or hazardous condition exists, the fireworks display shall be postponed until such time as said conditions are corrected.

F-120.4.2 If high winds, precipitation, or other adverse weather conditions prevail, such that in the opinion of the Fire Chief, or his/her duly authorized representative, a significant hazard exists, the fireworks display shall be postponed until weather conditions improve to an acceptable level to allow

discharge.

F-120.4.2.1 No discharge of a fireworks display shall be permitted to take place when the wind velocity is 17 knots (20 mph) or greater.

F-120.4.3 Immediately upon delivery to the display site, all fireworks shall be properly secured and shall not be left unattended at any time. When deemed necessary, the Fire Chief, or their duly authorized representative, may require the operator ~~or~~ to employ special security measures to ensure the proper security of the stored fireworks.

F-120.4.4 Additional fire extinguishers or fire protection equipment, above the minimum requirements set forth by NFPA 1123 or 1126, may be required by the AHJ. In addition, an adequate water supply for fire protection shall be available at the discharge site.

F-120.5 Requirements for the Sale, Display, Merchandising, Storage, and Handling of Approved Sparklers and Novelty Items within buildings, Structures, Canopies, and Outdoor Sites.

F-120.5.1 No person shall be in possession of a lighted cigarette, cigar, pipe, or any open flame within 50 feet of any sales, display, merchandising, storage, or handling area. Proper receptacles for the disposal of smoking materials shall be provided at all entrances to such areas (i.e., water-filled or sand-filled buckets).

F-120.5.2 Additional fire extinguishers or fire protection equipment above the minimum requirements set forth by NFPA 1123 or 1126, may be required by the AHJ.

F-120.5.3 Precautions shall be taken to protect against fire or the spread of fire in all sites located within fields or lots with ground cover such as brush, grass, or other overgrowth of vegetation.

F-120.5.4 Durable and readily visible signs to read "Caution Sparklers-No Smoking" shall be posted on the exterior of each entranceway into and throughout all sparkler sales, storage, and handling areas within the interior of any building, structure, canopy, or outdoor site. These signs shall be readily visible in all directions.

F-120.5.5 The use, ignition, or discharge of any approved sparklers or novelty items is prohibited within buildings or structures where sparklers or novelty items are offered for sale, displayed, or stored, and within 100 feet of any outdoor sales storage or handling sites.

F-120.5.6 Buildings or structures used in whole or in part for sales (retail or wholesale), display, merchandising, handling, or storage of sparklers and novelty items shall be fully protected throughout with an automatic sprinkler~~s~~ system in accordance with NFPA 13, the edition in 69A-60, Florida Administrative Code.

F-120.5.7 Reserved.

F-120.5.8 Sales, display, and merchandising shall be conducted in an approved and safe manner in order to control handling by the general public.

F-120.5.9 Amounts of sparklers and related novelty items displayed within the sales area shall not exceed those amounts approved by the Fire Chief, or their duly authorized representative.
Note: Where the primary business of the occupancy is not sales of sparklers, the sales areas of sparklers or novelty items shall not exceed two percent of the net floor space of the building or structure.

F-120.5.10 Storage of A~~a~~pproved S~~s~~parklers and N~~n~~ovelty I~~i~~tems ~~shall comply with the following~~.

F-120.5.10.1 Sparklers shall not be stored or kept in any of the following area~~s~~:.

F-120.5.10.1.1 In which paints, oils, or varnishes are manufactured or kept for use or sale unless the paints, oils, or varnishes are in unbroken (sealed) containers.

F-120.5.10.1.2 In which resin, turpentine, gasoline, or flammable substances that may generate vapors are used, stored, or offered for sale unless the resin, turpentine, gasoline, or substance is in unbroken (sealed) containers.

F-120.5.10.1.3 In which there is not at least one 2A10BC fire extinguisher available in the area used for storage.

F-120.5.10.2 Storage of sparklers shall be in an approved manner, remote from the public, and separated from all other merchandise by at least one hour fire protection and an approved automatic sprinkler system.

Exception: Canopies and approved steel storage vaults or containers when used outdoors.

F-120.5.10.3 Approved storage facilities shall be labeled with an approved Explosion placard complying with the Department of Transportation (DOT) Standard.

F-120.5.11 Outdoor sites for sale, storage, and handling of approved sparklers shall comply with the following distance requirements: The minimum distance between a storage site and any building or structure shall be 50 feet.

F-120.6 Separation.

F-120.6.1 The minimum distance required between a site and any fuel storage/dispensing area or device shall be 50 feet.

F-120.6.2 Storage areas shall be separated from sales and handling areas by a minimum of 25 feet.

F-120.6.3 Any building or structure used as storage facilities for sparklers and novelty items in conjunction with outdoor sites shall comply with the one-hour protection separation and automatic sprinkler system requirements as required for storage areas within buildings and structures.

Exception: Canopies and approved steel storage vaults or containers.

F-120.6.4 When a canopy can be used in conjunction with an outdoor site operation, the following shall apply:

F-120.6.4.1 No sides of any kind are permitted on the canopy at any time. Provide a copy of the building permit for the canopy.

F-120.6.4.2 The canopy shall comply with the flame-retardant requirement. A proper flame-retardant certificate is required.

F-120.6.4.3 Proper exit and exit access shall be maintained at all times within the interior of the canopy. No obstruction to egress from any portion of the canopy is permitted.

F-120.6.4.4 Provide and maintain a minimum of one 2A40BC dry chemical fire extinguisher, with a properly updated service tag for each 2,500 sq. ft. of canopy area. Not less than one fire extinguisher for each canopy.

F-120.6.5 If the site is to operate after daylight hours, the site shall be properly illuminated. If electricity-powered or electrical equipment is used, the following shall apply:

F-120.6.5.1 All electrical equipment and associated wiring shall comply with NFPA 70, the National Electrical Code, edition as adopted in 69A-60, Florida Administrative Code. Provide a copy of the permit for electrical service and equipment.

F-120.6.5.2 If fuel-powered generator(s) are to be used to supply power for the site, the following shall apply.

F-120.6.5.2.1 Generator(s) shall be kept at a minimum distance of twenty feet (20') from sales, storage, or handling area.

F-120.6.5.2.2 Precautions against fire or fire spread shall be taken when generator sites are located within fields or grassed lots.

F-120.6.5.2.3 Only an approved metal five-gallon safety container shall be used to store fuel for the generator. Fuel containers shall be properly stored with a maximum of ten gallons per site.

F-120.6.5.2.4 Approved fuel containers shall not be stored in sales, storage, handling areas, or vehicles.

F-120.6.5.3 A durable sign that reads "NO SMOKING" shall be posted at the generator site.

F-120.7 Pyrotechnics Before Proximate Audience. The requirements for the use of pyrotechnics before a proximate audience shall be in accordance with the standards as set forth in the FFPC. In addition, the following local amendments shall apply:

F-120.7.1 Application for permit to operate a display of pyrotechnics before a proximate audience shall be made in writing on forms provided by the AHJ to the Fire Chief, or their duly authorized representative, at least 15 days in advance of the date of the display.

F-120.7.2 The local fire marshal, fire code official, or their duly authorized representative, at their discretion, shall require standby fire watch personnel employed by the AHJ of the Fire Service Provider ~~or~~ / Fire Department to be on duty for each display or performance. When deemed necessary by the local fire marshal, fire code official, or his/her duly authorized representative, additional fire and rescue apparatus may be required for the display or performance. All expense(s) of standby personnel services and apparatus shall be borne by the permit holder.

F-120.7.2.1 Standby fire watch personnel shall be on duty from the time of display setup, during the display, and until termination of the display and removal of all pyrotechnic materials, debris, and devices from the site.

F-120.7.2.2 In the case of indoor displays or performances, standby fire watch personnel shall be maintained until the total restoration of the normal functioning of the fire safety systems has been verified.

F-120.7.2.3 At a minimum, at least one of the assigned standby fire watch personnel shall be a BORA Certified Fire Inspector.

F-120.7.3 Any indoor use of pyrotechnics shall not be permitted in buildings or any portion thereof unless protected by an approved automatic sprinkler system.

F-120.7.3.1 Indoor use of pyrotechnics shall be prohibited in temporary structures such as tents-and canopies.

F-120.8 Rooftop Pyrotechnics: in Addition to the Aforementioned Code Requirements, the Following Shall Apply to Rooftop Pyrotechnic Displays.

F-120.8.1 Only NFPA 1126 approved pyrotechnics shall be permitted for all rooftop displays.

F-120.8.1.1 If a rooftop display is being proposed, the pyrotechnician shall identify a debris fallout area on the submitted plan.

F-120.8.1.2 The pyrotechnician shall provide the local Fire Marshal, Fire Code Official, or their duly authorized representative with an approved, written notice from the FAA acknowledging receipt of the time frame of the display, the pyrotechnic material used and approval from the FAA representative to proceed with the event.

F-120.8.1.3 Such an approved written notice shall be a part of the permit application submitted at least 15 working days prior to the event.

F-120.8.1.4 Failure to provide an approved written notice from the FAA to the local Fire Marshal, Fire Code Official, or their duly authorized representative shall be cause for denial to display rooftop pyrotechnics.

F-120.8.1.5 At the discretion of the local Fire Marshal, Fire Code Official, or their duly authorized representative, shall be pyrotechnician may be required to post all or part of the following

F-120.8.1.5.1 Additional insurance policy in the amount of one million dollars indemnifying the local AHJ.

F-120.8.1.5.2 Post a refundable clean-up bond with the local AHJ holding the pyrotechnician responsible for post-event clean-up from pyrotechnic debris fallout.

F-120.8.1.5.3 If the pyrotechnician is not directly responsible for the post-event cleanup of debris, the pyrotechnician shall furnish written proof from the party responsible for the post-event cleanup of pyrotechnic debris.

F-120.8.1.6 The pyrotechnician shall be held responsible for the cleanup of any NFPA 1126 pyrotechnic material fallout on any structure, vehicles, and part thereof in the fallout area unless otherwise advised in writing~~,~~ to the fire code official, as to the contracted party responsible for such cleanup.

F-121 Automatic External Defibrillator (AED) and Bleeding Control Kit (BCK).

F-121.1 All new and existing buildings ~~need to~~ shall comply with the following sections. ~~shall be provided a maximum of eighteen (18) months from the date approved by BORA to comply.~~

F-121.2 AED(s) and BCK(s) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.

F-121.2.1 Assembly Occupancy.

a) Fitness centers, gymnasiums, and indoor recreational centers in excess of one thousand five hundred (1,500) square feet.

b) Any assembly occupancy with a capacity of one hundred (100) or greater.

c) Places of worship with a capacity of one hundred (100) or greater.

F-121.2.1.1 Assemblies exceeding 30,000 square feet and multi-story assemblies shall require additional devices where the travel distance exceeds five hundred (500) feet between AEDs.

F-121.2.2 Business Occupancy.

a) Office buildings/business occupancies with ~~a~~ square footage greater than twenty thousand (20,000) square feet.

b) All dental offices in accordance with Florida Administrative Code 64B5-17.015.

F-121.2.3 Day Care Occupancy. All adult daycare facilities.

F-121.2.4 Educational Occupancy.

a) All charter and private schools.

F-121.2.5 Healthcare Occupancy.

a) Assisted living facilities as defined by Section 429.021(5) Florida Statute as amended from time to time.

b) Ambulatory surgical centers as defined by Section 395.002 (3) Florida Statute as amended from time to time.

c) Walk-in medical care facilities.

d) Hospitals providing emergency services, including freestanding facilities, shall be excluded.

F-121.2.6 Mercantile occupancy.

~~a)~~ Commercial and retail spaces with square footage greater than thirty-five thousand (35,000) square feet.

F-121.2.6.1 Mercantile Class A and multistory occupancies shall require additional devices where the travel distance exceeds ~~fire~~ five hundred (500) feet between AEDs.

F-121.2.7 Residential occupancy.

a) ~~All hotels and Motels~~ Multi-story hotels and motels with five (5) floors or more.

b) Multi-story residential buildings with five (5) floors or more. Residential elevators supplying services to an independent dwelling unit only shall be exempt from this requirement.

F-121.2.7.1 Multi-story residential occupancies listed above shall place an AED and BCK at every building entrance lobby no ~~further~~ more than 15 feet from any elevator. The AHJ can modify the requirements of F-121.2.7 ~~requirements~~ based on the footprint of the residential building.

F-121.3 Installation and Operation.

F-121.3.1 The AHJ shall verify all AED devices and BCKs for operation prior to being placed in service or available for use and on an annual basis.

F-121.3.2 AED devices and ~~Bleeding Control Kit~~ BCKs shall be:

a) Conspicuously located in plain view of the primary public entrance or by the elevator lobby with unobstructed access.

b) Readily accessible and immediately available when needed for on-site employees and the general public, including disabled persons.

c) The AED(s) and BCK(s) shall be housed in a cabinet with a clear window in the door, an audible alarm signaling the opening of the door, permanently affixed to a wall, and whose top is no more than forty-eight (48) inches above the floor to prevent tampering, theft, or damage.

d) The AED shall be located below a sign having a minimum area of seventy (70) square inches and containing the letters "AED" and the universally recognizable symbol, which should be placed no more than sixty (60) inches, on center, above the floor.

e) The BCK shall be located below a BCK sticker. The BCK sticker may also be placed on the cabinet containing the BCK.

f) If there is more than one entrance or exit in the building, or if the building is multiple stories, the business owner shall place a sign at each entrance, exit, or elevator indicating the location of the automated external defibrillator device.

F-121.3.3 AED devices shall contain adult pads and pediatric pads as required by the AHJ.

F-121.3.4 BCKs with the exception of large occupancy BCKs, shall minimally contain:
a) Two (2) commercially manufactured tourniquets; and
b) Two sets of gloves; and
c) One (1) pair of scissors; and
d) Two (2) 3-inch gauze rolls; and
e) Two (2) gauze combine pads.

F-121.3.5 Places of occupancy that hold 500 or more persons, regardless of occupancy classification, shall have a large occupancy BCK, which minimally contains:

a) Eight (8) commercially manufactured tourniquets; and

b) Four (4) sets of gloves; and

c) Two (2) pair of scissors; and

d) Eight (8) 3-inch gauze rolls; and

e) Eight (8) gauze combine pads.

F-121.3.6 The AED(s) devices and BCK(s) shall be used in accordance with the manufacturer's guidelines.

F-121.3.7 It shall be the responsibility of the owner/occupant to:

a) Install the AED device and BCK.

b) Maintain AED devices and BCK in accordance with manufacturer-recommended maintenance requirements and as required herein.

F-121.3.8 If an AED device or BCK is removed for repair, a replacement shall be provided by the owner/occupant or by the manufacturer.

F-121.3.9 Requirements and procedures. The following shall be the requirements and procedures for the use of the AED and BCK program:

F-121.3.9.1 At the discretion of the AHJ, the implementation of an AED and BCK shall occur only after a written notification is made to the Fire Chief or designee by the individual, entity, organization, or company acquiring an AED. The written notification must contain the facility or business name, street address, specific location of the AED and BCK, the name of the manufacturer and model number of each AED.

F-121.3.9.2 The AHJ may conduct a quality assurance review after the use of an AED or BCK that includes gathering clinical data and information from the person that used the AED or BCK and from the AED itself.

F-121.3.9.3 The owner and user of the AED or BCK will not withhold consent for a quality assurance review by the AHJ after the use of an AED or to the retrieval of clinical data from the device itself.

F-121.3.9.4 The AHJ shall verify the presence of the AED ~~device~~ and BCK and may inspect any maintenance records to ensure compliance with the community AED and BCK program.

F-121.3.9.5 The AHJ is not liable for any damages experienced by the AED and by the BCK, or any person or entity arising as a result of:

a) Business's use or misuse of the equipment or supplies;

b) Business's failure to provide services pertaining to the equipment supplies;

c) Any defects in the equipment or supplies.

Immunity from civil liability provisions. The provisions of Florida Statute 768.1325, and specifically the immunity from civil liability for any harm resulting from the use or attempted use of an automated external defibrillator (AED) device as found in Florida Statute 768.1325(3) as may be amended from time to time are hereby adopted and incorporated into the ordinance.

F-122 Mobile and Temporary Cooking Operations.

F-122.1 The following section shall be a minimum life safety requirement but can be modified if deemed necessary by the local AHJ.

F-122.1.1 Mobile or Temporary Cooking. Any cooking facility, apparatus, or equipment, being operated on a one-time or interim basis, or for less than 90 days in the same location, other than at a fixed location, building, or structure which has been inspected and permitted under another section of this code, regulation or statute, inclusive of self-propelled trucks and vehicles. Ttrailered units, push carts, equipment located

under cover of awnings, canopies or pop-up tents, or other structures for which a building permit has not been issued.

F-122.1.2 All current licensing, semiannual/annual fire suppression system inspection reports, and a cleaning report with related documents shall be placed in a binder and accessible to the AHJ at all times.

F-122.1.3 Prior to operating within Broward County, each mobile food dispensing vehicle shall be inspected and approved.

a) Inspection and approval by the AHJ shall not relieve the mobile food vendor's owner of the responsibility of compliance with the design, construction, installation, alteration, repairs, equipment maintenance, process, and relocation of the mobile food truck.

b) Inspection and approval shall not hold the AHJ responsible for the enforcement of regulations of such other regulatory agencies unless specifically mandated to enforce those agencies' regulations.

F-122.1.4 Cooking equipment that produces grease-laden vapors shall be protected by a fire-extinguishing system. Automatic fire-extinguishing systems shall comply with ANSI/UL300 or other equivalent standards and shall be installed in accordance with the terms of their listing, the manufacturer's instructions, and NFPA 17A.

F-122.2 Cleaning.

F-122.2.1 The entire exhaust system, appliances, floor underneath, and wall behind appliances, shall be inspected and cleaned for grease buildup by a properly trained, qualified, and certified person(s) acceptable to the AHJ and in accordance with Table 11.4 in NFPA 96.

F-122.3 General.

F-122.3.1 There shall be a quarter-turn valve installed within the LP-gas piping for emergency shut-off use, which shall be installed on the exterior of the vehicle and readily ~~assessable~~ accessible.

F-122.3.2 A "PROPANE EMERGENCY SHUT-OFF" sign and a "NO SMOKING" sign shall be installed directly next to or above the gas cylinder and shall be a highly visible, permanent weatherproof sign with a minimum of 2" lettering.

F-122.3.3 Cylinders shall be retested every 5-12 years in accordance with the manufacturer's recommendations and 49 CFR 180.205.

a) No letter after the requalification date means the cylinder must be retested within 12 years.

b) An "S" after the requalification date means the cylinder must be retested within 7 years.

c) An "E" after the requalification date means the cylinder must be retested within 5 years.

F-122.4 Leak Detection.

F-122.4.1 A test gauge shall be installed at or before the regulator for means of leak detection. Pressure shall be observed for a minimum of 3 minutes with no drop in pressure. Propane tanks, hoses, and fittings shall be free of leaks. Documentation that the system is free of leaks shall be kept in a binder and readily assessable ~~for~~ to the AHJ upon request.

F-123 Permanently Installed Cooking Exhaust Systems.

F-123.1 Cooking Exhaust Systems. Cleaning of Cooking Exhaust Systems shall be in compliance with NFPA 96 and the following:

F-123.2 Cooking ventilation systems shall be inspected for grease buildup by a person meeting the training requirements as set forth by the International Kitchen Exhaust Cleaning Association (IKECA) or other nationally recognized exhaust system cleaning association acceptable to the AHJ in accordance with NFPA 96, Section 12.6.1.

F-123.3 Certification of training shall be submitted to the Local AHJ prior to cleaning operations taking place.

F-123.4 The completed inspection or cleaning report as found in NFPA 96, 12.6.14 shall be provided to the owner, and a copy along with photos taken prior to cleaning and after cleaning shall be submitted to the local AHJ.

Clean Copy of the Broward Amendments to the 2026 Florida Fire Prevention Code, 9th Edition

Broward County Local Amendments to the Florida Fire Prevention Code

SECTION F-101
GENERAL

F-101.1 Title. These regulations shall be known as the Broward County Local Fire Code Amendments to the Florida Fire Prevention Code (FFPC).

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

F-101.2.1 Appendices or Annexes. Provisions in the appendices or annexes shall not apply unless specifically adopted by Florida Statute 633.

F-101.2.2 Definitions.

A. **AHJ** means Authority Having Jurisdiction and shall be a federal, state, local organization, office, or individual responsible for enforcing the requirements of this code as found in Broward Local Amendments to FFPC and Chapter 1, Broward Administrative Provisions.

B. **BCFCC** means Broward County Fire Code Committee.

C. **BORA** means the Broward County Board of Rules and Appeals.

D. **Engineer** means a Licensed Professional Engineer, licensed in the State of Florida.

E. **FBC** means the Florida Building Code.

F. **FFPC** means the Florida Fire Prevention Code, including the Broward County Local Fire Amendments to the Florida Fire Prevention Code.

G. **State** means the State of Florida.

H. **Fire Code Administrator** means a person certified by the State Fire Marshal Office as meeting the provisions found in NFPA 1037 and means Fire Marshal/Fire Code Official.

I. **Fire Service Provider** means Fire Department

J. **Door or Door Assembly**: When used for fire service provider access as referred to in this code or the FFPC, except in chapters where other configurations are permitted, shall mean a side-hinged, swinging-type egress exterior door/door assembly that can be opened from the outside and that provides access to the interior of the dwelling unit or building.

K. Automatic External Defibrillator (AED)

a) Is commercially available in accordance with the Federal Food, Drug, and Cosmetic Act;

b) Is capable of recognizing the presence or absence of ventricular fibrillation and is capable of determining, without intervention by the user of the device, whether defibrillation should be performed; and

c) Upon determining that defibrillation should be performed, it can deliver an electrical shock to an individual.

L. Bleeding Control Kit (BCK)

a) Capable of stopping severe bleeding through clotting, pressure, tourniquets, and other proven effective means of stopping blood loss; and

b) Upon a blood loss emergency, it can stem blood loss rapidly to prevent massive blood loss.

M. Multifamily Communities. Residential structures containing two or more housing units within one building or a complex, such as apartment buildings, condominiums, duplexes, single-family homes, or townhomes.

F-101.3 Intent. The purpose of the FFPC is to establish the minimum requirements to safeguard public health, safety, and general welfare through structural strength, means of egress, facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety of life and property from fire and other hazards attributed to the built environment, including alteration, repair, removal, demolition, use, and occupancy of buildings, structures, or premises, and by regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems and to provide safety to firefighters and emergency responders during emergency operations.

F-101.4 Violations and Penalties. Any person, firm, or corporation who violates a provision of the FFPC or a Fire Protection Provision of this Code or fails to comply with any of the requirements thereof shall be guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for every day or portion thereof during which any violation of any of the provisions of the FFPC or any Fire Protection Provisions of this Code is committed or continued. Upon conviction of any such violation, such person shall be punishable by a fine of not less than fifty ($50) nor more than five hundred ($500) dollars, or as mandated by Florida Statute 633, or by imprisonment not exceeding sixty days, or by both such fine and imprisonment.

F-101.5 Quality control. Quality control of materials and workmanship is not within the purview of the FFPC or this Code except as it relates to the purposes stated herein.

F-101.6 Referenced Codes. Other codes listed in and referenced elsewhere in the FFPC, and the Fire Protection Provisions of this Code shall be considered part of the requirements of the FFPC to the prescribed extent of each such reference.

F-101.6.1 Fire prevention. For provisions related to fire prevention, refer to the FFPC as referenced in Florida Statute 633, Broward County Local Fire Amendments to the FFPC as adopted, as referenced above. The FFPC 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 and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

SECTION F-102 Applicability.

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

F-102.1.1 FFPC and the Fire Protection Provisions of this Code do not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements, and owner specifications or programmatic requirements that do not pertain to and govern the design, construction, erection, alteration, modification, repair or demolition of public or private buildings, structures or facilities or to programmatic requirements that do not pertain to enforcement of the FFPC and Fire Protection Provisions of this Code.

SECTION F-103 Bureau of Fire Prevention, Fire Marshal/Fire Code Official, Fire Plans Examiner, and Fire Inspector.

F-103.1 Bureau of Fire Prevention. A Bureau of Fire Prevention shall be established within the Fire Service Provider or Fire Department, under the direction of the Fire Chief, which shall consist of such Fire Service Provider or Fire Department personnel as may be assigned by the Fire Chief, in accordance with the requirements prescribed herein. The function of this bureau shall be to assist the Fire Chief in the administration and enforcement of the FFPC, the Fire Protection Provisions of this Code, and the Fire Protection Provisions of this Chapter. Personnel assigned to the bureau as the Fire Marshal, Fire Code Official, Assistant Fire Marshal, Fire Plans Examiner, and Fire Inspector shall be certified by BORA.

F-103.2 Appointment of Fire Marshal/Fire Code Official and Assistant Fire Marshal. The Fire Chief shall appoint certain fire prevention personnel to be qualified as set forth in this Chapter, as part of the FFPC as a Fire Marshal/Fire Code Official. The Fire Chief may also appoint an Assistant Fire Marshal within the Bureau and must meet all qualifications listed below if implemented. Personnel assigned to the bureau as Fire Marshal/Fire Code Official, Assistant Fire Marshal, Fire Plans Examiner, and Fire Inspector shall be State Certified Firefighters, State Certified Fire Inspectors, and certified by BORA. For state certification and recertification, refer to Florida State Statute 633.

F-103.3 Powers and Duties of a Fire Marshal/Fire Code Official. The Fire Chief shall duly authorize their representative of the Fire Service Provider/Fire Department to exercise the powers and perform the duties of the Chief. They shall also be known as Fire Marshal/Fire Code Official. The Fire Marshal/Fire Code Official shall be authorized and directed to enforce the Fire Protection Provisions of this Code and the FFPC, and the sole authority to render interpretations of the Fire Protection Provisions of this Code and the FFPC, and to adopt policies and procedures in order to clarify the application of its provisions, and shall have responsibility for the administration and enforcement of the FFPC and Fire Protection Provisions of this Code. Such interpretations, policies, and procedures shall be in compliance with the intent and purpose of the Fire Protection Provisions of this Code and the FFPC. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in the Fire Protection Provisions of this Code and FFPC. It shall be their duty and responsibility to enforce and coordinate the work of all subordinates. Based on current technology, the Fire Marshal/Fire Code Official does not have to be physically present at the Fire Service Provider/Fire Department as long as they are available by telephone, computer, etc., and can perform their duties. In the event that the Fire Marshal/Fire Code Official is not available to perform his/her duties, the Fire Chief may appoint the Assistant Fire Marshal to undertake the supervisory responsibilities. If the Fire Marshal and Assistant Fire Marshal are not able to perform their duties, the Fire Chief may appoint an interim Fire Marshal/Fire Code Official provided such person is qualified as set forth in Section F-104.1 of this Code. The Fire Chief or Fire Service Provider/Fire Department shall notify the BORA Fire Code Compliance Officer of the time that the Interim Fire Marshal/Fire Code Official will assume the Fire Marshal/Fire Code Official's duties. The name of the Interim Fire Marshal/Fire Code Official will be recorded by BORA, but they will not be issued a certification card as a Fire Marshal/Fire Code Official. The Fire Marshal/Fire Code Official shall be subject to the powers vested by Florida Statute 633 and BORA in this Code. A Fire Plans Examiner or Fire Inspector who meets the qualifications of a Fire Marshal by an inspection authority shall be a Fire Marshal/Fire Code Official.

F-103.3.1 Under the Fire Chief's direction, the Fire Service Provider/Fire Department shall enforce the Fire Protection Provisions of this Code and the FFPC and all Fire Codes pertinent to the prevention of fires, suppression or extinguishing of fires, storage, use and handling of explosive, flammable, combustible, toxic, corrosive and other hazardous gaseous, solid and liquid materials. These inspections shall include, but are not limited to:

F-103.3.1.1 The inspection of equipment and maintenance of automatic, manual, and other fire alarm systems and fire extinguishing equipment.

F-103.3.1.2 The maintenance and regulation of fire escapes.

F-103.3.1.3 The maintenance of fire protection and the elimination of fire hazards on land and in buildings, structures and other property, including those under construction.

F-103.3.1.4 The means and adequacy of each exit in the event of a fire or similar emergency, from factories, schools, hotels, lodging houses, asylums, hospitals, churches, halls, theaters, amphitheaters and all other places in which people work, live or congregate from time to time for any purpose; and

F-103.3.1.5 The investigation of the origin, cause, and circumstances of fires.

F-103.3.1.6 No enforcing agency may issue any permit except as allowed by Florida Statute 633 for construction, erection, alteration, repair, or demolition until the Building Official/Fire Code Official, in conjunction with the appropriate fire plans examiner, has reviewed the plans or specifications for such proposal and both officials have found the plans or specifications to be in compliance with the FFPC and the applicable fire safety standards as determined by the local authority in accordance with the FFPC and Florida Statute 633. Plans shall be reviewed within 30 working days (other than simplified permits related to fire alarms and fire sprinkler systems) from the date the plans or specifications are received. In the event that an agreement cannot be reached between the Building and Fire Officials, the dispute shall be referred to the BCFCC for review and recommendation to BORA.

F-103.3.1.7 It shall be the duty of the Fire Chief of the Fire Service Provider / Fire Department to inspect or cause to be inspected by their duly authorized representatives of the Fire Prevention Bureau, as often as may be necessary, but not less than annually, during normal business hours, for the establishment in question, all buildings and premises, including common or public areas s well as all public aisles, corridors, halls, rooms, storage areas, or other nonresidential areas of such buildings, for the purpose of ascertaining and causing to be corrected, any condition liable to cause fire or any violation of the provisions or intent of the FFPC, by providing written notice of the code sections violated, and to otherwise enforce any violation of the Fire Protection Provisions of this Code and the FFPC. Whenever the Fire Chief or their duly authorized representatives of the Fire Service Provider/Fire Department determines that a violation exists, the person responsible for maintaining the building or area where such violation exists shall be given reasonable written notice of such violation, and if the violation continues, a presumption of a violation of the Fire Protection Provisions of this Code and the FFPC shall be created against the person responsible for maintaining the building or area where such violation exists. Rejections shall be in writing and include specific reference to the Code Section.

F-103.3.1.8 Right of Entry. Upon presentation of proper credentials, the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative may enter, at any reasonable time, any building, structure, or premises for the purpose of making any inspection or investigation, authorized under the Fire Protection Provisions of this Code and the FFPC.

F-103.3.1.9 Stop-Work Orders. If the Fire Chief becomes aware of a hazardous condition that presents an immediate danger to life, work is done contrary to this Code or FFPC, or work without a permit, they shall be authorized to order the hazard removed or remedied immediately and shall be empowered to order the closing of the building or place where such danger to life violation exists until such time as same has been corrected. Any failure of immediate compliance shall empower the Fire Chief, or their duly authorized representative, finding such hazardous condition creating an immediate danger to life, to close such building or cause same to be closed and the people herein evacuated and barred from reentering until such time as such immediate danger to life, work is done contrary to this code or FFPC, work without a permit, has been corrected. The Fire Chief or their duly authorized representative is given the authority to order any gas company, power company, or other utility company to disconnect its service to any building or buildings containing gas or power installations where such installations, in the opinion of the Fire Chief or their duly authorized representative, creates an immediate danger to life, work is done contrary to this code or FFPC, work without a permit, and to close otherwise or evacuate such building and to bar reentry thereto, until such installation is repaired or replaced and such hazard to life ceases to exist. Rejections shall be in writing and include specific reference to the code section.

F-103.3.1.10 The Fire Chief or their duly authorized representative, upon the complaint of any person or whenever they shall deem it necessary, shall inspect any buildings and premises within their jurisdiction.

F-103.3.1.11 Approval of the Fire Service Provider/Fire Department accessibility and all tests of fire alarm detection and suppression systems, smoke evacuation systems, and life safety systems shall be conducted prior to final structural inspection and issuance of Certificate of Occupancy.

F-103.4 Orders to Eliminate Dangerous or Hazardous Conditions. Whenever the Fire Chief or their duly authorized representative shall find in any building or upon any premises dangerous or hazardous conditions or materials, including, but not limited to, violations of the requirements encompassed in Florida Statutes 633, or the following Paragraphs, they shall order such violations and dangerous conditions or materials removed or remedied.

F-103.4.1 Dangerous or unlawful amounts of combustible or explosive or otherwise hazardous materials.

F-103.4.2 Hazardous conditions arising from defective or improperly installed equipment for handling or using combustible or explosive or otherwise hazardous materials.

F-103.4.3 Dangerous accumulation of rubbish, wastepaper, boxes, shavings, or other flammable materials.

F-103.4.4 Accumulations of dust or waste material in air conditioning or ventilation systems or of grease in kitchen or other exhaust ducts.

F-103.5 Hurricane Protection Devices. After the termination of such periods of time that had been designated by the National Weather Service as being a hurricane watch or warning, hurricane protective devices installed on occupied buildings that impede required egress or required light, and ventilation shall be removed within 15 days.

F-103.5.1 Obstruction to Windows. Where windows are required to provide the second means of escape from a room or area, the following are prohibited.

F-103.5.2 Bars that cannot be opened from the inside.

F-103.5.3 Other obstructions such as a security grill.
Exception: Only one (1) window is required to meet the above where two (2) windows are in the same room or area.

F-103.5.4 Reserved.

F-103.5.5 Reserved.

F-103.5.6 Any building or other structure which, for want of repairs, lack of adequate exit facilities, automatic or other fire alarm apparatus or fire extinguishing equipment, or by reason of age or dilapidated condition, or from any other cause, creates a hazardous condition.

F-103.5.7 Reserved.

F-103.5.8 The improper storage, transporting, or handling of all classes of flammable or combustible liquids or otherwise hazardous substances in any place within the enforcing jurisdiction.

F-104 Certifications.

F-104.1 Certification of Fire Marshal/Fire Code Official. The Fire Marshal/Fire Code Official certified by BORA shall be a state-certified Firefighter II as defined in Florida Administrative Code 69A-37 "Minimum Standards Course," be a state-certified Fire Safety Inspector I, and shall meet one or more of the following qualifications:

F-104.1.1 An engineer or a degree in Fire Science and shall have been employed as a county or city Fire Inspector for three (3) years within the State of Florida and possess a Broward County Certification.

F-104.1.2 A county or city Fire Plans Examiner with at least five (5) years of experience within the State of Florida and shall possess a Broward County Certification.

F-104.1.3 Ten (10) years of experience as a Fire Inspector, employed in a county or city within the State of Florida, with at least five (5) years of experience within the jurisdiction of the FFPC, and be a Broward County Certified Fire Inspector.

F-104.1.4 Have been fulfilling the duties of a Fire Marshal/Fire Code Official with five (5) years of continuous service as such within a county or city in the State of Florida and shall possess a Broward County Certification.

F-104.1.5 Possesses a certification issued by the State Fire Marshal as a Fire Code Administrator in accordance with NFPA 1037 with a total of three (3) years of experience with a county or city as a fire plans examiner and inspector in Florida and shall possess a Broward County Certification.

F-104.1.6 Three (3) years of experience as a Broward County Certified Plans Examiner and nationally certified as an NFPA Certified Fire Inspector 1 (CFI-1), NFPA Certified Fire Plans Examiner (CFPE), and NFPA Certified Fire Protection Specialist (CFPS).

F-104.2 Certification of an Assistant Fire Marshal.

F-104.2.1 Certification of Assistant Fire Marshal. The Assistant Fire Marshal certified by BORA shall be a state-certified firefighter II as defined in Florida Administrative Code 69A-37 "Minimum Standards Course," be a State Certified Firesafety Inspector I, and shall meet one or more of the following qualifications:

F-104.2.2 An engineer or a degree in Fire Science and shall have been employed as a County or City Fire Inspector for three (3) years within the State of Florida and shall possess a Broward County certification.

F-104.2.3 A county or city Fire Plans Examiner with at least four (4) years of experience within the State of Florida and shall possess a Broward County certification.

F-104.2.4 Seven (7) years of experience as a Fire Inspector, employed in a county or city within the State of Florida, with at least five (5) years of experience within the jurisdiction of the FFPC, and be a Broward County Certified Fire Inspector.

F-104.2.5 Have been fulfilling the duties of an Assistant Fire Marshal with three (3) years of continuous service as such within a county or city in the State of Florida and shall possess a Broward County Certification.

F-104.2.6 Possesses a certification issued by the State Fire Marshal as a Fire Code Administrator in accordance with NFPA 1037 with a total of three (3) years of experience with a county or city as Fire Plans Examiner and Inspector in Florida and shall possess a Broward County Certification.

F-104.2.7 Two (2) years of experience as a Broward County Certified Plans Examiner and nationally certified as an NFPA Certified Fire Inspector 1 (CFI-1), NFPA Certified Fire Plans Examiner (CFPE), and NFPA Certified Fire Protection Specialist (CFPS).

F-104.2.8 Any Assistant Fire Marshal currently employed by a Broward County Fire Service Provider, prior to the effective date of this code section, will receive a certification once the Fire Service Provider submits a letter indicating the date the individual was assigned as Assistant Fire Marshal and the name of the individual.

F-104.3 Fire Plans Examiner.

F-104.3.1 Appointment of a Fire Plans Examiner. There shall be appointed by the Fire Chief of each Fire Service Provider/Fire Department certain fire prevention personnel to be qualified as set forth in this Chapter as part of the FFPC to serve as a Fire Plans Examiner. To be eligible for appointment as a Fire Plans Examiner, such person shall be certified by BORA.

F-104.3.2 Powers and Duties of the Fire Plans Examiner. Such employee shall have the duties and powers as delegated by the Fire Chief except that the Fire Chief may not delegate authority to subordinates to interpret provisions of the Fire Protection Provisions of this Code, FFPC, and all Fire Codes to which authority is assigned to the Fire Marshal/Fire Code Official. A Fire Plans Examiner, if properly qualified, may be certified and assigned duties in more than one category. Prior to the issuance of any permit for construction, erection, alterations, repair, or demolition, the Fire Plans Examiner shall review all plans or specifications in conjunction with the Building Department. One- and two-family detached residential dwelling units shall not be subject to provisions found in NFPA 101 during plan review by the Fire Plans Examiner as described in this section or inspection by the Fire Plans Examiner as described in Florida Statute 633. When approvals by other agencies having authority may logically be required to be affixed to the plans or specifications before approval by the Fire Plans Examiner, such approval shall be affixed to the plans or specifications before examination by the Fire Plans Examiner. If the application or plans or specifications do not conform to the requirements of all pertinent laws or regulations, the Fire Plans Examiner shall reject such application in writing, stating the reasons therefor and citing the relevant code section(s) of the FFPC. Plans or specifications that are rejected, as stated above, shall be returned for correction. Pen notations on mechanically reproduced plans or specifications may be accepted for only minor corrections. If the applications, plans, or specifications, upon examination, are found to comply with the requirements of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes, the plans or specifications shall be marked approved. Fire Service Provider/Fire Department acceptance of fire and life safety features in buildings after performance objectives are met is required, prior to certificate of occupancy being issued.
Nothing in this section shall be construed to provide an exemption from fire plan review for one- and two-family detached residential dwelling units that undergo a change of occupancy classification.

F-104.4 Certification of a Fire Plans Examiner. The Fire Plans Examiner certified by BORA shall be a State Certified Firefighter II as defined in the Florida Administrative Code 69A-37 "Minimum Standards Course," be a State Certified Firesafety Inspector I, and shall meet one or more of the following qualifications:

F-104.4.1 An engineer or a degree in Fire Science having a minimum of three (3) years of experience as a Firesafety Inspector I with a county or city within the State of Florida and shall be Broward County Certified.

F-104.4.2 Five (5) years of experience as a Fire Inspector employed with a county or city in the State of Florida and shall be Broward County certified.

F-104.4.3 Ten (10) years of experience as a firefighter, four (4) years as a state-certified fire inspector employed with a county or city having fulfilled the duties of a fire inspector and shall be Broward County certified.

F-104.4.4 Have been fulfilling the duties of a Fire Plans Examiner with five (5) years of continuous service within the State of Florida and be Broward County certified.

F-104.4.5 Three (3) years of experience as a Broward County and State of Florida Certified Firesafety Inspector I and nationally certified as an NFPA Certified Fire Inspector (CFI-1) and NFPA Certified Fire Plans Examiner (CFPE) and be Broward County certified.

F-104.5 Fire Inspector.

F-104.5.1 Appointment of a Fire Inspector. There shall be appointed by the Fire Chief of each Fire Service Provider/Fire Department certain fire prevention personnel to be qualified as set forth in this Chapter as part of the FFPC to serve as a Fire Inspector. To be eligible for appointment as a Fire Inspector, such person shall be certified by BORA.

F-104.5.2 Powers and Duties of the Fire Inspector. Such employee shall have the duties and powers as delegated by the Fire Chief except that the Fire Chief may not delegate authority to subordinates to interpret the Fire Protection provisions of this Code, the FFPC, and all Fire Codes to which authority is assigned to the Fire Marshal/Fire Code Official. A Fire Inspector, if properly qualified, may be certified and assigned duties in more than one category. Under the Fire Chief's direction, the Fire Inspector shall enforce all local ordinances of the jurisdiction pertinent to the prevention of

fires, suppression or extinguishing of fires, storage, use, and handling of explosive, flammable, combustible, toxic, corrosive, and other hazardous gaseous, solid, and liquid materials. The inspection of equipment and maintenance of automatic, manual, and other fire alarm systems, fire extinguishing equipment, and the maintenance and regulation of fire escapes. The maintenance of fire protection and the elimination of fire hazards on land and in buildings, structures, and other property, including those under construction. The means and adequacy of each exit in the event of a fire or similar emergency, from factories, schools, hotels, lodging houses, asylums, hospitals, churches, halls, theaters, amphitheaters, and all other places in which people work, live, or congregate from time to time for any purpose. The investigation of the origin, cause, and circumstances of fire(s). If defects, omissions, or violations exist on any other part of the system relating to work for which approval is requested, the issuance of the approval shall be withheld until corrections have been made to the defective portion of the system and the same are made to comply with this Fire Code. The Fire Inspector shall serve notice to the Fire Contractor/representative or owner/representative in writing, stating the reasons and citing the relevant code section(s).

F-104.5.3 Certification of a Fire Inspector. Application for certification shall be on a form containing such pertinent information as is considered relevant to BORA. To be eligible for appointment as Fire Inspector, such person shall be certified by BORA and shall meet the following qualifications:

F-104.5.4 Be a certified Firefighter II as defined in Florida Administrative Code 69A-37 "Minimum Standards Course" and shall be a State Certified Fire Inspector.

Exception: At the Fire Chiefs' discretion, a person may be given up to eighteen (18) months to become a Florida Certified Firefighter from the date of hire.

F-104.5.5 Pass a written competency examination approved by BORA, to be given in May and November (only one (1) required) of each year. Other than the mandated dates as provided above, the test may be given when requested by at least three (3) applicants. If the candidate is unsuccessful after three (3) attempts, a remedial class developed and provided by FCABC, Fire Prevention Subcommittee shall be taken. Upon completion of the remedial class, the candidate will be permitted three (3) additional attempts. If the candidate is still unsuccessful, the candidate shall wait a mandatory period of no less than twelve (12) months from their last test before being able to retest.

F-104.6 Retention.
Individuals currently certified under this code may, at their separation date from a local fire department as an inspector, place their certification in a non-active status for one FFPC code cycle or a period of four (4) years, whichever is longer, by notifying the Board of Rules and Appeals in writing of their selection. During this period, the individual shall maintain continuing educational credits in Fire Prevention in the amount of 60 hours as required for renewal. At the conclusion of the code cycle or four-year period, as stated above, the individual previously holding a certification in a non-active status will become null and void unless the provisions for recertification are met at the conclusion of the code cycle or four (4) year period.

F-104.7 Certification. All Fire Service Providers or Fire Department Inspection personnel shall be certified by BORA.

F-104.7.1 Certification Fee. If applicable, each application shall be accompanied by a check in the amount appropriate for each discipline according to the BORA Fee Schedule for Certification, payable to "BORA."

F-104.7.2 Broward County certification is valid for four (4) years and shall expire on the same date as their Firesafety Inspector I Certification.

F-104.7.3 The certification of Fire Service Provider/Fire Department Inspection personnel may be revoked, for cause, by BORA. BORA may deny, refuse to renew, suspend, or revoke the BORA certificate of a Fire Marshal/Fire Code Official, Assistant Fire Marshal, Fire Plans Examiner, or Fire Inspector if it finds that any of the following grounds exist:

A) Any cause for which issuance of a certificate could have been refused had it then existed and been known to BORA.

B) Violation of Florida Statutes 633 or any local fire code amendments.

C) Falsification of records relating to the certificate.

D) Having been found guilty of or having pleaded guilty or nolo contendere to a felony, whether or not a judgment of conviction has been entered.

E) Failure to meet any of the renewal requirements.

F) Having been convicted of a crime in any jurisdiction that directly relates to the practice of the fire code inspection, plan review, or administration.

G) Making or filing a report or record that the certificate holder knows to be false, or knowingly inducing another to file a false report or record, or knowingly failing to file a report or record required by the state or local law, or knowingly impeding or obstructing such filings, or knowingly inducing another person to impede or obstruct such filing.

H) Failure to properly enforce applicable fire codes or permit requirements within this state, which the certificate holder knows are applicable by committing willful misconduct, gross negligence, gross misconduct, repeated negligence, or negligence resulting in a significant danger to life or property.

I) Accepting labor, service, or materials at no charge or at a noncompetitive rate from any person who performs work that is under the enforcement authority of the certificate holder and who is not an immediate family member of the certificate holder. For the purpose of this paragraph, the term "immediate

family member" means a spouse, child, parent, sibling, grandparent, aunt, uncle, or first cousin of the person or the person's spouse or any person who resides in the primary residence of the certificate holder. BORA, upon verification of the above grounds, shall immediately notify the Fire Marshal, Fire Code Official, Assistant Fire Marshal, Fire Plans Examiner, or Fire Inspector involved, who, upon notification from BORA, shall appear before the Board to explain why their certification should not be revoked.

F-104.7.4 Personnel assigned to the bureau as Fire Inspectors shall be State of Florida Certified Firefighters (see 18-month exception), State of Florida Certified Fire Inspectors. For certification, refer to Florida State Statute 633. Individuals being considered for appointment will be required to complete an affidavit of compliance with 71-575 (see Board Policy 14-02).

F-104.8 Recertification. All Fire Service Providers/Fire Department Inspection personnel shall be recertified by BORA.

F-104.8.1 To be recertified, all Fire Marshal/Fire Code Officials, Assistant Fire Marshal, Fire Plans Examiners, Fire Inspectors, or a combination thereof who are presently certified by BORA, shall meet the following criteria:

F-104.8.1.1 Be presently employed by a governmental fire entity within Broward County.

F-104.8.1.2 Recertification shall have the same anniversary date as provided in Florida Statutes, with the completion of sixty (60) contact hours in continuing education every four (4) consecutive years on Fire Protection and Fire Safety, which are approved by BORA.

F-104.8.1.3 Personnel assigned to the Bureau as Fire Inspectors shall be State of Florida Certified Firefighters and State of Florida Certified Fire Inspectors. For certification or recertification, refer to Florida Statute 633.

F-104.8.1.4 If certification is not renewed and allowed to lapse, application for recertification shall be accompanied by proof that (15) contact hours per year, in the preceding four (4) years in continuing education have been met. Attendance at the BORA meetings or the BORA committee meetings shall be counted as one (1) hour for a maximum of fifteen (15) county-required contact hours within a (4) four -year renewal period. If the certification is not renewed within 8 years, the individual must retake the state fire safety inspector's training and take the local fire exam. Evidence of completion shall be provided on a form containing such pertinent information as is considered relevant to BORA. Individuals being considered for recertification will be required to complete an affidavit of compliance with 71-575 (see Board policy 14-02).

F-104.8.2 Recertification Fee. If applicable, each application shall be accompanied by a check in the amount appropriate for each discipline according to the BORA Fee Schedule for Recertification, payable to "BORA."

SECTION F-105 Broward County Board of Rules and Appeals.

F-105.1 The Broward County Board of Rules and Appeals shall maintain a staff position to coordinate the enforcement of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes. This person shall be known as the Chief Fire Prevention Code Compliance Officer and shall be certified as Fire Marshal/Fire Code Official. It is recommended that the individual under consideration for Fire Code Compliance Officer have at a minimum of four (4) years documented as a Fire Code Official/Fire Marshal.

F-105.2 The Fire Code Compliance Officer shall have the authority to make inspections in the discipline and shall be responsible for seeing that the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes are being uniformly enforced by all AHJs (Building and Fire Service Provider/Fire Department) in Broward County.

SECTION F-106 Broward County Fire Code Committee.

F-106.1 The Broward County Fire Code Committee is created to make recommendations to BORA regarding the suitability of alternate materials and types of construction, to provide for reasonable interpretations of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes, and to assist in the control of the life safety in buildings and structures.

F-106.2 Membership: The BCFCC shall consist of:

1. One Mechanical Engineer, Florida P.E.
2. One Architect, Florida Registered
3. One Fire Sprinkler Contractor
4. One Representative of Persons with disabilities
5. One Master Electrician
6. Four Fire Service (Broward County-Certified Fire Inspectors)
7. One Fire Service Member of the Board of Rules and Appeals
8. One Contractor, Certified to Install Fire Alarms
9. One General Contractor
10. One Florida P.E., Electrical Discipline
11. One Mechanical Contractor
12. One Consumer Advocate
13. One Florida P.E., Structural Discipline

14. One Chief Plumbing Inspector

F-106.3 Membership, such as membership of the BCFCC, will be for one year (with members being able to succeed themselves through reappointment by the BORA Chairperson). The Chairperson will select all members, including the Chairperson of the BCFCC. The Chairperson of the BCFCC shall be a Fire Service member of BORA.

F-106.4 Appeals from the Decisions of the Fire Chief and Building Official.

F-106.4.1 The BCFCC shall review all appeals from the decisions of the Fire Chief or Building Official, wherein such decision is on matters regulated by the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes. Appeals can be submitted by any person who has reason to believe they have been subjected to unreasonable enforcement of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes.

F-106.4.2 Procedures for Appeals. The BCFCC shall review the appeal prior to hearing by BORA and shall make recommendations to BORA for resolution of the appeal. BORA shall then hear the appeal and make a final ruling.

F-106.4.3 Decisions by BORA related to an appeal of the FFPC can be challenged by submitting a request for a Declaratory Statement to the State Fire Marshal's Office.

F-106.5 Procedures in County Court ~~or~~ Code Enforcement Board. When charges are filed based upon a violation under this Code, such charges shall be prepared under the direction of the city, state, or county attorney~~.~~ and shall be heard by a county judge or Code Enforcement Board, within the time prescribed under county court procedures or Code Enforcement Board.

SECTION F-107 Authority Fire Chief, Fire Marshal/Fire Code Official, or Their Duly Authorized Representative.

F-107.1 Authority.

F-107.1.1 The Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall investigate the origin, cause, and circumstances of every fire occurring within their jurisdiction. Such investigation shall begin immediately upon the occurrence of a fire, and the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall be immediately notified of the facts. The Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall take charge immediately of the physical evidence and shall notify the proper authorities designated by law to pursue the investigation of such matters. The Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall further cooperate with the authorities in the collection of evidence and in the prosecution of the case.

F-107.2 Notices and Orders. The Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall issue all necessary notices or orders to ensure compliance with the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes.

F-107.2.1 A building, structure, occupancy, premises, or vehicle shall not be used when in violation of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes.

F-107.2.2 Unlawful Continuance of Fire/Life Safety Hazard. Any person or persons operating or maintaining any occupancy, premises, or vehicle subject to this Code who shall allow any fire and life safety hazard to exist on-premises or property under their control, and who fail to take immediate action to abate such hazards, when ordered or notified to do so by the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative, shall be guilty of a second-degree misdemeanor. Criminal enforcement of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes shall remain with local law enforcement departments, and officials charged with enforcement of the criminal laws of the State.

F-107.2.3 Concealed Work. The Building Official or Fire Marshal or their duly authorized representative may order portions of the structure frame of a building or structure to be exposed for inspection when, in their opinion, there is a good reason to believe that a building or portion thereof is in an unsafe or dangerous condition or that, in their opinion, there is willful or negligent concealment of a violation of this Code, the Fire Protection Provisions of this Code, the FFPC.

F-107.3 Removal or Destruction of Signs or Tags.

F-107.3.1 It shall be unlawful to remove or tamper with any seal, warning tag, or lock placed on an article, appliance, vehicle, meter, tank, or building by the building department or the Fire Service Provider/Fire Department without first obtaining permission to do so by the AHJ.

F-107.3.2 It shall be unlawful for any person to tamper with or change the position of any utility valve, switch, wiring, piping, meter, or connection or alter any utility service in any way unless properly authorized to do so.

F-107.4 In-Progress (Rough) Inspections.

F-107.4.1 The fire code official shall have the authority to require an in-progress (rough) inspection of any life safety system before a request for a final inspection is received.

SECTION F-108 Standby Fire Watch.

F-108.1 Authority.
The Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall have the authority to require standby fire personnel, emergency medical services personnel, or an approved fire watch whenever potentially hazardous conditions or a reduction in a fire or life-safety feature exists.

F-108.2 Responsibility of Owner, Agent, or Lessee. When standby personnel or a fire watch is required, the owner, agent, or lessee shall employ or provide one or more qualified persons in the

number and manner required and approved by the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative.

F-108.3 Cost. All costs associated with providing standby fire personnel, emergency medical services personnel, or fire watch personnel shall be the responsibility of the owner, agent, or lessee and shall be provided at no cost to the AHJ.

F-108.4 Duration and Termination. Standby personnel or a fire watch shall continue until the hazardous condition has been corrected, the impaired fire protection or life-safety feature has been restored to service, the premises are no longer open to the public, the activity has concluded, or termination has been authorized by the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative.

F-108.5 Failure to Provide or Maintain Fire Watch. Failure to establish, properly staff, document, or maintain required standby personnel or fire watch operations shall constitute a violation of this Code. The AHJ shall be authorized to order the suspension of an activity, evacuation or closure of the affected portion of the premises, or other corrective action permitted by this Code until the required safeguards are provided.

SECTION F-109 Tents, Membrane Structures, Temporary Structures, and Uses.

F-109.1 General. For the purpose of this section, a place of assembly shall include any circus, sideshow, carnival, tent show, theater, skating rink, dance hall, or any other exhibition, production, engagement or offering, or other place of assembly in or under which 50 or more persons may gather for any purpose.

F-109.1.1 Permits. The Building Official or Fire Code Official is authorized to issue a permit for the erection of temporary structures such as seats, canopies, tents, and fences used in construction work or for temporary purposes such as reviewing stands. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. Such structures shall be completely removed upon the expiration of the permit.

a) Temporary structures, such as tents with sides exceeding 100 sq./ft. and canopies without sides exceeding 225 sq./ft., containing occupancy or operations that could present a life safety hazard to occupants and the general public based on the opinion of the Fire Code Official, shall be required to have a permit issued in conformance with the permitting section of Chapter 1 and this Code and be in conformance with the Life Safety provisions of this Code and the Florida Building Code.

F-109.1.2 Reserved.

F-109.1.3 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation, and sanitary requirements of this Code and the FFPC as necessary to ensure public health, safety, and general welfare.

F-109.2 Parking of Vehicles. Automotive equipment that is not necessary to the operation of the tent show performance shall not be parked within 20 feet of the tent or membrane structure. No other automotive equipment or internal combustion engines shall be located within 50 feet of the tent except on a public street.

F-109.3 Smoking and Open Flame.

F-109.3.1 An approved receptacle to dispose of lighted smoking materials shall be provided at all entrances to tents and membrane structures.

F-109.4 Fire Extinguishers and Other Fire Protection Equipment. Fire extinguishers and other fire protection equipment shall be provided in every tent or membrane structure as follows:

F-109.4.1 A minimum of one 4A-10BC type extinguisher shall be provided in every tent or air-supported structure having a floor area less than 2,000 square feet and also one in each additional 2,000 square feet or fraction thereof.

F-109.4.2 At least one 40-BC type fire extinguisher shall be provided for each power generator or transformer and at locations where flammable or combustible liquids are used, stored, or dispensed.

F-109.5 Storage of Flammable or Combustible Liquids. Flammable or combustible liquid shall not be stored in a tent or membrane structure nor less than 50 feet from any tent or membrane structure.

F-109.6 Housekeeping. Hay, straw, trash, and other flammable material shall not be stored less than 35 feet from any tent or membrane structure, except as authorized by the AHJ.

F-109.7 Seating Arrangements.

F-109.7.1 Bonding of Chairs. All loose seats, folding chairs, or similar seating facilities that are not fixed to the floor shall be bonded together in groups of not less than six. Exceptions:

1. When not more than 500 such seats, chairs, or facilities are provided, bonding may be deleted.

2. The bonding of chairs shall not be required when tables are provided, as when the occupancy is used for dining or similar purposes.

F-109.7.2 Securing of chairs, folding and telescoping seat, seating, reviewing stands, grandstands, and bleachers shall be in accordance with NFPA 102.

F-109.8 Awnings, Tents, and Canopies. Awnings, tents, canopies, and similar products, whether attached or detached from a building, shall have a flame spread rating of 25 or less.

SECTION F-110 Vehicles.

110.1 Vehicular Access.

F-110.1.1 Fire access roads shall be surfaced with solid pavement, grass turf reinforced by concrete grids, or similar type surfaces approved by the AHJ, designed to accommodate fire apparatus weighing a minimum of 32 tons.

F-110.1.2 Buildings having ramps or elevated roadways shall have posted weight limit signs showing maximum load capacity.

F-110.1.3 All new and existing automatic entry gates installed in either commercial or multifamily communities shall be provided with a universal access system, approved by the Fire Prevention subcommittee of the Fire Chiefs Association of Broward County, to allow rapid entry.

F-110.2 Vehicles on Display. When vehicles are on display inside any occupancy group other than an automobile showroom, it shall comply with the provisions listed in NFPA 1, 20.1.5.5.4.12.

SECTION F-111 Test Criteria for Mechanical Smoke Control Systems.

F-111.1 Initial Acceptance Test Criteria and Periodic Testing of Mechanical Smoke Control Systems. Test Criteria for Mechanical Smoke Control Systems shall be stated on the mechanical plans.

F-111.2 The following shall receive notice from the Mechanical Contractor so that they may witness the system's performance test.

F-111.2.1 Fire Service AHJ.

F-111.2.2 Building Department (Mechanical) AHJ.

F-111.2.3 Periodic Testing. All smoke control systems shall be retested as per the provisions found in the FFPC and NFPA 92 by a contractor competent and experienced in the testing of smoke control systems and be approved by the local AHJ. The smoke control system shall be retested without smoke in both the manual and automatic modes per the sequence of operation. The annual periodic testing and balancing results shall be provided in a certified test and balance report to the Fire Service Provider/Fire Department and AHJ, who shall consult with the Chief Mechanical Inspector. At a minimum, the annual periodic test report shall contain the following information:

1. All smoke control system air movement equipment and if operating as intended.

2. Retest voltage.

3. Retest amperage.

4. Retest RPM if applicable.

5. All smoke control system control dampers shall be identified and operating as intended.

6. All smoke zone differential pressures at egress exit doors (egress doors shall have no more than 30 lbs. on break and 15 lbs. on swing).

SECTION F-112 Automatic Sprinklers Required.

F-112.1 Fire flow testing of a water supply for an Automatic Fire Protection System and Standpipe System using water as an extinguishing agent for new and existing buildings and structures shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants.

F-112.2 The following occupancies shall be protected throughout by an approved automatic sprinkler system installed in accordance with NFPA 13.

F-112.2.1 Storage. In existing storage occupancies (other than parking garages and high-piled combustible storage) used for the storage of combustible goods or merchandise exceeding 20,000 square feet per floor shall be protected throughout by an automatic sprinkler system.

F-112.2.2 Industrial Occupancies. All existing industrial occupancies exceeding 15,000 square feet per floor shall be protected throughout by an automatic sprinkler system**.**

F-112.3 Reserved.

F-112.4 Where automatic fire sprinkler systems are installed, the location of the Fire Service Provider/Fire Department connection shall be approved by the Fire Service Provider/Fire Department having jurisdiction.

F-112.5 Limited Access Structures.

F-112.5.1 Where automatic fire sprinklers are installed in new mini storage buildings, fire department emergency access openings acceptable to the AHJ shall also be provided. The emergency access openings shall not be less than the dimensions referenced in the Life Safety Code for Underground and Limited Access Structures.

SECTION F-113 Corridors

F-113.1 Corridors.
Where exterior corridors or exterior balconies serving as a required means of egress are enclosed on both sides and above, and the length of the enclosure along the long axis is twenty-five (25) feet or more, fire-resistivity of walls and the protection of openings therein shall be required as if such corridors or balconies were enclosed interior corridors.

SECTION F-114 Reserved.

SECTION F-115 Flammable and Combustible Gas Detection.

F-115.1 Safety Devices.

F-115.1.1 A person shall not tamper with or make ineffective the safety devices of any liquefied petroleum gas container.

F-115.2 Combustible gas detectors shall be installed for all new gas appliances and/or any renovations of an existing gas system. Where combustible gases are piped to an appliance, a combustible gas detection system with an external notification device and a key box, as approved by the AHJ, shall be installed in accordance with NFPA 72. The external notification device shall provide audible and visual notification and have a sign not less than fourteen (14) inches × fourteen (14) inches stating, "combustible gas detected, call 911." The system shall be installed so that upon activation of the gas detection alarm, the gas supply shall automatically shut off.

SECTION F-116 Flammable and Combustible Liquids.

F-116.1 Underground Storage and Dispensing of Flammable/Combustible Liquids. Underground tanks used to store flammable liquids shall bear an Underwriters label or equivalent testing agency label. Tank capacity for underground installations shall be limited to thirty thousand (30,000) gallons or less. Any tank to be installed shall be jointly approved in writing by the local Fire Code Official, the Building Official, the Director of Zoning, or their duly authorized representative after an appropriate review has been conducted. Such review includes but is not limited to an analysis of the proposed installation, location, distance separations, types of occupancies in the vicinity, tank corrosion protection and construction, and applicable zoning restrictions. The maximum storage capacity in any one location shall not exceed an aggregate total of one hundred thousand (100,000) gallons unless approved by the local Fire Code Official. Any property or facility requesting the installation of tanks exceeding an aggregate capacity of sixty thousand (60,000) gallons of flammable liquids shall comply with the following additional requirements:

1. The property must be of suitable size, shape, and topography to allow for the safe installation of the proposed tanks and be in compliance with location requirements identified in other sections of the NFPA, state and local fire codes, and

2. The facility must have an attendant on-site during hours of operation, and

3. The facility must be continuously monitored, either by an on-site attendant or a third party when the facility is not in operation, and

4. The operator must provide evidence of an employee training program for on-site attendants that educates concerning all on-site equipment, including life safety equipment and emergency response procedures, and

5. The facility must provide additional emergency shut-off stations for ready accessibility by on-site attendants and the public, and

6. The station operator shall submit an emergency response plan for review and approval prior to issuance of permits for operations of the facility. The emergency response plan shall, at a minimum, provide emergency contact information and notification requirements, fire prevention and control equipment employed at the site, monitoring requirements and plans and procedures for mitigating the release of hazardous materials, as well as all other information required by applicable governing, permitting agencies, and

7. When flammable liquids are stored in more than one location, tanks shall not be interconnected between locations.

Exception*:* Broward County Office of Transportation's Transit Operations and municipal, county, and special districts having underground bulk fuel storage facilities shall comply with the provisions of NFPA 30. Aggregate Limitations of Flammable and Combustible Liquids as per F-116.1 shall not apply. All permits shall be reviewed for compliance by the local Fire Service Provider/Fire Department having Jurisdiction.

F-116.1.1 Underground tanks out of service for a period of one year shall be removed. Underground tanks may be abandoned in place only if approved by the Fire Service Provider/Fire Department having jurisdiction.

F-116.2 Storage and Use on Site of Combustible Liquids Used for Fixed Equipment Shall Be Under the Following Requirements:

F-116.2.1 Aboveground installation of single-wall tanks shall comply with NFPA 30 and the following additional requirements:

F-116.2.1.1 Aboveground tanks having a capacity in gallons greater than 10,000 shall be approved by the Zoning Department and AHJ.

Exception: Municipal, county, and special districts installing aboveground fuel storage tanks for fixed equipment for the purpose of providing governmental services. A Permit shall be reviewed for compliance by the local Fire Service Provider/Fire Department and AHJ.

F-116.2.1.2 Tanks shall be surrounded with an embankment or impervious dike not less than four feet high and capable of holding not less than one and one-half times the capacity of the tank surrounded. Embankments or dikes shall be continuous, with no opening for piping or roadways.

F-116.2.2 All aboveground storage tanks shall be identified by a suitable sign which will state the type of fuel and capacity of the tank.

F-116.2.3 Tanks used for stationary combustion engines and gas turbines shall comply with NFPA 37, as adopted in FAC 69A-60, Standard for the Installation and Use of Stationary Combustion Engines and Gas Turbines.

F-116.2.4 Separation distance between aboveground storage tanks and property lines and buildings shall be as specified in Table F-116.2.4 below:

Table F-116.2.4

Capacity in Gallons	To line of adjoining unprotected building or property which may be built upon	To line of adjoining protected buildings	To line of existing frame buildings
1,000	12 feet	8 feet	20 feet
2,000	20 feet	15 feet	40 feet
3,000	20 feet	15 feet	40 feet
10,000	30 feet	20 feet	50 feet

F-116.3 Aboveground Storage for Dispensing of Flammable and Combustible Liquids from UL-listed 142 (double wall), 2085, or Equivalent Tanks.

F-116.3.1 Aboveground storage of flammable and combustible liquids shall be approved by the Fire Code Official, Building Official, or their duly authorized representative after an appropriate review has been conducted. Such review includes, but is not limited to, an analysis of the proposed installation, location, distance separations, types of occupancies in the vicinity, tank corrosion protection and construction, and applicable zoning restrictions. The maximum storage capacity in any one location shall not exceed an aggregate total of 12,000 gallons. Aboveground storage of flammable and combustible liquids shall comply with the following regulations:

Exception: Municipal, county, special districts, and airports (when approved by the Airport Aviation Authority that the services of a Fixed Base Operation (FBO), supplying fuel to the general aviation community and emergency operations, are needed) having aboveground fuel storage facilities shall comply with the provisions of NFPA 30, Aggregate Limitations of Flammable and Combustible Liquids as per F116.3.1 shall not apply. The permit shall be reviewed for compliance by the local Fire Service Provider/Fire Department and AHJ.

F-116.3.1.1 The provisions in this Section shall not supersede any zoning standard that might regulate or eliminate the use of aboveground storage tanks.

F-116.3.1.2 Aboveground tanks containing flammable and combustible liquids shall be in approved fire-resistive tank enclosure assemblies.

F-116.3.1.2.1 A fire-resistive tank enclosure assembly storing flammable liquids shall consist of a tank bearing an Underwriters' label 142, 2085, or an equivalent testing criterion by an approved testing agency. A single tank or combination of tanks shall not exceed 12,000 gallons at one site.

F-116.3.1.3 The tank assembly shall be installed upon a minimum four-inch (4") slab, meeting the requirements of the manufacturer's specifications. Each tank assembly shall be anchored to withstand uplifting by flooding or storm surges, including when the tank is empty.

F-116.3.1.4 The area around the tank assembly shall be maintained free of combustible waste, debris, and all types of storage. Any tank assembly exposed to vehicular traffic shall have collision barrier posts installed on all corners and sides so exposed and shall not be spaced more than four feet (4') apart, center to center. The Fire Marshal/Fire Code Official, or their duly authorized representative, may require the installation of collision barrier posts, even if the clearance guidelines can be achieved.

F-116.3.1.5 Dispensing devices are allowed to be installed on top of the tank enclosure assembly. Any such device dispensing Class 1 liquid shall have a listed emergency breakaway device installed on the fill hose which is designed not to lose liquid from either side of the breakaway point. All product piping attached to the tank enclosure assembly shall be double-walled, contain a sheer valve or equivalent, and shall be installed by an authorized pollutant storage system specialty contractor. External piping leading away from the tank shall have a valve located within six inches (6") to the shell of the tank. Approved antisiphon devices shall be installed at each connection of piping to a tank when such piping extends below the level of the top of such tanks both internally and externally. All underground pipe work shall be left uncovered until inspected by the building and Fire Service Provider/Fire Departments, and other regulatory agencies.

Exception: Factory-installed piping does not have to be installed by an authorized pollutant storage system specialty contractor.

F-116.3.1.6 Aboveground tank assemblies temporarily out-of-service for a period not exceeding ninety (90) days shall immediately have the fill, gauge openings, and pump suction capped and secured against tampering. The vent lines shall be left open. Aboveground tank assemblies out-of-service for a period exceeding ninety (90) days shall be removed. The property owner or agent shall notify the Fire Service Provider/Fire Department of any tanks out of service for greater than 90 days.

F-116.4 Only labeled and listed pumps shall be used; gravity flow pumps are prohibited. Fuel shall be drawn from aboveground storage tanks by pumps bearing the label of an approved testing laboratory, such as Underwriters Laboratories, Inc. The use of pressure systems or gravity flow-type pump systems is prohibited.

SECTION F-117 Dispensing Areas.

F-117.1 Dispensing areas shall be provided with a vehicular driveway constructed of reinforced concrete. It shall be sloped to allow any accidental discharge from the dispensing of fluid to flow away from the dispenser or any building and shall be subject to the approval of the Fire Marshal/Fire Code Official, or their duly authorized representative. This driveway shall be a minimum of twelve feet (12') wide and twenty feet (20') long. In every case, this driveway shall be large enough that the fuel hose, when fully extended, does not reach the far edge of the driveway.

F-117.2 A fire extinguisher with a minimum 4A-60BC classification shall be provided and located not more than one hundred feet (100') from any pump, dispenser, or fill-pipe opening.

SECTION F-118 Flammable Liquid Storage at Port Everglades and the Fort Lauderdale-Hollywood International Airport.

F-118.1 Aboveground storage of flammable liquids shall be permitted at Port Everglades and the Fort Lauderdale-Hollywood International Airport ("Airport"). All tank locations at the Airport shall be approved by the Broward County Fire Marshal, Fire Code Official or their duly authorized representative prior to the issuance of a permit to erect or install a tank.

F-118.2 All flammable liquid storage tanks at Port Everglades shall be constructed, installed, and maintained in accordance with the Port Everglades Tariff Number 12 Amendments.

SECTION F-119 Liquefied Petroleum Gases.

F-119.1 Scope. This section shall apply to the storage, handling, and transportation of liquefied petroleum gas and the installation of all equipment pertinent to systems for such uses in addition to the requirements stated in NFPA-58, Storage, and Handling of Liquefied Petroleum Gases.

F-119.2 Reserved.

F-119.3 Distributing Plant. A facility, the primary purpose of which is the distribution of gas receives LP-Gas in tank cars, truck transport, or truck lots, and distributes this gas to the end user by portable container (packaged) delivery, by tank truck or through gas piping. Such plants have bulk storage (2,000 gallons of water capacity or more) and usually have container filling and truck loading facilities on the premises. Bulk plants are considered to be in this category. Normally, no person other than plant management or plant employees shall have access to these facilities. Additionally, definitions contained in NFPA 58 shall apply.

F-119.4 Location of Containers and Limits.

F-119.4.1 All new liquefied petroleum gas storage installation and handling shall be in accordance with NFPA-58, the laws of the state of Florida, and all applicable rules, regulations, and ordinances of the AHJs.

F-119.4.2 Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested commercial areas, the aggregate capacity of any one installation shall not exceed 2,000 gallons of water capacity, except that in particular installations, this capacity limit may be altered by the approval of the Fire AHJ after consideration of special features such as topographical conditions, nature of occupancy and proximity to buildings, capacity of proposed tanks, degree of private fire protection to be provided and facilities of the local Fire Department. The storage of liquefied petroleum gas shall conform to the provisions of the local zoning ordinance.

F-119.4.3 Where a distributing point is allowed, there shall be in attendance a qualified person to make the transfer of liquefied petroleum gas. This person shall have been trained by a licensed gas company and be in possession of documents certifying such training. The owner of the distributing point shall be licensed by the Florida Department of Agriculture and Consumer Services, Divisions of Consumer Services.

F-119.4.4 All plans for installations at distributing points shall be submitted to the AHJs for permits and approval. In addition, plans for locations at distributing points for fixed (stationary) installations of

1. 2,000 gallons individual water capacity, or

2. with the aggregate water capacity exceeding 4,000 gallons, or

3. any installation, regardless of size, which will be used for resale to the public shall be submitted to the Florida Department of Agriculture and Consumer Services, Division of Consumer Services for approval, proper licensing, and be approved before the installation is started. Other safety precautions shall be adhered to as designated by the Fire Code Official/Fire Marshal, or their duly authorized representative.

F-119.4.5 An LP Gas storage tank shall not be installed on the same island used for gasoline or diesel fuel dispensing. A minimum distance of 25 feet shall be maintained between the LP Gas storage tank and the flammable liquid dispensing devices.

F-119.4.6 A Distributing Plant, as defined in F-119. 3, shall be prohibited unless approved by the Fire Code Official/ Fire Marshal, or their duly authorized representative, of the jurisdiction.

F-119.4.7 Multiple container installations with a total storage water capacity of more than 180,000 gallons (150,000 gallons LP-Gas capacity) shall be subdivided into groups containing not more than 180,000 gallons in each group. Such groups shall be separated by a distance of not less than 50 feet, unless the tanks are:

1. buried or mounted in an approved manner, or

2. protected with approved insulation on such areas that may be subject to impingement of ignited gas from pipelines or other leakage or

3. protected by firewalls of approved construction, or

4. protected by an approved system for the application of water or

5. protected by other approved means, where one of these forms of protection is provided, and separation shall not be less than 25 feet between such container groups.

F-119.4.8 The storage and transportation of liquefied petroleum gas and the installation of all pertinent equipment shall be installed and maintained in accordance with NFPA-58, and subject to the approval of the local Fire Code Official or their duly authorized representative. These orders shall apply

to all persons and places within the jurisdiction except as herein provided.

F-119.5 Parking and Garaging. Vehicles containing cylinders of liquefied petroleum gases 20 lbs or greater in size are prohibited in public parking garages. This includes LP Gas delivery vehicles. Vehicles that are powered by LP Gas and meet NFPA 54 for fuel systems are permitted.

F-119.6 Prohibited Use of Liquefied Petroleum Gas.

F-119.6.1 Liquefied petroleum gas shall not be used for the purpose of operating any device or equipment unless such equipment or device is approved for use with a liquefied petroleum gas.

F-119.6.2 Liquefied petroleum gas shall not be released into the atmosphere except through an approved liquid level gauge or other approved device.

F-119.7 Dispensing and Overfilling.

F-119.7.1 The dispensing of liquefied petroleum gases shall be performed by a qualified attendant. It shall be illegal for any person, firm, corporation, association, club, or organization to operate a self-service liquefied petroleum gas dispensing operation that is open to the public.

F-119.7.2 A person shall not fill or maintain a liquefied petroleum gas container with liquefied petroleum gas in excess of the fixed outage gauge installed by the manufacturer or the weight stamped on the tank.

F-119.8 Abandonment of Liquefied Petroleum Gas Equipment.

F-119.8 .1 At the discretion of the AHJ whenever the use of liquefied petroleum gas equipment has been discontinued, it may be abandoned in an approved manner within a period of 30 days. However, after 90 days, F-119. 8.4 applies.

F-119.8 .2 The following procedures may be used when approved by the local Fire Code Official or their duly authorized representative.

F-119.8 .2.1 Removal of all liquefied petroleum equipment.

F-119.8 .2.2 Burn-off content of the container.

F-119.8.3 All service openings shall be capped or plugged after contents have been removed from the container.

F-119.8. 4 All LP tanks, abandoned or out of service in excess of ninety (90) days, shall be removed and properly disposed of.

F-119. 9 Hydrogen Fuel for Emergency Power Systems. Hydrogen stationary fuel cell power systems shall be installed in accordance with NFPA 853 of the current edition. Storage shall be in compliance with NFPA 55 (storage, use, and handling of compressed gases and cryogenic fluids in portable or stationary containers, cylinders and tanks) for installation.

SECTION F-120 Fireworks and Sparkler/Novelty Items. F-

120.1 General Requirements.

F-120.1.1 The manufacturing of fireworks, sparklers, and pyrotechnic materials is prohibited.

F-120.1.2 The storage of fireworks and pyrotechnic materials is prohibited except as permitted in NFPA 1, Section 65.

F-120.1.3 Except as hereafter provided, it shall be unlawful for any person, firm, co-partnership, or corporation to store, offer for sale, , expose for sale, sell at retail, or use or explode any fireworks and pyrotechnic materials.

F-120.1.3.1 Consumer fireworks can be utilized as per Chapter 791, Florida Statutes on specified holidays.

F-120.1.4 Reserved

F-120.1.5 Wholesale sales of fireworks pursuant to Florida Statute 791.04 shall be prohibited at temporary or seasonal sales sites and sales sites located in tents, canopies, and stands.

F-120.1.6 Permit Requirements and Operator Qualifications.

F-120.1.6.1 Application for permit to operate a display of fireworks or use of pyrotechnics before a proximate audience shall be made in writing on forms provided by the AHJ to the Fire Chief or their duly authorized representative, at least 15 days in advance of the date of the display. Except as specifically modified within this Code, outdoor display of fireworks shall be as specified in NFPA 1123. See Section F-120.2 for additional requirements for the residential property. See Section F-120.3 for additional outdoor display of fireworks on private requirements for offshore and barge fireworks displays. Except as specifically modified within provisions of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes, the use of pyrotechnics before a proximate audience shall be as specified in NFPA 1126.

F-120.1.6.1.1 Before any permit for a pyrotechnic display shall be issued, the person or organization making the application shall furnish proof of financial responsibility to satisfy claims for damages to property or personal injuries arising out of any act or omission on the part of such person or any agent or employee, in such amount, character, and form as the Fire Chief, or their authorized representative, determines to be necessary for the protection of the public.

F-120.1.6.1.1.1 A copy of the certificate of insurance naming the permitting agency as additional insured is required.

F-120.1.6.1.1.2 The minimum required amount of certificates of insurance for permit issuance is $1,000,000 for bodily injury, and $50,000 for property damage, per occurrence.

F-120.1.6.2 Permit application shall be set forth and contain the following:

F-120.1.6.2.1 The name, address, and telephone number of the organization sponsoring the display, the supplier of the fireworks, the operator (pyrotechnician), and all assistants.

F-120.1.6.2.2 Application shall be signed by the sponsoring organization representative and the operator (pyrotechnician) and approved by Fire Chief or their designee.

F-120.1.6.2.3 References for the most recent three firework displays supervised and discharged by the designated operator shall be required for review by the AHJ. Said referenced displays shall be similar in size and complexity and will provide contact persons and telephone numbers.

F-120.1.6.2.4 The date and time of day at which the display is to be held and the duration time for said display. Permits shall not be issued for displays between the hours of 11:00 p.m. and 7:30 a.m.

F-120.1.6.2.4.1 Time restrictions stated above may not be applicable on January 1, July 4, and December 31, or any other date where specific permission to operate a display of fireworks is granted by the AHJ.

F-120.1.6.2.5 The exact location address for the display, event, or production.

F-120.1.6.2.6 A copy of a location site plan with dimensions indicating the exact location planned for the display site and all grounds and facilities at which the event will be held. This plan shall include the location of all structures, audience viewing areas, roads, trees, and utilities.

F-120.1.6.2.7 Operator and assistant qualifications shall comply with the provisions of NFPA 1123 and NFPA 1126.

F-120.1.6.2.7.1 The operator shall be responsible for ensuring that a sufficient number of assistants are available on site for the safe storage and conduct of the fireworks display.

F-120.1.6.2.7.2 Operators shall be at least 21 years of age, and all assistants shall be at least 18 years of age. A copy of a valid driver's license or other valid picture I.D. acceptable to the AHJ shall be provided for all operators and assistants.

F-120.1.6.2.8 The type and number of fireworks to be discharged.

F-120.1.6.2.8.1 Aerial displays: Size and number of each type of burst (single, multiple, etc.)

F-120.1.6.2.8.1.1 All aerial shells, regardless of size, shall be fired using approved electrical ignition unless an alternate method of ignition is approved by the AHJ.

F-120.1.6.2.8.1.2 All electrically fired displays shall provide a solid barrier located at least 100 feet from the mortar location from which all operators (pyrotechnicians) shall control the display, with the exception of displays on barges.

F-120.1.6.2.8.2 Fixed Displays. Size, Type, and Description of Displays.

F-120.1.6.2.8.3 The manner and place of storage of fireworks prior to display. The date, time, and travel route from the point the fireworks enter Broward County.

F-120.1.6.2.9 Standby Fire Watch Requirements.

F-120.1.6.2.9.1 The Fire Chief, or their duly authorized representative, shall require one or more standby fire watch personnel employed by the Fire Service Provider/Fire Department, or other trained individuals to be on duty for each display or performance. When deemed necessary, the Fire Chief, or their duly authorized representative, may require additional fire rescue apparatus may be required for the display or performance. The expense of such personnel services and apparatus shall be borne by the permit holder and shall be paid prior to issuance of the permit.

F-120.1.6.2.9.2 The standby fire watch personnel shall be on duty from the time of display set up, during the display, and until termination of the display and removal of all fireworks, debris, pyrotechnical materials, and devices from the site.

F-120.1.6.2.9.3 In the case of indoor displays or performances, standby fire watch personnel shall be maintained until the total restoration of normal function of the fire safety systems has been verified.

F-120.1.6.2.9.4 At a minimum, at least one of the assigned standby fire watch personnel shall be a BORA Certified Fire Inspector if required by the fire chief or designated individual.

F-120.2 Additional Requirements for Outdoor Display of Fireworks on Private Residential Property:

F-120.2.1 Written approval from the property owners located adjacent to the proposed display site property is required prior to the approval of a permit for an outdoor fireworks display.

F-120.2.2 The display site shall have a setback with a minimum radius of 100 feet per inch of internal mortar diameter of the largest shell to be fired.

F-120.2.3 Minimum distance separation shall be no less than 300 feet from the nearest dwelling, building, or structure. This includes canopies, chickee huts, or similar structures, bulk storage areas, public highways, railroads, or other means of travel.

F-120.2.4 Not within 1,000 feet of a school, theater, church, hospital, nursing home, assisted living facility, livestock/animal storage site, or similar structures or institutions.

F-120.2.5 No less than a 50-foot radius from the nearest aboveground utility, telephone or telegraph line, tree, or other overhead obstruction.

F-120.2.6 The audience shall be restricted behind an approved barrier located no less than 200 feet from the outside of the required display site distance separations.

F-120.2.7 Reserved.

F-120.3 Offshore and Barge Fireworks Displays.

F-120.3.1 Firework displays shall only be permitted on approved barges. Barge means a non-self-propelled vessel and shall meet the requirements of NFPA 1123 for construction and sizing requirements of the discharge site.

F-120.3.2 A valid copy of a current U.S. Coast Guard permit of operation shall be provided for each barge display if required by the U.S. Coast Guard.

F-120.3.3 At least two chase boats shall be provided to maintain a clear separation distance of at least 1,000 feet radius around the barge from other vessels, structures, and the beach. Chase boats shall also provide transportation of fire rescue personnel when required.

F-120.3.4 Two-way compatible communication shall be provided for use by fire rescue and law enforcement personnel, chase boats, and barge crew.

F-120.3.5 Ladder access shall be provided to allow immediate access for inspection and emergency response.

F-120.3.5.1 Stabilization shall be provided to secure the barge and prevent rotation from wind, water current, and firing angle.

F-120.3.5.2 Inspection of the barge by the Fire Service Provider/Fire Department shall occur at least one to two hours prior to the scheduled departure for sea or a time agreed by the AHJ.

F-120.4 Safety Precautions for Outdoor Fireworks.

F-120.4.1 If, in the opinion of the Fire Chief, or their duly authorized representative, any unsafe or hazardous condition exists, the fireworks display shall be postponed until such time as said conditions are corrected.

F-120.4.2 If high winds, precipitation, or other adverse weather conditions prevail, such that in the opinion of the Fire Chief, or his/her duly authorized representative, a significant hazard exists, the fireworks display shall be postponed until weather conditions improve to an acceptable level to allow discharge.

F-120.4.2.1 No discharge of a fireworks display shall be permitted to take place when the wind velocity is 17 knots (20 mph) or greater.

F-120.4.3 Immediately upon delivery to the display site, all fireworks shall be properly secured and shall not be left unattended at any time. When deemed necessary, the Fire Chief, or their duly authorized representative, may require the operator to employ special security measures to ensure the proper security of the stored fireworks.

F-120.4.4 Additional fire extinguishers or fire protection equipment, above the minimum requirements set forth by NFPA 1123 or 1126, may be required by the AHJ. In addition, an adequate water supply for fire protection shall be available at the discharge site.

F-120.5 Requirements for the Sale, Display, Merchandising, Storage, and Handling of Approved Sparklers and Novelty Items within buildings, Structures, Canopies, and Outdoor Sites.

F-120.5.1 No person shall be in possession of a lighted cigarette, cigar, pipe, or any open flame within 50 feet of any sales, display, merchandising, storage, or handling area.
Proper receptacles for the disposal of smoking materials shall be provided at all entrances to such areas (i.e., water-filled or sand-filled buckets).

F-120.5.2 Additional fire extinguishers or fire protection equipment above the minimum requirements set forth by NFPA 1123 or 1126, may be required by the AHJ.

F-120.5.3 Precautions shall be taken to protect against fire or the spread of fire in all sites located within fields or lots with ground cover such as brush, grass, or other overgrowth of vegetation.

F-120.5.4 Durable and readily visible signs to read "Caution Sparklers-No Smoking" shall be posted on the exterior of each entranceway into and throughout all sparkler sales, storage, and handling areas within the interior of any building, structure, canopy, or outdoor site. These signs shall be readily visible in all directions.

F-120.5.5 The use, ignition, or discharge of any approved sparklers or novelty items is prohibited within buildings or structures where sparklers or novelty items are offered for sale, displayed, or stored, and within 100 feet of any outdoor sales storage or handling sites.

F-120.5.6 Buildings or structures used in whole or in part for sales (retail or wholesale), display, merchandising, handling, or storage of sparklers and novelty items shall be fully protected throughout with an automatic sprinkler system in accordance with NFPA 13, the edition in 69A-60, Florida Administrative Code.

F-120.5.7 Reserved.

F-120.5.8 Sales, display, and merchandising shall be conducted in an approved and safe manner in order to control handling by the general public.

F-120.5.9 Amounts of sparklers and related novelty items displayed within the sales area shall not exceed those amounts approved by the Fire Chief, or their duly authorized representative.
Note: Where the primary business of the occupancy is not sales of sparklers, the sales areas of sparklers or novelty items shall not exceed two percent of the net floor space of the building or structure.

F-120.5.10 Storage of Approved Sparklers and Novelty Items.

F-120.5.10.1 Sparklers shall not be stored or kept in any of the following areas.

F-120.5.10.1.1 In which paints, oils, or varnishes are manufactured or kept for use or sale unless the paints, oils, or varnishes are in unbroken (sealed) containers.

F-120.5.10.1.2 In which resin, turpentine, gasoline, or flammable substances that may generate vapors are used, stored, or offered for sale unless the resin, turpentine, gasoline, or substance is in unbroken (sealed) containers.

F-120.5.10.1.3 In which there is not at least one 2A10BC fire extinguisher available in the area used for storage.

F-120.5.10.2 Storage of sparklers shall be in an approved manner, remote from the public, and separated from all other merchandise by at least one-hour fire protection and an approved automatic sprinkler system.

Exception: Canopies and approved steel storage vaults or containers when used outdoors.

F-120.5.10.3 Approved storage facilities shall be labeled with an approved Explosion placard complying with the Department of Transportation (DOT) Standard.

F-120.5.11 Outdoor sites for sale, storage, and handling of approved sparklers shall comply with the following distance requirements: The minimum distance between a storage site and any building or structure shall be 50 feet.

F-120.6 Separation.

F-120.6.1 The minimum distance required between a site and any fuel storage/dispensing area or device shall be 50 feet.

F-120.6.2 Storage areas shall be separated from sales and handling areas by a minimum of 25 feet.

F-120.6.3 Any building or structure used as storage facilities for sparklers and novelty items in conjunction with outdoor sites shall comply with the one-hour protection separation and automatic sprinkler system requirements as required for storage areas within buildings and structures.
Exception: Canopies and approved steel storage vaults or containers.

F-120.6.4 When a canopy can be used in conjunction with an outdoor site operation, the following shall apply:

F-120.6.4.1 No sides of any kind are permitted on the canopy at any time. Provide a copy of the building permit for the canopy.

F-120.6.4.2 The canopy shall comply with the flame-retardant requirement. A proper flame-retardant certificate is required.

F-120.6.4.3 Proper exit and exit access shall be maintained at all times within the interior of the canopy. No obstruction to egress from any portion of the canopy is permitted.

F-120.6.4.4 Provide and maintain a minimum of one 2A40BC dry chemical fire extinguisher, with a properly updated service tag for each 2,500 sq. ft. of canopy area. Not less than one fire extinguisher for each canopy.

F-120.6.5 If the site is to operate after daylight hours, the site shall be properly illuminated. If electricity-powered or electrical equipment is used, the following shall apply:

F-120.6.5.1 All electrical equipment and associated wiring shall comply with NFPA 70, the National Electrical Code, edition as adopted in 69A-60, Florida Administrative Code. Provide a copy of the permit for electrical service and equipment.

F-120.6.5.2 If fuel-powered generator(s) are to be used to supply power for the site, the following shall apply.

F-120.6.5.2.1 Generator(s) shall be kept at a minimum distance of twenty feet (20') from sales, storage, or handling area.

F-120.6.5.2.2 Precautions against fire or fire spread shall be taken when generator sites are located within fields or grassed lots.

F-120.6.5.2.3 Only an approved metal five-gallon safety container shall be used to store fuel for the generator. Fuel containers shall be properly stored with a maximum of ten gallons per site.

F-120.6.5.2.4 Approved fuel containers shall not be stored in sales, storage, handling areas, or vehicles.

F-120.6.5.3 A durable sign that reads "NO SMOKING" shall be posted at the generator site.

F-120.7 Pyrotechnics Before Proximate Audience. The requirements for the use of pyrotechnics before a proximate audience shall be in accordance with the standards as set forth in the FFPC. In addition, the following local amendments shall apply:

F-120.7.1 Application for permit to operate a display of pyrotechnics before a proximate audience shall be made in writing on forms provided by the AHJ to the Fire Chief, or their duly authorized representative, at least 15 days in advance of the date of the display.

F-120.7.2 The local fire marshal, fire code official, or their duly authorized representative, at their discretion, shall require standby fire watch personnel employed by the AHJ of the Fire Service Provider/Fire Department to be on duty for each display or performance. When deemed necessary by the local fire marshal, fire code official, or his/her duly authorized representative, additional fire and rescue apparatus may be required for the display or performance. All expense(s) of standby personnel services and apparatus shall be borne by the permit holder.

F-120.7.2.1 Standby fire watch personnel shall be on duty from the time of display setup, during the display, and until termination of the display and removal of all pyrotechnic materials, debris, and devices from the site.

F-120.7.2.2 In the case of indoor displays or performances, standby fire watch personnel shall be maintained until the total restoration of the normal functioning of the fire safety systems has been verified.

F-120.7.2.3 At a minimum, at least one of the assigned standby fire watch personnel shall be a BORA Certified Fire Inspector.

F-120.7.3 Any indoor use of pyrotechnics shall not be permitted in buildings or any portion thereof unless protected by an approved automatic sprinkler system.

F-120.7.3.1 Indoor use of pyrotechnics shall be prohibited in temporary structures such as tents and canopies.

F-120.8 Rooftop Pyrotechnics: In Addition to the Aforementioned Code Requirements, the Following Shall Apply to Rooftop Pyrotechnic Displays.

F-120.8.1 Only NFPA 1126 approved pyrotechnics shall be permitted for all rooftop displays.

F-120.8.1.1 If a rooftop display is being proposed, the pyrotechnician shall identify a debris fallout area on the submitted plan.

F-120.8.1.2 The pyrotechnician shall provide the local Fire Marshal, Fire Code Official, or their duly authorized representative with an approved, written notice from the FAA acknowledging receipt of the time frame of the display, the pyrotechnic material used, and approval from the FAA representative to proceed with the event.

F-120.8.1.3 Such an approved written notice shall be a part of the permit application submitted at least 15 working days prior to the event.

F-120.8.1.4 Failure to provide an approved written notice from the FAA to the local Fire Marshal, Fire Code Official, or their duly authorized representative shall be cause for denial to display rooftop pyrotechnics.

F-120.8.1.5 At the discretion of the local Fire Marshal, Fire Code Official, or their duly authorized representative, shall be pyrotechnician may be required to post all or part of the following

F-120.8.1.5.1 Additional insurance policy in the amount of one million dollars indemnifying the local AHJ.

F-120.8.1.5.2 Post a refundable clean-up bond with the local AHJ holding the pyrotechnician responsible for post-event clean-up from pyrotechnic debris fallout.

F-120.8.1.5.3 If the pyrotechnician is not directly responsible for the post-event cleanup of debris, the pyrotechnician shall furnish written proof from the party responsible for the post-event cleanup of pyrotechnic debris.

F-120.8.1.6 The pyrotechnician shall be held responsible for the cleanup of any NFPA 1126 pyrotechnic material fallout on any structure, vehicles, and part thereof in the fallout area unless otherwise advised in writing, to the fire code official, as to the contracted party responsible for such cleanup.

F-121 Automatic External Defibrillator (AED) and Bleeding Control Kit (BCK).

F-121.1 All new and existing buildings shall comply with the following sections.

F-121.2 AED(s) and BCK(s) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.

F-121.2.1 Assembly Occupancy.

a) Fitness centers, gymnasiums, and indoor recreational centers in excess of one thousand five hundred (1,500) square feet.

b) Any assembly occupancy with a capacity of one hundred (100) or greater.

c) Places of worship with a capacity of one hundred (100) or greater.

F-121.2.1.1 Assemblies exceeding 30,000 square feet and multi-story assemblies shall require additional devices where the travel distance exceeds five hundred (500) feet between AEDs.

F-121.2.2 Business Occupancy.

a) Office buildings/business occupancies with square footage greater than twenty thousand (20,000) square feet.

b) All dental offices in accordance with Florida Administrative Code 64B5-17.015.

F-121.2.3 Day Care Occupancy. All adult daycare facilities.

F-121.2.4 Educational Occupancy.

a) All charter and private schools.

F-121.2.5 Healthcare Occupancy.

a) Assisted living facilities as defined by Section 429.021(5) Florida Statutes as amended from time to time.

b) Ambulatory surgical centers as defined by Section 395.002 (3) Florida Statutes, as amended from time to time.

c) Walk-in medical care facilities.

d) Hospitals providing emergency services, including freestanding facilities, shall be excluded.

F-121.2.6 Mercantile occupancy.

Commercial and retail spaces with square footage greater than thirty-five thousand (35,000) square feet.

F-121.2.6.1 Mercantile Class A and multistory occupancies shall require additional devices where the travel distance exceeds five hundred (500) feet between AEDs.

F-121.2.7 Residential occupancy.

a) Multi-story hotels and motels with five (5) floors or more.

b) Multi-story residential buildings with five (5) floors or more. Residential elevators supplying services to an independent dwelling unit only shall be exempt from this requirement.

F-121.2.7.1 Multi-story residential occupancies listed above shall place an AED and BCK at every building entrance lobby no more than 15 feet from any elevator. The AHJ can modify the requirements of F-121.2.7 based on the footprint of the residential building.

F-121.3 Installation and Operation.

F-121.3.1 The AHJ shall verify all AED devices and BCKs for operation prior to being placed in service or available for use and on an annual basis.

F-121.3.2 AED devices and BCKs shall be:

a) Conspicuously located in plain view of the primary public entrance or by the elevator lobby with unobstructed access.

b) Readily accessible and immediately available when needed for on-site employees and the general public, including disabled persons.

c) The AED(s) and BCK(s) shall be housed in a cabinet with a clear window in the door, an audible alarm signaling the opening of the door, permanently affixed to a wall, and whose top is no more than forty-eight (48) inches above the floor to prevent tampering, theft, or damage.

d) The AED shall be located below a sign having a minimum area of seventy (70) square inches and containing the letters "AED" and the universally recognizable symbol, which should be placed no more than sixty (60) inches, on center, above the floor.

e) The BCK shall be located below a BCK sticker. The BCK sticker may also be placed on the cabinet containing the BCK.

f) If there is more than one entrance or exit in the building, or if the building is multiple stories, the business owner shall place a sign at each entrance, exit, or elevator indicating the location of the automated external defibrillator device.

F-121.3.3 AED devices shall contain adult pads and pediatric pads as required by the AHJ.

F-121.3.4 BCKs with the exception of large occupancy BCKs, shall minimally contain:
a) Two (2) commercially manufactured tourniquets; and
b) Two sets of gloves; and
c) One (1) pair of scissors; and
d) Two (2) 3-inch gauze rolls; and
e) Two (2) gauze combine pads.

F-121.3.5 Places of occupancy that hold 500 or more persons, regardless of occupancy classification, shall have a large occupancy BCK, which minimally contains:

a) Eight (8) commercially manufactured tourniquets; and

b) Four (4) sets of gloves; and

c) Two (2) pairs of scissors; and

d) Eight (8) 3-inch gauze rolls; and

e) Eight (8) gauze combine pads.

F-121.3.6 The AED(s) devices and BCK(s) shall be used in accordance with the manufacturer's guidelines.

F-121.3.7 It shall be the responsibility of the owner/occupant to:

a) Install the AED device and BCK.

b) Maintain AED devices and BCK in accordance with manufacturer-recommended maintenance requirements and as required herein.

F-121.3.8 If an AED device or BCK is removed for repair, a replacement shall be provided by the owner/occupant or by the manufacturer.

F-121.3.9 Requirements and procedures. The following shall be the requirements and procedures for the use of the AED and BCK program:

F-121.3.9.1 At the discretion of the AHJ, the implementation of an AED and BCK shall occur only after a written notification is made to the Fire Chief or designee by the individual, entity, organization, or company acquiring an AED. The written notification must contain the facility or business name, street address, specific location of the AED and BCK, the name of the manufacturer and model number of each AED.

F-121.3.9.2 The AHJ may conduct a quality assurance review after the use of an AED or BCK that includes gathering clinical data and information from the person that used the AED or BCK and from the AED itself.

F-121.3.9.3 The owner and user of the AED or BCK will not withhold consent for a quality assurance review by the AHJ after the use of an AED or for the retrieval of clinical data from the device itself.

F-121.3.9.4 The AHJ shall verify the presence of the AED and BCK and may inspect any maintenance records to ensure compliance with the community AED and BCK program.

F-121.3.9.5 The AHJ is not liable for any damages experienced by the AED and by the BCK, or any person or entity arising as a result of:

a) Business's use or misuse of the equipment or supplies;

b) Business's failure to provide services pertaining to the equipment supplies;

c) Any defects in the equipment or supplies.

Immunity from civil liability provisions. The provisions of Florida Statute 768.1325, and specifically the immunity from civil liability for any harm resulting from the use or attempted use of an automated external defibrillator (AED) device as found in Florida Statute 768.1325(3) as may be amended from time to time, are hereby adopted and incorporated into the ordinance.

F-122 Mobile and Temporary Cooking Operations.

F-122.1 The following section shall be a minimum life safety requirement but can be modified if deemed necessary by the local AHJ.

F-122.1.1 Mobile or Temporary Cooking. Any cooking facility, apparatus, or equipment, being operated on a one-time or interim basis, or for less than 90 days in the same location, other than at a fixed location, building, or structure which has been inspected and permitted under another section of this code, regulation, or statute, inclusive of self-propelled trucks and vehicles. Trailered units, push carts, equipment located under cover of awnings, canopies or pop-up tents, or other structures for which a building permit has not been issued.

F-122.1.2 All current licensing, semiannual/annual fire suppression system inspection reports, and a cleaning report with related documents shall be placed in a binder and accessible to the AHJ at all times.

F-122.1.3 Prior to operating within Broward County, each mobile food dispensing vehicle shall be inspected and approved.

a) Inspection and approval by the AHJ shall not relieve the mobile food vendor's owner of the responsibility of compliance with the design, construction, installation, alteration, repairs, equipment maintenance, process, and relocation of the mobile food truck.

b) Inspection and approval shall not hold the AHJ responsible for the enforcement of regulations of such other regulatory agencies unless specifically mandated to enforce those agencies' regulations.

F-122.1.4 Cooking equipment that produces grease-laden vapors shall be protected by a fire-extinguishing system. Automatic fire-extinguishing systems shall comply with ANSI/UL300 or other equivalent standards and shall be installed in accordance with the terms of their listing, the manufacturer's instructions, and NFPA 17A.

F-122.2 Cleaning.

F-122.2.1 The entire exhaust system, appliances, floor underneath, and wall behind appliances, shall be inspected and cleaned for grease buildup by a properly trained, qualified, and certified person(s) acceptable to the AHJ and in accordance with Table 11.4 in NFPA 96.

F-122.3 General.

F-122.3.1 There shall be a quarter-turn valve installed within the LP-gas piping for emergency shut-off use, which shall be installed on the exterior of the vehicle and readily accessible.

F-122.3.2 A "PROPANE EMERGENCY SHUT-OFF" sign and a "NO SMOKING" sign shall be installed directly next to or above the gas cylinder and shall be a highly visible, permanent weatherproof sign with a minimum of 2" lettering.

F-122.3.3 Cylinders shall be retested every 5-12 years in accordance with the manufacturer's recommendations and 49 CFR 180.205.

a) No letter after the requalification date means the cylinder must be retested within 12 years.

b) An "S" after the requalification date means the cylinder must be retested within 7 years.

c) An "E" after the requalification date means the cylinder must be retested within 5 years.

F-122.4 Leak Detection.

F-122.4.1 A test gauge shall be installed at or before the regulator for means of leak detection. Pressure shall be observed for a minimum of 3 minutes with no drop in pressure. Propane tanks, hoses, and fittings shall be free of leaks. Documentation that the system is free of leaks shall be kept in a binder and readily accessible to the AHJ upon request.

F-123 Permanently Installed Cooking Exhaust Systems.

F-123.1 Cooking Exhaust Systems. Cleaning of Cooking Exhaust Systems shall be in compliance with NFPA 96 and the following:

F-123.2 Cooking ventilation systems shall be inspected for grease buildup by a person meeting the training requirements as set forth by the International Kitchen Exhaust Cleaning Association (IKECA) or other nationally recognized exhaust system cleaning association acceptable to the AHJ in accordance with NFPA 96, Section 12.6.1.

F-123.3 Certification of training shall be submitted to the Local AHJ prior to cleaning operations taking place.

F-123.4 The completed inspection or cleaning report as found in NFPA 96, 12.6.14 shall be provided to the owner, and a copy, along with photos taken prior to cleaning and after cleaning, shall be submitted to the local AHJ.

Item 3

Broward County Board of Rules and Appeals

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

broward.org/CodeAppeals | 954-765-4500 | rulesboard@broward.org

TO: Members of the Broward County Board of Rules and Appeals

FROM: Administrative Director

DATE: November 12, 2026

RE: First Reading of the Revised Broward County Amendments to Chapter 1, Administration, of the 2026 Florida Building Code, 9th Edition

Recommendation

It has been recommended that the Board of Rules and Appeals approve, by vote, the first reading of the revised Broward County Amendments to Chapter 1, Administration, of the 2026 Florida Building Code, 9th Edition.

Reasons

Staff reviewed and revised the Broward County Administrative Amendments to Chapter 1 to reflect changes in state statutes and align with the 2026 Florida Building Code, 9th Edition. The proposed revisions also clarify existing language and update administrative procedures. The amendments are intended to take effect with the new edition on December 31, 2026.

Additional Information

- Proposed Broward County Amendments to Chapter 1, Administration, of the 2026 Florida Building Code, 9th Edition, with underlined new code sections and ~~strikethrough~~ deletions of the current codes
- Clean Copy of the proposed Broward County Amendments to Chapter 1, Administration, of the 2026 Florida Building Code, 9th Edition

Respectfully Submitted,

Dr. Ana C. Barbosa

Proposed Broward Amendments to Chapter 1 of the 2026 Florida Building Code, 9th Edition

CHAPTER 1
ADMINISTRATION—BROWARD COUNTY

Section 101 General

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

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

Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the FBC, Residential, and Broward County Amendments, Chapter 1.
2. Code requirements that address snow loads and earthquakes.

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

101.2.2 Definitions.

1. **Accredited school -** means a school that meets the same criteria that the state of Florida DBPR uses in evaluating a school for licensing or registration of engineers and architects.
2. **AHJ** (means Authority Having Jurisdiction) shall be a federal, state, local (building or fire service provider), or individual, such as a Building Official, Assistant Building Official, Chief Electrical/Mechanical/Plumbing/Structural Inspector, Fire Chief, Fire Marshal/Fire Code Official, or Broward County Board of Rules and Appeals.
3. **Architect** means a registered architect in the state of Florida.
4. **BCAIB** means the Florida Building Code Administrators and Inspectors Board.
5. **BORA** means the Broward County Board of Rules and Appeals.
6. **CILB** means the Florida Construction Industry Licensing Board.
7. **ECLB** means the Florida Electrical Contractors Licensing Board.
8. **Engineer** means a licensed Professional Engineer in the state of Florida.
9. **FAC** means Florida Administrative Code.
10. **FFPC** means the adopted Florida Fire Prevention Code, including the Broward County Local Fire Amendments.
11. **Fire Code Manager/Administrator** means Fire Code Official or Fire Marshal.
12. **Fire Service Provider** means Fire Department.
13. **GC** is an unlimited general contractor licensed by the CILB, the Broward County Central Examining Board, or the Miami-Dade Construction Trades Qualifying Board.
14. **HVHZ** means High-Velocity Hurricane Zone.
15. **Practice**: The term practice, as it relates to architects and engineers, is deemed to be the active engagement in their field.

16. **Registered Design Professional** means a Florida Registered Architect or Florida Licensed Professional Engineer.
17. **SFBC** means South Florida Building Code, Broward Edition.
18. **State** means the State of Florida.

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

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

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

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

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

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

101.4.5 Property Maintenance. Reserved.

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

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

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

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

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

Section 102 Applicability

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

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

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

A. Buildings and structures specifically regulated and preempted by the federal government.

B. Railroads and ancillary facilities associated with the railroad.

C. Nonresidential farm buildings on farms.

D. Temporary buildings or sheds used exclusively for construction purposes.

E. Mobile or modular structures used as temporary offices, except that the provisions of Part II (Florida Statutes, Sections 553.501 through 553.513) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures.

F. Those structures or facilities of electric utilities, as defined in Florida Statutes, Section 366.02, are directly involved in the generating, transmitting, or distributing of electricity.

G. Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises, except as required in Section 102.2.6 of this Code.

H. ~~Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials and that does not incorporate any electrical, plumbing, or other non-wood features.~~

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, palmetto, or other traditional materials; that may have a wooden deck; and that does not incorporate any electrical, plumbing, or other nonwood features, except that a chickee may:

1. Incorporate nonwood fasteners, including, but not limited to, nails, screws, bolts, nuts, washers, staples, and hurricane straps.
2. Incorporate electrical or plumbing features in accordance with a building permit for the incorporation of such features.

A person who is not a member of the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida and who constructs a chickee in an attempt to assert an exemption from the Florida Building Code commits a misdemeanor of the first degree, punishable as provided in F.S. 775.082 or F.S. 775.083.

I. Family mausoleums not exceeding two hundred fifty (250) square feet (23 m^2) in area, which are prefabricated and assembled on site or preassembled and delivered on-site, and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.

J. Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.

K. A building or structure having less than one thousand (1,000) square feet (93 m^2) 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, leased, or used as a principal residence;
2. Is not located within the 100-year floodplain according to the Federal Emergency Management Agency's current Flood Insurance Rate Map; and
3. Is not connected to any off-site electric power or water supply.

L. Swings and other playground equipment are accessories to a one- or two-family dwelling.

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

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

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

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

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

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

102.2.5 BORA shall govern the enforcement of Broward County Building and Fire Codes.

102.2.6 Temporary motion picture and television sets. All temporary plumbing installations shall be installed so as not to create a sanitary nuisance as defined by Florida Statutes, Section 386.01. A permit shall be required and issued to the producer upon filing an application by the producer for one (1) electrical permit to cover each complete motion picture production or television series.

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

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

102.4.1 Conflicts. Where conflicts occur between provisions of this Code and referenced codes and standards, the provisions of this Code shall apply.

102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this Code or the Florida Codes listed in Section 101.4, the provisions of this Code or the Florida Codes listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

102.5 Partial invalidity. Reserved.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this Code shall be permitted to continue without change, except as is specifically covered in this Code, the FBC, Existing Building, the Fire Protection Provisions of this Code, or the FFPC, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

102.6.1 Existing building code violations discovered by the AHJ, owner, owner's representative(s), or any interested party shall be cited by the Building Official or Fire Marshal/Fire Code Official for such violations. All such violations shall be repaired and corrected in accordance with the SFBC or FBC in effect on the date the structure received a building permit. Existing buildings shall comply with the FFPC and this Code.

102.7 Relocation of manufactured buildings.

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

B. A relocated building shall comply with the wind speed requirements of the new location using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the FBC (after March 1, 2002), the wind speed map of the FBC shall be applicable.

C. A relocated building shall comply with the flood hazard area requirements of the new location, if applicable.

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

Section 103 Department of Building Safety

Reserved.

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

104.1 Building Official.

104.1.1 Appointment of a Building Official. The appointing authority shall appoint a Building Official, and such person shall meet the following minimum qualifications and be certified by BORA, as specified in Section 104.1.3. The Building Official does not have to be personally present at the governmental department, as long as they are available and can perform their duties. Applicants requesting to serve multiple jurisdictions for a permanent Building Official position shall not qualify for more than two (2) jurisdictions unless expressly authorized by the Board. As a condition of seeking Board approval to serve multiple jurisdictions, the applicant must submit written authorization from the City Manager of each affected jurisdiction to BORA prior to applying for Board consideration.

104.1.1.1 Appointment of an Interim Building Official.

a. If the Building Official is not available to perform their duties, each appointing authority shall appoint an Interim Building Official provided such person is qualified as set forth in Section 104.1.3 of this Code. BORA shall be timely notified in writing by the Building Official or appointing authority of the starting date and period that the interim Building Official or assistant Building Official will assume the Building Official's duties. BORA shall record the name of the interim

Building Official, but they will not be issued a certification card as a Building Official. An Interim Building Official's appointment will be limited to ninety (90) calendar days. At the written request of the Chief Executive Officer (city manager, acting city manager, or mayor) for demonstrated cause, a one-time ninety (90) calendar day extension may be granted by BORA's Administrative Director. Any additional extensions beyond this point must be requested in writing to BORA's Administrative Director a minimum of forty-five (45) calendar days prior to the second-period expiration date. This request must be reviewed and approved by the Board of Rules and Appeals at its next regularly scheduled meeting.

b. If the Building Official's employment with the jurisdiction is terminated, an interim Building Official may be appointed while the Building Official is being replaced with a permanent appointee. The interim Building Official shall be qualified as a Building Official as specified in Section 104.1.3. An interim Building Official's appointment will be limited to ninety (90) calendar days. At the written request of the Chief Executive Officer (city manager, acting city manager, or mayor) for demonstrated cause, a one-time ninety (90) calendar day extension may be granted by BORA's Administrative Director. Any additional extensions beyond this point must be requested in writing to BORA's Administrative Director a minimum of forty-five (45) calendar days prior to the second-period expiration date. This request must be reviewed and approved by the Board of Rules and Appeals at its next regularly scheduled meeting. BORA shall record the name of the interim Building Official, but they will not be issued a certification card as a Building Official.

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

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

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

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

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

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

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

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

1. Florida Construction Industry Licensing Board as a GC, mechanical contractor, or plumbing contractor.

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

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

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

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

104.2 Assistant Building Official.

104.2.1 Appointment of an Assistant Building Official. Each appointing authority may appoint a person qualified as set forth in Section 104.1.3 to serve as an Assistant Building Official. To be eligible for appointment as an Assistant Building Official, such person shall be certified by BORA and meet the qualifications equal to the requirements for a Building Official. No other title is recognized for certification by BORA. Applicants requesting to serve multiple jurisdictions for a permanent Assistant Building Official position shall not qualify for more than two (2) jurisdictions unless expressly authorized by the Board. As a condition of seeking Board approval to serve multiple jurisdictions, the applicant must submit written authorization from the City Manager of each affected jurisdiction to BORA prior to applying for Board consideration.

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

104.3 Appointment of the Chief Electrical, Mechanical, Plumbing, and Structural Inspector. Each appointing authority shall appoint a person qualified as set forth in the sections below to serve as a Chief Inspector in each discipline stated above. If there is one (1) inspector of each discipline stated above, hired by an appointing authority in Broward County, that inspector shall be a Chief Inspector (Chief or head of the division). The Chief Inspector does not have to be personally present at the governmental department as long as they are available and can perform their duties. Applicants requesting to serve multiple jurisdictions for a permanent Chief position shall not qualify for more than two (2) jurisdictions unless expressly authorized by the Board. As a condition of seeking Board approval to serve multiple jurisdictions, the applicant must submit written authorization from the City Manager of each affected jurisdiction to BORA prior to applying for Board consideration. To be eligible for appointment as a Chief Inspector (each discipline stated above), such a person shall be certified by BORA.

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

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

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

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

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

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

A. Florida Electrical Contractors Licensing Board.

B. Broward County Central Examining Board of Electricians.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

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

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

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

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

A. Florida Construction Industry Licensing Board.

B. Broward County Central Examining Board of Mechanical Contractors and Specialty Mechanical Contractors.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

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

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

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

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

A. Florida Construction Industry Licensing Board.

B. Broward County Central Examining Board of Plumbers.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

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

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

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

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

A. Florida Construction Industry Licensing Board.

B. Broward County Central Examining Board of Building Construction Trades.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

E. Department of Business and Professional Regulation as an Architect.

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

104.10 Powers and Duties of the Electrical, Mechanical, Plumbing, and Structural Plans Examiner. The plans examiner shall be responsible for duties assigned by the Chief Inspector within their discipline. The plans examiner shall fulfill the duties of the Chief Inspector during the absence of the Chief Inspector with full responsibilities of the position within their discipline. The plans examiner shall examine all plans, specifications, and applications for permits within their discipline. When approvals by other agencies having authority may logically be required to be affixed to the plans and specifications before approval by the plans examiner, such approval shall be affixed to the plans and specifications before examination by the plans examiner. If the application, plans, or specifications do not conform to the requirements of all pertinent laws or regulations, the plans examiner shall reject such application in writing, stating the reasons and citing the relevant code section(s). Plans or specifications which are

rejected, as stated hereinabove, shall be returned for correction. Pen notations on mechanically reproduced plans or specifications may be accepted for only minor corrections. If the applications, plans, or specifications, upon examination, are found to comply with the requirements of this Code, the plans or specifications shall be signed and marked approved.

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

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

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

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

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

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

A. Florida Construction Industry Licensing Board.

B. Broward County Central Examining Board of Building Construction Trades.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers. ~~Department of Business and Professional Regulation as an Architect~~

E. Department of Business and Professional Regulation as an Architect.

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

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

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

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

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

A. Florida Electrical Contractors Licensing Board.

B. Broward County Central Examining Board of Electricians.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

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

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

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

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

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

A. Florida Construction Industry Licensing Board.

B. Broward County Central Examining Board of Mechanical Contractors and Specialty Mechanical Contractors

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

104.10.3.2.1 Individuals holding a license as a Class B Air Conditioning Contractor shall have duties limited to the examination of air conditioning and mechanical plans within the scope of their Certificate of Competency.

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

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

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

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

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

A. Florida Construction Industry Licensing Board.

B. Broward County Central Examining Board of Plumbers.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

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

104.12 Electrical Inspector.

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

104.12.2 Powers and Duties of the Electrical Inspector.

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

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

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

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

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

104.12.2.6 The Electrical Inspector is hereby given the power to disconnect extension cords, temporary wiring, branch circuits, feeder conductors, or the main service supplying electrical energy to any portion of an electrical wiring system in buildings, or on-premises if this wiring is, in the opinion of the Electrical Inspector, considered to be hazardous to life or property. Any person, firm, or corporation supplying current shall disconnect service from the source of supply upon instructions from the Chief Electrical Inspector where hazards are deemed to exist after receiving written notice citing the appropriate code section(s) of this electrical code from the electrical inspector.

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

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

104.12.3.1.1 An Engineer in the discipline requested.

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

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

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

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

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

A. Florida Electrical Contractors Licensing Board.

B. Broward County Central Examining Board of Electricians.

C. Miami-Dade County Construction Trades Qualifying Board, Block proctored.

D. Florida Board of Professional Engineers.

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

104.13 Mechanical Inspector.

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

104.13.2 Powers and Duties of the Mechanical Inspector.

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

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

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

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

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

104.13.3.1.1 An Engineer in the discipline requested.

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

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

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

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

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

A. Florida Construction Industry Licensing Board.

B. Broward County Central Examining Board of Mechanical Contractors and Specialty Mechanical Contractors.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

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

104.13.3.3 An applicant for certification as a Mechanical Inspector under the provisions of this section who is a graduate from an accredited school holding a bachelor's or an associate of science degree in mechanical engineering may be credited for two (2) years for a bachelor's degree or one (1) year for an associate degree towards the combined experience requirements. This credit is not applicable to the requirements under Section 104.13.3.1.1.

104.14 Plumbing Inspector.

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

104.14.2 Powers and Duties of the Plumbing Inspector.

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

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

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

104.14.2.4 It shall be the duty of the Plumbing Inspector to inspect any plumbing system they have reason to believe has become unsanitary or defective. Nothing contained in this Code shall be deemed to require any plumbing or drainage system or part thereof, or any other work regulated by this Code and existing prior to the effective date of this Code, to be altered, changed, reconstructed, removed or demolished if

such work was installed in accordance with all applicable laws in effect prior to the date this Code became effective, except when any such plumbing or drainage system or other work regulated by this Code is dangerous, unsafe, unsanitary or a menace to life, health or property, in the opinion of the Plumbing Inspector.

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

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

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

104.14.3.1.1 An Engineer in the discipline requested.

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

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

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

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

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

A. Florida Construction Industry Licensing Board.

B. Broward County Central Examining Board of Plumbers.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

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

104.15 Roofing Inspector.

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

104.15.2 Powers and Duties of the Roofing Inspector.

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

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

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

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

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

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

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

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

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

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

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

104.16 Structural Inspector.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

104.17.1 Only such persons examined and certified by BORA may be appointed or have the powers and duties of a Building Official, Assistant Building Official, or Chief Inspector. Each Building Official, Assistant Building Official, and Chief Inspector shall obtain a separate card for each governmental AHJ by which they are employed. Plans examiners and inspectors shall be issued a single certification card that is valid countywide upon approval.

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

A. Any cause for which issuance of a certificate could have been refused had it then existed and been known to BORA.

B. Violation of FBC.

C. Falsification of records relating to the certificate.

D. Having been found guilty of or having pleaded guilty or nolo contendere to a felony, whether or not a judgment of conviction has been entered.

E. Failure to meet any of the renewal requirements.

F. Having been convicted of a crime in any jurisdiction that directly relates to the practice of the building code inspection, plan review, or administration.

G. Making or filing a report or record that the certificate holder knows to be false, knowingly inducing another to file a false report or record, failing to file a report or record required by the state or local law, impeding, or obstructing such filings, or inducing another person to impede or obstruct such filing.

H. Failure to properly enforce applicable building codes or permit requirements within this state, which the certificate holder knows are applicable by committing willful misconduct, gross negligence, gross misconduct, repeated negligence, or negligence resulting in a significant danger to life or property.

I. Accepting labor, service, or materials at no charge or at a noncompetitive rate from any person who performs work that is under the enforcement authority of the certificate holder and who is not an immediate family member of the certificate holder. For the purpose of this paragraph, the term "immediate family member" means a spouse, child, parent, sibling, grandparent, aunt, uncle, or first cousin of the person or the person's spouse or any person who resides in the primary residence of the certificate holder. BORA, upon verification of the above grounds, shall immediately notify the Building Official, Assistant Building Official, Chief Inspector, Plans Examiner, or the Inspector involved, who, upon notification from BORA, shall appear before the Board to explain why their certification should not be revoked.

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

104.17.4 Application for certification shall contain pertinent information considered relevant by BORA.

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

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

104.17.7 Certification Fee. Reserved.

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

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

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

104.17.11 Suspension of Certification Requirements. See Section 113.11.7.

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

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

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

104.18.1.1 Be currently certified by BORA.

104.18.1.2 Be employed by or contracted with a governmental AHJ (building department) within Broward County. See Section 104.17.

104.18.1.3 Continuing Education. All Building Officials, assistant Building Officials, Chief Inspectors, Plans Examiners, and Inspectors to be recertified shall obtain twenty-eight (28) continuing education hours within the two (2) consecutive calendar year biennial renewal period (starting January 1, on an even year, through December 31, of the next odd year). Continuing education hours can be obtained by attending classroom or online educational courses, workshops, and seminars. Any of which shall be approved by BORA, the Miami-Dade County Code Compliance Office, or the Florida Department of Business and Professional Regulation. Continuing education hours shall include 2 hours of energy conservation, 1 hour in accessibility, 2 hours of Florida laws and rules (other than accessibility and ethics), and 1 hour of ethics. These courses shall be classified as general courses unless clearly indicated as discipline-specific by a State agency. A minimum of one-half (½) of the twenty-eight (28) continuing education hours within a two (2) consecutive calendar year biennial renewal period shall be in the discipline-specific category. BORA committee meetings shall be counted as one (1) hour in the general category, and professional association meetings shall be counted as not to exceed one (1) hour in the discipline-specific category for a maximum of fourteen (14) continuing education hours within the two (2) consecutive calendar year biennial renewal period.

104.18.1.4 Prorating of continuing education contact hours. For any person newly certified, the required continuing education is prorated according to the number of months remaining in the renewal period. To determine the continuing education required, divide the number of months remaining in the renewal period from the time of certification by twenty-four (24) and multiply the result by twenty-eight (28). The result, rounded to the next whole ~~round~~ number, is the number of continuing educational hours required. Half of these hours shall be discipline-specific. Any person newly certified within less than six (6) months remaining in the renewal period shall not be required to have any continuing educational credits.

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

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

104.18.4 BORA may request a list of currently employed personnel who are to be recertified for the ensuing new biennial period.

104.19 Fire Prevention Bureau. See F-103, Broward Local Fire Amendments to the FFPC.

104.19.1 Appointment, Powers and Duties, and Certification of the Fire Marshal/Fire Code Official, Assistant Fire Marshal, Fire Plans Examiner, or Fire Inspector. See F-~~103.1~~ 104.1, Broward Local Fire Amendments to the FFPC.

104.19.2 Permits. See F-~~103.2.3~~ 103.3.16, Broward Local Fire Amendments to the FFPC.

104.19.2.1 Industrial construction on sites where design, construction, and fire safety are supervised by appropriate design and inspection professionals and which contain adequate in-house Fire Departments is exempt, subject to local government option, from review of plans or specifications and inspections, providing owners certify that applicable codes and standards have been met and supply appropriately approved drawings to the building department. The enforcing agency shall issue a permit to construct, erect, alter, repair, or demolish any building when the plans or specifications for such proposal comply with the FFPC and Florida Statutes, Chapter 633.

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

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

104.21 Orders to Eliminate Dangerous or Hazardous Conditions. See F-103~~.2.9~~, Broward Local Fire Amendments to the FFPC.

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

104.23 Recertification. See F-~~103.7~~ 104, Broward Local Fire Amendments to the FFPC.

104.24 Applications and permits. Reserved. See Section 105.

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

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

104.26 Inspections. Reserved. See Section 110.

104.27 Identification. Reserved.

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

104.29 Department records. Reserved.

104.30 Liability. Reserved.

104.31 Modifications. Reserved.

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

A. An alternative material, design, or method of construction shall be approved where the Building Official or Fire Marshal/Fire Code Official (according to the Fire Protection Provisions of this Code and the FFPC) finds that the proposed design is satisfactory and complies with the intent of the provisions of this Code.

B. The material or method of construction offered for the purpose intended is at least the equivalent to or greater than that prescribed in the technical codes in quality, strength, effectiveness, fire resistance, durability, and safety. Where alternate life safety systems are designed, the "SFPE Engineering Guide to Performance-Based Fire Protection Analysis and Design of Buildings" or other methods approved by the Building Official or Fire Marshal/Fire Code Official (according to the Fire Protection Provisions of this Code and the FFPC) may be used. The Building Official or Fire Marshal/Fire Code Official (according to the Fire Protection Provisions of this Code and the FFPC) shall require that sufficient evidence or proof be submitted to substantiate any claim made regarding the alternative. Where the alternative material, design, or method of construction is not approved, the Building Official, Fire Marshal, or Fire Code Official shall respond in writing, stating the reasons why the alternative was not approved.

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

104.32.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this Code, or evidence that material(s) or method does not conform to the requirements of this Code, or in order to substantiate claims for alternative materials or methods, the Building Official, Fire Marshal, or Fire Code Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this Code or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official, Fire Marshal, or Fire Code Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official, Fire Marshal, or Fire Code Official for the period mandated for public records.

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

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

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

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

104.35 Application for the use of alternative methods and materials.

104.35.1 Any person desiring to use types of construction or materials or methods of design not specifically mentioned in this Code shall file with the Building Official, Fire Marshal, or Fire Code Official, in writing, authentic proof in support of claims that may be made regarding the sufficiency of such types of construction,

materials, or methods of design and request approval and permission for their use. Such documentation shall be attached to and made a part of the permit documents.

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

104.36 Appeal. Any person whose request for alternate types of construction and materials or methods of design has been denied by the Building Official, Fire Marshal, or Fire Code Official may appeal to BORA.

104.37 Appeal by Others. Any person, in whose opinion, an action by the Building Official, Fire Marshal, or Fire Code Official approving or disapproving construction under this Code does not satisfy the standards of the Code for reasons of safety, quality, or strength, may appeal to BORA by written request to the secretary of the Board.

Section 105 Permits

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

105.1.1 Annual Facility Permit. The Building Official is authorized to issue an annual facility permit for any occupancy to facilitate routine maintenance or emergency service, repair, refurbishing, minor renovations of service systems, or manufacturing equipment installations/relocations. The Building Official shall be notified of major changes and shall retain the right to inspect at the site as deemed necessary. An annual facility permit shall be assessed with an annual fee valid for one (1) year from the date of issuance. A separate permit shall be obtained for each facility and for each construction trade, as applicable. The permit application shall contain a general description of the parameters of work intended to be performed during the year.

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

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

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

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

A. Renovation of an existing residential one- and two-family dwelling for purposes of providing accessibility to and throughout the dwelling, including ramps with a rise of 48 inches (1219 mm) or less, alteration to

widen openings of interior doors, grab bars, and fixtures. This exemption does not include replacement of any exterior door or any interior or exterior structural element.

B. No permit shall be required in this or any of the following sections for general maintenance or repairs which do not change the occupancy and the value of which does not exceed fifteen hundred dollars ($1,500.00) in labor and material as determined by the Building Official.

C. No permit is required for the installation of a concrete slab on grade in the right-of-way that is less than two hundred fifty (250) square feet in total, installed entirely within a public right-of-way, and solely for accessibility to public transportation shall not be considered a structure as described in Section 105.1.

D. No permit shall be required for stormwater gutter systems installed on buildings regulated by the FBC Residential with an eave height of thirty (30) feet or less unless such gutters are installed behind any part of the eave drip metal.

E. **Electrical.**

a. No permit shall be required for installations performed by companies regulated by Florida Statutes, Chapter 364, for unregulated inside telephone wiring on new construction for commercial occupancies.

b. No permit shall be required for installations performed by companies whose work is regulated by Florida Statutes, Chapter 364, in single-family occupancies, whether detached or townhouse.

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

F. **Gas.**

a. Portable heating appliance not connected to a building air distribution system.

b. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

G. **Mechanical.**

a. Portable heating appliance not connected to a building air distribution system.

b. Portable ventilation equipment not connected to a building air distribution system.

c. Portable cooling unit not connected to a building air distribution system.

d. Steam, hot, or chilled water piping within any heating or cooling equipment regulated by this Code.

e. Replacement of any part that does not alter its approval or make it unsafe, including replacement of thermostats.

f. Portable evaporative cooler.

g. Self-contained refrigeration system containing ten (10) pounds (4.54 kg) or less of refrigerant and actuated by motors of one (1) horsepower (746 W) or less.

h. The installation, replacement, removal, or metering of any load management control device.

i. Portable air compressors, dust collectors, and their corresponding distribution systems.

j. Pool heating equipment. Plumbing and electrical permits are required.

H. **Plumbing.**

a. The stopping of leaks in drain, water, soil, waste, or vent pipes. If any concealed trap, drainpipe, water, soil, waste, or vent pipe becomes defective, and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work. A permit shall be obtained, and inspection made as provided in this code.

b. The clearing of stoppages or the repairing of leaks in pipes, valves, faucets, or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

c. The cleaning of septic tanks or temporary placement of chemical toilets on construction sites where such work is located within the property lines.

I. **Roofing.**

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

J. **Single-family dwelling**

1. A local government that issues building permits shall exempt an owner of a single-family dwelling or the owner's contractor from the requirement to obtain a building permit to perform any work valued at less than $7,500 on the owner's property.

2. The exemption under subparagraph 1 does not apply to any of the following:

a. Work on a property that is partially or entirely located in a flood hazard area as defined by the Florida Building Code.

b. Any electrical, plumbing, structural, mechanical, or gas work performed on property containing a single-family dwelling. A construction project may not be divided into more than one project for the purpose of evading the requirements of this paragraph. Roofing shall be considered structural as it applies to this exemption.

3. To qualify for the exemption under subparagraph 1, the owner or the owner's contractor must submit a written request for exemption to the local enforcement agency with a copy of the contract or other documentation demonstrating the nature and the value of the work to be performed.

4. A local government has no legal duty to the owner, contractor, or successors or assigns thereof for exempted work performed under this paragraph.

K. **Temporary hurricane and flood protection walls or barriers.**

1. A local government that issues building permits shall exempt an owner of a single-family dwelling or the owner's contractor from the requirement to obtain a building permit for the installation of temporary residential hurricane and flood protection walls or barriers that meet all of the following conditions:

a. The wall or barrier is nonhabitable and non-load bearing.

b. The wall or barrier is installed on the residential property of a single-family or two-family dwelling or townhouse.

c. The wall or barrier is constructed to mitigate or prevent storm surge or floodwaters from entering a structure or property.

d. The wall or barrier is installed by a contractor licensed under part I of chapter 489.

e. The wall or barrier complies with applicable local zoning, drainage, easement, and setback requirements.

2. The exemption under subparagraph 1 does not apply to work on a property that is partially or entirely located in a flood hazard area as defined by the Florida Building Code.

3. To qualify for the exemption under subparagraph 1., the owner or the owner's contractor must submit a written request for exemption to the local enforcement agency with a copy of the contract or other documentation demonstrating the nature of the work to be performed.

4. A local government has no legal duty to the owner, contractor, or successors or assigns thereof for work performed under this paragraph.

5. The commission may adopt rules under s. 120.54 to incorporate necessary standards to implement this paragraph.

(a) If a retaining wall spans more than one lot or parcel, a local government that issues building permits must issue a permit for a retaining wall for the project as a whole and may not require a

building permit for each lot or parcel upon which a retaining wall is installed on the property of a single-family or two-family residential dwelling or a townhouse.

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

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

105.2.3 Public Service Agencies/Other Approvals. See Florida Statutes, 553.79. In addition, the Building Official shall require that the laws, rules, and regulations of any other regulatory AHJ, and where such laws, rules, and regulations are applicable and are known to the Building Official, shall be satisfied before a permit shall be issued. The Building Official shall require such evidence, as in their opinion is reasonable, to show such other approvals. The Building Official shall not thereby be held responsible for the enforcement of such other regulations as are not specifically authorized to enforce. Following are some, but not necessarily all, other agencies having jurisdiction:

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

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

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

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

A. The adequacy of waste treatment plants receiving waste from industrial, commercial, public, or dwelling units.

B. Waste treatment and disposal systems.

C. Waste disposal wells.

D. Wastewater collection systems.

E. Air pollution.

F. Underground and above-ground liquid fuel storage.

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

A. On-site sewage treatment and disposal systems.

B. Places where food or drink is prepared or served to the public but not regulated by the Department of Business and Professional Regulation or by the Department of Agriculture and Consumer Services.

C. Public water supply and supply wells.

D. Public swimming pools.

E. Chemical toilets as set forth in Section 311.1 of the Florida Plumbing Code.

F. Mobile home parks as set forth in Florida Statutes, Sections 513 and 723.

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

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

105.2.3.8 Federal regulations limiting construction during periods of national emergency.

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

105.2.3.10 The Rules and Regulations of the State Fire Marshal.

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

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

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

A. Fire Department and Police Department before obstructing or excavating in any public thoroughfare.

B. Engineering Department before cutting any street paving, sidewalk curb, or sewage system or part thereof or appurtenance thereof; or otherwise cutting, tapping, or piercing any public sewer or appurtenance thereof.

C. Building Official before the addition of any fixtures or the removal or alteration of any structural or load-bearing members.

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

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

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

105.3.0.2 Application Form. Each application for a permit shall be submitted with the required fee and filed with the Building Department on the Broward County Uniform Building Permit Application furnished for that purpose. The application shall describe the property on which the proposed work is to be done and shall include both the legal description and commonly known address. The application shall also show the use or occupancy of the building or structure; shall be accompanied by plans or specifications as required hereafter; shall state the value of the proposed work; as specified in Section 109, shall give such other information as reasonably may be required by the Building Official to describe the proposed work; and shall be attested by the owner, qualified person or firm or authorized agents. The permit application shall be inscribed with the application date and the edition of the Code in effect and comply with the requirements of Florida Statutes, Section 713.135(5) and (6). The code in effect on the date of application shall govern the project. For a building permit for which an application is submitted prior to the effective date of the FBC, the state minimum building code in effect in the permitting jurisdiction on the date of the application shall govern the permitted work for the life of the permit and any extension granted to the permit.

A local enforcement agency shall post each type of building permit application on its website. Completed applications must be ~~able to be~~ submitted electronically to the appropriate building department. Accepted methods of electronic submission include, but are not limited to, e-mail submission of applications in portable document format or submission of applications through an electronic fill-in form

available on the Building Department's website or through a third-party submission management software. Payments, attachments, or drawings required as part of the permit application may be submitted in person in a non-electronic format at the discretion of the Building Official.

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

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

105.3.1 Action on application. The Building Official and Fire Code Official or their duly authorized representative shall examine or cause to be examined applications for permits and amendments thereto within thirty (30) working days after plans or specifications are submitted and accepted for a building permit (other than expedited permits related to fire alarms and fire sprinkler systems as allowed by Florida Statutes 553.7932 ~~and 633.102.~~). The Building Official or their duly authorized representative shall notify the applicant, in writing or electronically, that a permit is ready for issuance or that additional information is required. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official or Fire Code Official shall reject such application in writing or electronically, stating the reasons, therefore citing relevant code sections. If the Building Official, after consulting with the Fire Code Official, is satisfied that the proposed work conforms to the requirements of this Code, laws, and ordinances applicable thereto, the Building Official shall issue a permit~~. Therefore~~, as soon as practicable, to persons or firms qualified in accordance with Section 105.3.0.1.1 or ~~FFPC.1.12~~ FFPC, NFPA 1. When authorized through a contractual agreement with a School Board, in acting on applications for permits, the Building Official shall give priority to any applications for the construction of, or addition or renovation to, any school or educational facility.

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

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

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

105.3.1.4 Permits shall be required for the following operations:

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

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

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

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

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

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

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

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

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

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

105.3.1.4.10.1 See FBC, Existing Building 706.1.1.

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

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

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

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

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

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

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

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

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

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

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

1. Plumbing documents for any new building or addition which requires a plumbing system with more than two hundred fifty (250) fixture units or which costs more than one hundred twenty-five thousand dollars ($125,000.00).

2. Fire sprinkler documents for any new building or addition, which includes a fire sprinkler system that contains fifty (50) or more sprinkler heads. Personnel, as authorized by Florida Statute, Chapter 633, may design a new fire sprinkler system of forty-nine (49) or fewer heads; may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition, or deletion of forty-nine (49) heads or fewer, notwithstanding the size of the existing fire sprinkler system; or may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation or deletion of 249 or fewer sprinklers, and the addition of up to 49 sprinklers, as long as the cumulative total number of fire sprinklers being added, relocated, or deleted does not exceed 249, notwithstanding the size of the existing fire sprinkler system, if there is no change of occupancy of the affected areas, as defined in FBC, Building and the FFPC, and there is no change in the water demand as defined in NFPA 13, Standard for the Installation of Sprinkler Systems, and if the occupancy hazard classification as defined in NFPA 13 is reduced or remains the same as a result of the alteration.

3. Heating, ventilation, and air-conditioning documents for any new building or addition that 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 that includes a medical gas, oxygen, steam, vacuum, toxic air filtration, clean agent fire extinguishing, or fire detection and alarm system that costs more than $15,000.
   Exception: Simplified permitting process.

1. As used in this section, the term:
   a. "Alteration" means to add, install, relocate, replace, or remove.
   b. "Component" means valves, fire sprinklers, escutcheons, hangers, compressors, or any other item deemed acceptable by the local enforcing agency. For purposes of this paragraph, a valve does not include pressure-regulating, pressure-reducing, or pressure-control valves.
   c. "Contractor" means a person who:

1. Is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of chapter 489, *Florida Statutes*; or

2. Is qualified to engage in the business of fire protection system contracting pursuant to a license or certificate issued by the State Fire Marshal.

d. "Fire alarm system project" means a fire alarm system alteration of a total of 20 or fewer initiating devices and notification devices; the installation or replacement of a fire communicator connected to an existing fire alarm control panel in an existing commercial, residential, apartment, cooperative, or condominium building; or the replacement of an existing fire alarm panel using the same make and model as the existing panel.

e. "Fire sprinkler system project" means a fire protection system alteration of a total of 20 or fewer fire sprinklers in which the sprinklers are of the same K-factor and located in spaces where there is no change of hazard classification or increased system coverage area, or the installation or replacement of an equivalent fire sprinkler system component in an existing commercial, residential, apartment, cooperative, or condominium building. For purposes of this paragraph, a component is equivalent if the component has the same or better characteristics, including electrical, hydraulic, pressure losses, and required listings and spacing as the component being replaced.

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

b. May not require a contractor to submit plans or specifications as a condition of obtaining a permit for a fire alarm system project or fire sprinkler system project.

3. A local enforcement agency must issue a permit for a fire alarm system project or fire sprinkler system project in person or electronically within 2 business days after submission of a completed application. A contractor may commence work authorized by the permit immediately after submission of a completed application.

4. The local enforcement agency must provide an inspection within 3 business days after such inspection is requested, to ensure compliance with applicable codes and standards. If a fire alarm system project or fire sprinkler system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.

5. a. For a fire alarm system project, a contractor must keep a copy of the plans and specifications at the fire alarm system project worksite and make such plans and specifications available to the inspector for an on-site plans review at each inspection. If the local enforcement agency determines that it needs additional documents for recording purposes, the contractor must provide such documentation in paper or electronic form to the local enforcement agency within 4 business days after the inspection or 4 days after the documentation is requested, whichever is later. The local enforcement agency may not require additional plan reviews or documentation of areas or devices outside the scope of permitted work, as needed on permit applications.

b. For a fire sprinkler system project, a contractor must keep a copy of the plans and specifications at the fire sprinkler system project worksite and make such plans and specifications available to the inspector at each inspection. If the local enforcement agency determines that it needs additional documents for recording purposes, the contractor must provide such documentation in paper or electronic form to the local enforcement agency within 4 business days after the inspection or 4 days after the documentation is requested, whichever is later. The local enforcement agency may not require additional plans, reviews, or documentation of areas or devices outside the scope of permitted work, as needed on permit applications.

c. For a fire sprinkler system project to install or replace a component, a contractor must keep a copy of the manufacturer's installation instructions and any pertinent testing instructions needed to certify or accept the component at the fire sprinkler system project worksite and make such documents available to the inspector at each inspection.

6. A local government that fails to meet a deadline under subsection (3) or subsection (4) must refund the permit fee by 10 percent for each business day after such failure, unless the local government and contractor agree in writing to a reasonable extension of time, the delay is caused by the applicant, or the delay is attributable to a force majeure or other extraordinary circumstances. Each 10-percent refund shall be based on the original amount of the permit fee.

5. Electrical documents. See *Florida Statutes* 471.003(2)(h).

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*.

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

7. See also section 107.3.4.

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~~**105.3.1.6 Reviewing application for a building permit.**~~

~~1. When reviewing an application for a building permit, a local government may not request additional information from the applicant more than three times unless the applicant waives such limitation in writing.~~

~~2. If a local government requests additional information from an applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 15 days after receiving such information:~~

~~A. Determine if the application is properly completed.~~

~~B. Approve the application.~~

~~C. Approve the application with conditions.~~

~~D. Deny the application or~~

~~E. Advise the applicant of information, if any, that is needed to deem the application completed or to determine the sufficiency of the application.~~

~~3. If a local government makes a second request for additional information from the applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within ten (10) days after receiving such information:~~

~~A. Determine if the application is properly completed.~~

~~B. Approve the application.~~

~~C. Approve the application with conditions.~~

~~D. Deny the application or~~

~~E. Advise the applicant of information, if any, that is needed to deem the application completed or to determine the sufficiency of the application.~~

~~4. Before a third request for additional information may be made, the applicant must be offered an opportunity to meet with the local government to attempt to resolve outstanding issues. If a local government makes a third request for additional information from the applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 10 days after receiving such information unless the applicant waived the local government's limitation in writing, determine that the application is complete and:~~

~~A. Approve the application.~~

~~B. Approve the application with conditions or~~

~~C. Deny the application.~~

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

105.3.2 Time Limitation.

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

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

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

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

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

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

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

105.3.2.6 Work shall be considered to have commenced and be in active progress when the permit has received an approved inspection within ninety (90) days of being issued or if, in the opinion of the Building Official, the permit has a full complement of workers and equipment is present at the site to diligently incorporate materials and equipment into the structure, weather permitting. This provision shall not be applicable in the case of a civil commotion or strike or when the building work is halted due directly to a judicial injunction, order, or similar process. The fact that the property or parties may be involved in litigation shall not be sufficient to constitute an exception to the time period set forth herein.

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

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

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

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

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

105.3.4 Building permit application to local government.

105.3.4.1 A local government must approve, approve with conditions, or deny a building permit application after receipt of a completed and sufficient application within the following timeframes, unless the applicant waives such timeframes in writing:

1.Within 30 business days after receiving a complete and sufficient application, for an applicant using a local government plans reviewer to obtain the following building permits if the structure is less than 7,500 square feet (696 m2): residential units, including a single-family residential unit or a single-family residential dwelling, accessory structure, alarm, electrical, irrigation, landscaping, mechanical, plumbing, or roofing.

2.Within 60 business days after receiving a complete and sufficient application, for an applicant using a local government plans reviewer to obtain the following building permits if the structure is 7,500 square feet (696 m2) or more: residential units, including a single-family residential unit or a single-family residential dwelling, accessory structure, alarm, electrical, irrigation, landscaping, mechanical, plumbing, or roofing.

3.Within 60 business days after receiving a complete and sufficient application, for an applicant using a local government plans reviewer to obtain the following building permits: signs or nonresidential buildings that are less than 25,000 square feet (2323 m2).

4.Within 60 business days after receiving a complete and sufficient application, for an applicant using a local government plans reviewer to obtain the following building permits: multifamily residential, not exceeding 50 units; site-plan approvals and subdivision plats not requiring public hearing or public notice; and lot grading and site alteration.

5.Within 12 business days after receiving a complete and sufficient application, for an applicant using a master building permit consistent with Section 553.794, Florida Statutes, to obtain a site-specific building permit.

6.Within 10 business days after receiving a complete and sufficient application, for an applicant for a single-family residential dwelling applied for by a contractor licensed in this state on behalf of a property owner who participates in a Community Development Block Grant-Disaster Recovery program administered by the Department of Commerce, unless the permit application fails to satisfy the Florida Building Code or the enforcing agency’s laws or ordinances. However, the local government may not require the waiver of the timeframes in this section as a condition precedent to reviewing an applicant’s building permit application.

105.3.4.2 A local government must meet the timeframes set forth in this section for reviewing building permit applications unless the timeframes set by local ordinance are more stringent than those prescribed in this section.

105.3.4.3 After an applicant submits an application to the local government, the local government must provide written notice to the applicant within 5 business days after receipt of the application advising the applicant what information, if any, is needed to deem or determine that the application is properly completed in compliance with the filing requirements published by the local government. If the local government does not provide timely written notice that the applicant has not submitted a properly completed application, the application is automatically deemed or determined to be properly completed and accepted.

105.3.4.4 A local government shall maintain on its website a policy containing procedures and expectations for expedited processing of those building permits and development orders required by law to be expedited.

105.3.4.5 If a local government fails to meet a deadline under this subsection, it must reduce the building permit fee by 10 percent for each business day that it fails to meet the deadline, unless the parties agree in writing to a reasonable extension of time, the delay is caused by the applicant, or the delay is attributable to a force majeure or other extraordinary circumstances. Each 10-percent reduction shall be based on the original amount of the building permit fee, unless the parties agree to an extension of time.

105.3.4.6 A local enforcement agency does not have to reduce the building permit fee if it provides written notice to the applicant by e-mail or United States Postal Service within the respective timeframes in paragraph (a), which specifically states the reasons the permit application fails to satisfy the Florida Building Code or the enforcing agency's laws or ordinances. The written notice must also state that the applicant has 10 business days after receiving the written notice to submit revisions to correct the permit application and that failure to correct the application within 10 business days will result in a denial of the application.

105.3.4.7 If the applicant submits revisions within 10 business days after receiving the written notice, the local enforcement agency has 10 business days after receiving such revisions to approve or deny the building permit unless the applicant agrees to a longer period in writing. If the local enforcement agency fails to issue or deny the building permit within 10 business days after receiving the revisions, it must reduce the building permit fee by 20 percent for each business day that it fails to meet the deadline unless the applicant agrees to a longer period in writing.

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

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

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

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

105.3.7 Applicable Code for Manufactured Buildings. Manufacturers should be permitted to complete all buildings designed and approved prior to the effective date of a new code edition, provided a clear signed

contract is in place. The contract shall provide specific data mirroring that is required by an application for a permit, specifically, without limitation, date of execution, building owner or dealer, and anticipated date of completion. However, the construction activity must commence within six (6) months of the contract's execution. The contract is subject to verification by the Department of Business and Professional Regulation.

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

105.3.8 A local government may not require a contract between a builder and an owner, any copies of such contract, or any associated document, including, but not limited to, letters of intent, material cost lists, labor costs, or overhead or profit statements, for the issuance of a building permit or as a requirement for the submission of a building permit application.

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

105.4.1 Compliance.

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

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

105.4.1.3 The Building Official or Fire Marshal/Fire Code Official or their duly authorized representative (according to this Code and the FFPC) shall issue a notice of violation(s) of this Code or corrections ordered. Such notice shall be served on the permit holder or their job representative by mail, hand delivery, electronically, or may be posted at the site of the work. Refusal, failure, or neglect to comply with such notice or order within ten (10) days, except where an appeal has been filed with BORA, shall be considered a violation of this Code and shall be subject to the penalties as set in Section 114 of this Code.

105.4.1.4 After the local enforcing agency issues a permit, the local enforcing agency may not make or require any substantive changes to the plans or specifications except changes required for compliance with the Florida Building Code, Florida Fire Prevention Code, Life Safety Code, or local amendments thereto. If a local enforcing agency makes or requires substantive changes to the plans or specifications after a permit is issued, the local enforcing agency must 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 the information to the permit holder in writing.

105.5 Additional options for closing a permit.

A. Pursuant to Section 553.79(17), 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:

   a. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspections in order to close the permit. If a contractor other than the original contractor listed on the permit is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that they perform.

   b. The property owner may assume the role of an owner-builder in accordance with Florida Statutes, Sections 489.103(7) and 489.503(6).

c. For purposes of this section, the term "close" means that the requirements of the permit have been satisfied.

B. If a building permit is expired and its requirements have been substantially completed, as determined by the local enforcement agency, the permit may be closed without having to obtain a new building permit.~~, and t~~The work required to close the permit may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the permit unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design, or method of construction.

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

105.6 Suspension or Revocation of Permit.

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

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

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

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

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

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

105.6.5.1 Pursuant to Section 553.79(18), 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 arms-length purchaser of a property for value solely because a building permit applied for by a previous owner of the property was not closed. The local enforcement agency shall maintain all rights and remedies against the property owner and contractor listed on the permit.

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

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

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

105.9 Reserved. See Section 105.3.6 Asbestos.

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

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

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

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

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

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

105.15 Opening protection. When any activity requiring a building permit, not including roof covering replacement or repair work associated with the prevention of degradation of the residence, that is applied for on or after July 1, 2008, and for which the estimated cost is fifty thousand dollars ($50,000.00) or more for a building that is located in the wind borne debris region as defined in the FBC, and that has an insured value of seven hundred fifty thousand dollars ($750,000.00) or more, or, if the building is uninsured or for which documentation of insured value is not present, has a just valuation for the structure for purposes of ad valorem taxation of seven hundred

fifty thousand dollars ($750,000.00) or more; opening protection as required within the FBC, Building or FBC, Residential for new construction must be provided.

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

105.16 Inspection of existing residential building not impacted by construction.

(a) A local enforcing agency, and any local building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building permit the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought.

(b) This subsection does not apply to a building permit sought for:

1. A substantial improvement as defined in Florida Statutes, Section 161.54, or as defined in FBC.
2. A change of occupancy as defined in FBC.
3. A conversion from residential to nonresidential or mixed use pursuant to Florida Statutes, Section 553.79(20)(a), or as defined in FBC.
4. A historic building as defined in FBC.

(c) This subsection does not prohibit a local enforcing agency, or any local building code administrator, inspector, or other official or entity, from:

1. Citing any violation inadvertently observed in plain view during the ordinary course of an inspection conducted in accordance with the prohibition in paragraph (a).
2. Inspecting a physically nonadjacent portion of a building, structure, or real property that is directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought in accordance with the prohibition in paragraph (a).
3. Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented to the inspection of that portion of the building, structure, or real property in accordance with the prohibition in paragraph (a).
4. Inspecting any portion of a building, structure, or real property pursuant to an inspection warrant issued in accordance with Florida Statutes, Sections 933.20-933.30.

105.17 Streamlined low-voltage alarm system installation permitting.

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

(a) Contractor means a person qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under Part II of Chapter 489.

(b) Low-voltage alarm system project means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in Florida Statutes, Section 489.505, including video cameras and closed-circuit television systems used to signal or detect a burglary, fire, robbery, or medical emergency that is hardwired and operating at low voltage, as defined in the National Electrical Code Standard 70, Current Edition, or a new or existing low voltage electric fence. The term also includes ancillary components or equipment attached to a low-voltage alarm system or low-voltage electric fence, including, but not limited to, home-automation equipment, thermostats, closed-circuit television systems, access controls, battery recharging devices, and video cameras.

(c) Low-voltage electric fence means an alarm system, as defined in Section 489.505, that consists of a fence structure and an energizer powered by a commercial storage battery not exceeding twelve (12) volts, which produces an electric charge upon contact with the fence structure.

(d) Wireless alarm system means a burglar alarm system or smoke detector that is not hardwired.

(2) Notwithstanding any provision of law, this section applies to low-voltage alarm system projects for which a permit is required by a local enforcement agency. However, a permit is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment attached to the system.

(3) A low-voltage electric fence must meet all of the following requirements to be permitted as a low-voltage alarm system project, and no further permit shall be required for the low-voltage alarm system project other than as provided in this section:

(a) The electric charge produced by the fence upon contact must not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International Electrotechnical Commission Standard No. 60335-2-76, Current Edition.

(b) A non-electric fence or wall must completely enclose the outside perimeter of the low-voltage electric fence. The low-voltage electric fence ~~may~~ must be up to two (2) feet higher than the perimeter non-electric fence or wall.

(c) The low-voltage electric fence must be identified using warning signs attached to the fence at intervals of not more than sixty (60) feet.

(d) ~~The low-voltage electric fence shall not be installed in an area zoned exclusively for single-family or multi-family residential use.~~

A low-voltage electric fence is allowed in any area unless the area is zoned exclusively for single-family or multi-family residential use. An area is not considered to be zoned exclusively for single-family or multifamily residential use if the area is within more than one zoning category.

(e) The low-voltage electric fence shall not enclose the portions of a property that are used for residential purposes.

(4) This section does not apply to the installation or replacement of a fire alarm if a plan review is required.

(5) A local enforcement agency shall make uniform basic permit labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated in Florida Statutes, Section 553.793. The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.

(a) A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit information other than identification information of the licensee and proof of registration or certification as a contractor.

(b) A label is valid for one (1) year after the date of purchase and may only be used within the jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels in bulk for one (1) or more unspecified current or future projects.

(6) A contractor shall post an unused uniform basic permit label in a conspicuous place on the premises of the low-voltage alarm system project site before commencing work on the project.

(7) A contractor is not required to notify the local enforcement agency before commencing work on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a Low-Voltage Alarm System Project as provided under subsection (7) to the local enforcement agency within fourteen (14) days after completing the project. A local enforcement agency may take disciplinary action against a contractor who fails to submit a Uniform Notice of a Low-Voltage Alarm System Project.

(8) The Uniform Notice of a Low-Voltage Alarm System Project may be submitted electronically or by facsimile if all submissions are signed by the owner, tenant, contractor, or authorized representative of such persons. The Uniform Notice of a Low-Voltage Alarm System Project shall be in the format prescribed by the local enforcement agency and must comply with the requirements of Florida Statutes, Section 553.793(7).

(9) A low-voltage alarm system project may be inspected by the local enforcement agency to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass the inspection.

(10) ~~A municipality, county, district, or other local government entity may not adopt or maintain in effect an ordinance or rule regarding a low-voltage alarm system project that is inconsistent with this section.~~

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 provides additional requirements beyond those set out in this section for the installation or maintenance of a low-voltage alarm system project, or that is otherwise inconsistent with this section.

(11) A uniform basic permit label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section.

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

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

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

Section 106 Floor and Roof Design Loads

106.1 Live loads posted. In commercial or industrial buildings, for each floor or portion thereof designed for live loads exceeding fifty (50) psf (2.40 kN/m^2), such design live loads shall be conspicuously posted by the owner in that part of each story they apply, using durable signs. It shall be unlawful to remove or deface such notices.

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

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

106.3.1 Storage and Factory-Industrial Occupancies. It shall be the responsibility of the owner, agent, proprietor, or occupant of Group S and Group F occupancies, or any occupancy where excessive floor loading is likely to occur, to employ a competent architect or engineer in computing the safe load capacity. All such computations shall be accompanied by an affidavit from the architect or engineer stating the safe allowable floor load on each floor in pounds per square foot uniformly distributed. The computations and affidavit shall be filed as a permanent record of the building department.

Section 107 Submittal Documents

107.1 General.

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

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

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

107.1.3 Replacement of windows, doors, or garage doors. Sealed drawings by a design professional are not required for the replacement of windows, doors, or garage doors in an existing one-family or two-family dwelling or townhouse if all of the following conditions are met:

1. The replacement windows, doors, or garage doors are installed in accordance with the manufacturer's instructions for the appropriate wind zone.

2. The replacement windows, doors, or garage doors meet the design pressure requirements in the most recent version of the Florida Building Code, Residential.

3. A copy of the manufacturer's instructions is submitted with the permit application in a printed or digital format.

4. The replacement windows, doors, or garage doors are the same size and are installed in the same opening as the existing windows, doors, or garage doors.

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

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

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

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

107.2.3 Means of egress. The construction documents shall comply with Chapter 10 of the FBC, Building, showing in detail all portions of the means of egress.

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

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

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

107.2.5 Site plan. The construction documents submitted with the application for a permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the

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

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

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

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

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

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

Exception 2. Reserved.

107.3.1 Approval of construction documents. When the Building Official issues a permit, the construction documents shall be approved electronically, in writing, or stamped, as "Reviewed for Code Compliance." The Building Official shall retain one (1) set of the approved (construction documents) plans and specifications. The other set shall be returned to the (applicant) permit holder, who shall maintain and keep this set at the site of work and available for inspections by the Building Official, Fire Marshal/Fire Code Official, or their duly authorized representative.

107.3.2 Previous approval. Reserved.

107.3.3 Phased approval. Reserved. See Section 105.13.

107.3.4.0 Requirements for Professional Design.

~~1.~~ No person shall be required to qualify as an architect in order to make plans and specifications for, or supervise the erection, enlargement, or alteration of:

a. Any building upon any farm for the use of any farmer, regardless of the cost of the building;

b. Any one-family or two-family residence building, townhouse, or domestic outbuilding appurtenant to any one-family or two-family residence, regardless of cost; or

c. Any other type of building costing less than $25,000, except a school, auditorium, or other building intended for public use, provided that the services of a registered architect shall not be required for minor school projects pursuant to § 1013.45.

107.3.4.0.1 Other than Single-Family Residences. Reserved.

107.3.4.0.2 Single-family Residences. Reserved.

107.3.4.0.3 Plans and specifications for work that is preponderantly of an architectural nature shall be prepared by a Registered Architect, and work that involves extensive computation based on structural stresses shall, in addition, be prepared by a Professional Engineer.

107.3.4.0.4 Plans and specifications for work that is preponderantly of a mechanical, plumbing, or electrical nature shall be prepared by a Professional Engineer in accordance with 105.3.1.5.

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

107.3.4.0.6 For any work involving structural design, the Building Official may require that plans, calculations, and specifications be prepared by a Professional Engineer, regardless of the cost of such work.

107.3.4.0.7 Electrical plans and specifications for new construction shall be prepared by a Professional Engineer competent in the appropriate field of expertise for all buildings or structures having electrical services or systems as follows:

a. Residential systems requiring an aggregate electrical service capacity of more than 600 amperes or more than 240 volts.

b. Commercial or industrial systems requiring more than 800 amperes or more than 240 volts.

c. An electrical system having a cost value greater than one hundred twenty-five thousand dollars ($125,000.00).

d. An electrical system for an assembly area having an area greater than five thousand (5,000) square feet

e. A fire alarm or security alarm system that costs more than five thousand dollars ($5,000.00)

107.3.4.0.8 Signatures and Seals. All plans, specifications, and other construction documents required to be prepared by an Architect or Engineer shall be signed, dated, and sealed, either original signed wet seal, embossed seal, or digital seal, according to the requirements of Chapters 471 and 481 of the Florida Statutes.

107.3.4.1 Deferred submittals. Reserved.

107.3.4.2 Certification by contractors. Reserved.

107.3.4.3 Application for Examination of Plans.

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

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

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

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

107.3.4.3.4 Application for permit for new construction and additions shall be accompanied by a registered land surveyor's certificate and plan in duplicate on which shall be clearly indicated the property-corner stakes, property line dimensions, existing structures and their location, existing right-

of-way, sidewalks, easements, street zoning and property zoning of record, critical elevations and building setbacks required by law, general block plan and other plan and other pertinent survey data which may be required. The Building Official may waive the requirements for such a survey when property line stakes exist and are known to be in place, and the work involved is minor or is clearly within building lines.

Exceptions:

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

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

A. Building.

1. Site requirements:
    a. Parking
    b. Fire access
    c. Vehicle loading
    d. Driving/turning radius
    e. Fire hydrant/water supply/Post Indicator Valve (PIV)
    f. Setback/separation (assumed property lines)
    g. Location of specific tanks, water lines, and sewer lines
    h. Flood hazard areas, flood zones, base flood elevations, design flood elevations, lowest floor elevations, enclosures, equipment, and flood damage-resistant materials
2. Occupancy group and special occupancy requirements shall be determined.
3. The minimum type of construction shall be determined (see FBC, Building, ~~table 504 3a~~Section 503).
4. Fire-resistant construction requirements shall include the following components:
    a. Fire-resistant separations
    b. Fire-resistant protection for the type of construction
    c. Protection of openings and penetrations of all rated components
    d. Fire blocking and draft-stopping
    e. Calculated fire resistance
5. Fire suppression systems shall include:
    a. Early warning
    b. Smoke evacuation systems schematic
    c. Fire sprinklers
    d. Standpipes
    e. Pre-engineered systems
    f. Riser diagram

6. Life Safety systems shall be determined and shall include the following requirements:
    a. Occupant load and egress capacities
    b. Early warning
    c. Smoke control
    d. Stair pressurization
    e. Systems schematic
    f. BDA submittal, if applicable
7. Occupancy Load/Egress Requirements shall include:
    a. Occupancy load
    b. Gross occupancy
    c. Net occupancy
    d. Means of egress
    e. Exit access
    f. Exit
    g. Exit discharge
    h. Stairs construction/geometry and protection
    i. Doors
    j. Emergency lighting and exit signs
    k. Specific occupancy requirements
    l. Construction requirements
    m. Horizontal exits/exit passageways
8. Structural requirements shall include:
    a. Soil conditions/analysis
    b. Termite protection
    c. Design loads
    d. Wind requirements
    e. Building envelope
    f. Structural calculations (if required)
    g. Foundation
    h. Impact-resistant coverings or systems
    i. Wall systems
    j. Floor systems
    k. Roof systems
    l. Threshold inspection plan
    m. Stair systems
    n. ~~Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, flood damage-resistant materials~~ Flood requirements in accordance with FBC Building, Section 1612, including proposed lowest floor elevations, enclosures, flood damage-resistant materials, and dry floodproofing design certification on a FEMA Dry Floodproofing Certificate or equivalent

o. For windows and door replacement, include the Broward County Uniform Retrofit Window and Door Schedule

9. Materials shall be reviewed and shall, at a minimum, include the following:
    a. Wood
    b. Steel
    c. Aluminum
    d. Concrete
    e. Plastic
    f. Glass
    g. Masonry
    h. Gypsum board and plaster
    i. Insulating (mechanical)
    j. Roofing
    k. Insulation
10. Accessibility requirements shall include the following:
    a. Site requirements
    b. Accessible route
    c. Vertical accessibility
    d. Toilet and bathing facilities
    e. Drinking fountains
    f. Equipment
    g. Special occupancy requirements
    h. Fair housing requirements
11. Interior requirements shall include the following:
    a. Interior finishes (flame spread/smoke develop)
    b. Light and ventilation
    c. Sanitation
12. Special systems:
    a. Elevators
    b. Escalators
    c. Lifts
13. Swimming pools:
    a. Barrier requirements
    b. Spas
    c. Wading pools
14. Photovoltaic:
    a. Site plan
    b. Roof penetration approval
    c. Roof sealing detail
    d. Wind resistance ratings of modules

e. Roof live load approval
f. Fire classification of buildings and modules
g. Rooftop shingle module ratings, if installed
h. Design load path

B. Electrical

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

C. Gas

1. Gas piping
2. Venting
3. Combustion air
4. Chimneys and vents
5. Appliances
6. Type of gas

7. Fireplaces
8. LP tank location
9. Riser diagram/shutoffs
10. Design flood elevation

D. Mechanical

1. Calculation of heating and cooling loads as required by FBC, Energy Conservation.
2. A complete duct layout with:
    a. Specified materials
    b. Duct sizes
    c. Ventilation calculations, outside air intakes/makeup air
    d. CFM air volumes at each duct inlet and outlet
    e. Diffuser sizes
    f. Routing and location of ducts, including risers
    g. Thermal resistance ratings for ducts and duct insulation
3. Heating, ventilation, air conditioning, and refrigeration equipment, boilers, and appliances shall show:
    a. Equipment manufacturer
    b. Equipment model numbers
    c. Equipment locations
    d. Equipment efficiency ratings
    e. Equipment mounting/support details (mechanical equipment exposed to the wind must comply with Section 301.15 of the Florida Mechanical Code)
    f. For air conditioner replacements, include the Broward County Uniform Data Form for residential and light commercial air conditioning replacements.
4. Roof-mounted equipment shall show:
    a. Equipment access
    b. Equipment capacity in tonnage and horsepower
    c. Air conditioning refrigerant type and amount of refrigerant in the system (pounds)
    d. Detail of equipment attachment to roof stand/curb and attachment of roof stand/curb to supporting structure (must comply with requirements of the High-Velocity Hurricane Zone)
    e. Include Roof Top Mounted Equipment Affidavit
5. Fire protection assemblies and devices shall show make, model, type, location, and installation details for, but not limited to:
    a. Fire dampers
    b. Ceiling dampers
    c. Smoke dampers
    d. Smoke detectors (duct)
    e. Heat detectors
    f. Automatic fire doors
    g. Clean agent fire suppression systems
6. Exhaust systems shall show:
    a. Bathroom ventilation

b. Kitchen equipment exhaust

c. Clothes dryer exhaust

d. Specialty exhaust systems

e. Laboratory

f. Smoke control systems

7. Piping shall show:

a. All piping materials and sizes

b. Piping locations and terminations

c. Piping insulation materials and thickness

8. Chimneys, fireplaces, and vents shall show:

a. Location

b. Venting requirements

c. Combustion air

9. Other:

a. Details for exterior ventilation devices

b. Any available product specifications

c. Product listings

d. Compressed air, vacuum, and pneumatic systems, and

e. Liquid fuel storage and dispensing

10. Mechanical equipment, devices, appliances, and appurtenances comply ~~complaince~~ with the design flood elevation.

E. Plumbing

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

F. Demolition.

1. Asbestos removal

107.3.5.1 Plans or specifications completely defining the work for each discipline (electrical, mechanical, plumbing, roofing, and structural) shall be submitted. Plans shall be electronically or mechanically

reproduced prints on substantial paper showing completely all foundation, wall sections, floor plans, roof plans, and elevations at a scale no less than 3/16-inch equals one (1) foot, and the main details at a scale not less than ¾-inch equals one (1) foot or equivalent metric scale. Electrical plans shall be drawn at a minimum scale of ¼-inch equals one (1) foot for all buildings of less than five thousand (5,000) square feet or equivalent metric scale, except that an isometric or riser diagram need not be to scale. Designated electrical equipment rooms and meter rooms shall be drawn at a minimum scale of ½-inch equals one (1) foot or equivalent metric scale.

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

107.3.5.2.1 When applying for a permit, calculations prepared by the registered or licensed design professional ~~designer of record~~ for ~~Group R3 or R2 (townhouse only),~~ one- and two-family, and townhouse shall be submitted for the complete building for the structural requirements of this Code.

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

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

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

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

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

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

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

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 Florida Statutes, Part XII of Chapter 468, and that any person conducting inspections is qualified as a building inspector under Florida Statutes, Part XII of Chapter 468.

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

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

Section 108 Temporary Structures and Uses

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

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

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

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

Section 109 Fees

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

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

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

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

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

109.5 Related fees. Reserved.

109.6 Refunds. Refer to Florida Statutes 553.

Section 110 Inspections

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

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

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

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

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

110.1.5 Testing laboratories located outside of the State of Florida shall be under the supervision of an engineer legally qualified in the state in which the laboratory is located. The testing laboratory shall comply with the standard specification for agencies engaged in construction inspection, testing, or special inspection ASTM E329-14a.

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

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

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

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

A. Building.

1. **Piling.** To be made during the installation of piles by the Special Inspector.
2. **Foundation Inspection.** To be made after trenches are excavated and forms erected and shall at a minimum include the following building components: ~~Include~~ piling/pile caps, footer/grade beams, stem-wall, and monolithic slab-on-grade ~~to be made after necessary excavation~~, form erection, and reinforcing steel placement prior to pouring of concrete.
    a. ~~In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification shall be submitted to the AHJ.~~ In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the FEMA Elevation Certificate or equivalent shall be submitted to the Building Official.
3. **Floor Slab on Grade or Elevated.** To be made after necessary excavations, form erection as may be required, placement of reinforcing steel, mesh, and vapor barrier when specified, and prior to pouring concrete.
4. **Concrete Columns and Beams.**
    a. **Concrete Columns.** To be made after the placement of reinforcing steel and prior to the complete erection of forms and pouring of concrete.
    b. **Concrete Beams.** To be made after the erection of forms, placement of reinforcing steel, hangers, bracing, and shoring, and prior to pouring of concrete
5. **Concrete Unit Masonry/Engineered Masonry.** To be made at each successive pour after placement of the reinforcement and prior to the pouring of grout. See Sections 110.10.2.1 and 110.10.2.2
    a. Vertical cells
    b. Columns
    c. Lintels
    d. Tie beams
6. **Roof/Floor Trusses.** To be made after the erection of truss members, permanent and temporary bracing, roof sheathing, and bottom chord furring members and anchors.
7. **Wall/Floor Sheathing.** To be made after placement of panels or planking and sheathing fasteners.
8. **Roof Sheathing.** To be made after placement of panels or planking and sheathing fasteners, prior to application of base or anchor coat of roofing.
9. **Roofing Inspection.** To be made in accordance with Chapter 15 of the FBC, and Section 706 of the FBC, Existing Building.
10. **Window and Door Inspection.** Two (2) inspections are to be made, one (1) after door and window bucks have been installed and the second after window and door assemblies have been installed and before attachments and connections to the building frame are concealed.
11. **Framing Inspection.** To be made after the installation of all structural elements, including the roof, furring, fire stops, fire-blocking, nailers, anchors, and bracing in place, chimneys, and prior to the installation of interior cladding, but after inspection of rough-in electrical, mechanical, and plumbing, which shall be completed prior to the request for a framing inspection. See mandatory inspections for electrical, mechanical, and plumbing.
12. **Wire Lath.** To be made after installation of all metal lath and accessories, prior to application of any coatings.
13. **Exterior wall covering.** Shall, at a minimum, include the following building components in progress inspections:
    a. Exterior wall covering and veneers

b. Soffit coverings

14. **Energy insulation.** After installation in compliance with type and "R" values stipulated in energy calculations, and prior to installation of rock lath and drywall.
15. **Rock Lath.** To be made after installation of all rock lath, corner beads, strip reinforcement, and nailers for molding and trim, and prior to application of plaster basecoat.
16. **Drywall.** To be made after installation of drywall panels and prior to taping and spackling.
17. **Curtain Wall Inspection.** To be made at each floor level after curtain walls are installed and before curtain wall attachments are concealed.
18. **Storefront Inspection.** To be made after storefronts are installed and before storefront attachments are concealed.
19. **Hurricane Shutters.** To be made before the attachments and connections to the building are concealed, and when a job is completed. All shutters shall be installed for final inspection. On occupied buildings, all required means of egress and emergency exits shall be left uncovered.
20. **Photovoltaic.**
    a. Rough
        1. Check specifications, model numbers, and layout
        2. Check attachments, penetrations on the roof, and torque requirements
    b. Final
21. **Final Inspection.** To be made after installation and completion of all elements of construction, safeguards, and protective devices, and after final electrical, mechanical, and plumbing. ~~Approval of~~ Fire Department accessibility and all tests of fire alarm detection and suppression systems, smoke evacuation systems, and life safety systems shall be approved prior to final inspection and issuance of Certificate of Occupancy.
    a. ~~In flood hazard areas, as part of the final inspection, final certification of the lowest floor elevation or the elevation to which a building is dry floodproofed, as applicable, shall be submitted to the authority having jurisdiction.~~ In flood hazard areas, as part of the final inspection, a final FEMA Elevation Certificate or equivalent of the lowest floor elevation or an as-built FEMA Dry Floodproofing Certificate or equivalent for the elevation to which a building is dry floodproofed, as applicable, shall be submitted to the *building official*.
22. **Certificate of Occupancy.** This final inspection shall signify the completion of all work and that the structure is safe for occupancy. Final adjustments to mechanical devices may be made after this inspection and during occupancy.
23. **Fence.** Post-hole inspection when required. Final.
24. **Swimming Pools/Spas Inspection**

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

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

    After placing concrete, gunite, or shotcrete.

    - Survey as applicable

    Pool deck

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

Final Inspections prior to filling the pool.

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

B. Electrical.

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

       Exception: The modules for rail-less systems may not require a rough inspection.
    b. Final. The module must be available for inspection
       1. Verify proper labeling
       2. Test system

c. Service change, if required by the design

11. **Final Inspection.** To be made after the building is complete, all electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy and deemed safe for power by the Building Official. The final electrical inspection shall be made prior to the final structural inspection.

C. Gas.

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

   ~~i.~~ Final gas Inspection shall be made prior to the final structural inspection.

D. Mechanical.

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

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

E. Plumbing.

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

   a. Main drain(s)

   b. Perimeter plumbing, pressure test, and water features

c. Final plumbing (after filling the swimming pool/spa with water and the filtration system is in operation)

d. If a gas appliance, decorative appliance, or pool heater is installed. See Section 110.3.C. Gas.

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

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

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

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

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

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

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

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

110.3.3 Lowest floor elevation. Reserved.

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

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

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

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

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

110.3.7.1 Rough inspections:

1.~~)~~ **Footing and foundation inspection.** Inspections associated with footings and foundations shall verify compliance with the code as to R-value, location, thickness, depth of burial, protection of insulation as required by the code, approved plans, and specifications.

2.~~)~~ **Framing and rough-in inspection.** Insulation inspections shall be made before the application of interior finish in compliance with the code. Inspections shall verify the types of insulation, R-values, location, and proper installation. Fenestration properties (U-factor, SHGC, and VT),

proper installation, and air leakage controls shall be verified as required by the code, approved plans, and specifications.

3.) **Plumbing rough-in inspection.** Inspections at plumbing rough-in shall verify compliance as required by the code, approved plans, and specifications, as to types of insulation, corresponding R-values, protection, required controls, and required heat traps.

4.) **Mechanical rough-in inspection**

a) Commercial. Inspections at mechanical rough-in shall verify compliance as required by the code, approved plans, and specifications as to installed HVAC equipment type and size; required controls, system insulation, and corresponding R-value; system and damper air leakage; and required energy recovery and economizers.

b) Residential. Inspections at mechanical rough-in shall verify compliance as required by the code, approved plans, and specifications as to installed HVAC equipment type and size, required controls, system insulation and corresponding R-value, system air leakage control, programmable thermostats, dampers, whole-house ventilation, and minimum fan efficiency.

Exception: Systems serving multiple dwelling units exceeding three stories shall be inspected in accordance with the Florida Energy Conservation Code for commercial buildings, Section C104.2.4.

5.) **Electrical rough-in inspection.** Inspections at electrical rough-in shall verify compliance as required by the code, approved plans, and specifications as to installed lighting systems, components, and controls, and installation of an electric meter for each dwelling unit.

110.3.7.2 Final inspection.

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

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

110.3.9 Special inspections. See Section 110.10 of this Code.

110.3.10 Final inspection. See Section 110.3 of this Code.

110.3.10.1 Flood hazard documentation. Reserved.

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

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

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

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

Virtual inspections may be performed in accordance with the appropriate sections of FS 553 and other relevant statutes.

110.4 Inspection agencies. Reserved.

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

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

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

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

110.8.1 During new construction or during repair or restoration projects in which the structural system or structural loading of a building is being modified, the enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the Engineer or Architect of Record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building. The purpose of the structural inspection plans is to provide specific inspection procedures and schedules so that the building can be adequately inspected for compliance with the permitted documents. The Special Inspector may not serve as a surrogate in carrying out the responsibilities of the Building Official, the Architect, or the Engineer of Record. The contractor's contractual or statutory obligations are not relieved by any action of the special inspector.

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

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

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

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

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

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

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

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

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

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

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

110.9 The Inspector shall inspect all work for which a request for inspection is made and shall, after inspection, either approve by signing the appropriate sections of the building permit card or inspection record or other electronic means which has been approved by the Building Official or disapprove the work and notify the permit holder of the discrepancies found and order corrections within a reasonable period of time. Violations or correction notices shall be written and posted at the job site stating the specific reference to the code section(s) that have been violated.

110.10 Special Inspector

110.10.1 The Building Official, upon the recommendation of the Chief Structural Inspector or upon the Building Official's initiative, may require the owner to employ a Special Inspector for the inspection of the structural framework, or any part thereof, as herein required:

110.10.1.1 Buildings or structures or part thereof of unusual size, height, design, or method of construction and critical structural connections:

1. Placement of piling.

2. Windows, glass doors, external protection devices, and curtain walls on buildings over two (2) stories.
3. The method or pace of construction requires continuous inspection.
4. In the opinion of the Building Official, any other additional inspections that are required.

110.10.2 The Building Official shall require the owner to employ a special inspector for the inspections herein required:

110.10.2.1 Precast concrete units

110.10.2.2 Reinforced unit masonry

110.10.2.3 Connections

110.10.2.4 Metal building systems

110.10.2.5 Smoke control systems

110.10.3 The person employed by the owner as a Special Inspector shall be subject to verification of qualifications by the Chief Structural Inspector or Chief Mechanical Inspector, as applicable.

110.10.4 The Chief Structural Inspector or Chief Mechanical Inspector, as applicable, shall require that the Architect or Engineer of Record submit an inspection plan which shall specify the scope and nature of inspections to be performed. The Special Inspector or their authorized representative shall make all inspections in accordance with the approved inspection plan.

110.10.5 Special Inspector shall be an architect or engineer or their duly authorized representative.

Exception 1: Special Inspector for smoke control systems shall meet the qualifications required in FBC 909.18.8.2

110.10.6 The Special Inspector shall be responsible for compliance with the applicable portions of the permitted construction documents as delineated in the special inspection plan and shall submit progress reports and inspection reports to the Chief Structural Inspector or Chief Mechanical Inspector, as applicable, for submittal to the Building Official. Structural inspections performed by the Special Inspector shall satisfy the requirements for mandatory inspections by the FBC.

110.10.6.1 A log of all progress reports and inspection reports shall be maintained at the job site.

110.10.6.2 Signed and sealed progress reports and inspection reports shall be submitted to the Chief Structural Inspector or Chief Mechanical Inspector, as applicable, for submittal to the Building Official on a weekly basis.

Exception: The Chief Mechanical Inspector or Building Official shall determine the frequency for the submitting of progress reports for smoke control systems.

110.10.6.3 The municipality shall monitor the progress of the Special Inspector on a regular basis.

110.10.7 At the completion of the work, the Special Inspector shall submit a signed and sealed Certificate of Compliance to the Chief Structural Inspector or Chief Mechanical Inspector, as applicable for submittal to the Building Official, stating that the work was done, substantially in accordance with the applicable portions of the permitted construction documents as delineated in the special inspection plan.

Exception: Reports for Smoke Control Systems shall comply with FBC 909.18.8.3 Reports and FBC 909.18.8.3.1 Report filing.

110.11 Official Reports. The Building Official shall keep records of inspections, Certificates of Compliance, results of tests, plans, specifications, surveys, and Certificates of Occupancy for a period of not less than what is required in Section 107.5. Such records shall become a part of the public records and open to public inspection, except as may be elsewhere specifically stipulated.

110.12 Clean-up of Construction Site. Upon completion of the proposed work, the permit holder shall leave the construction site cleared of rubbish, debris, construction sheds, or materials of construction. In the event there has been damage to public property or that rubbish, debris, construction sheds, or materials of construction have been left at the construction site, then the Building Official shall refuse to make a final inspection and shall notify the

permit holder to correct the condition of violation within five (5) days. For failure to comply with such notice after such period of five (5) days, the permit holder is subject to the penalties specified herein, and the Building Official shall have the clean-up work done and public property restored and shall notify the legal authority, who shall institute the necessary action to have the costs placed as a lien against the property in relation to which the permit was issued.

110.13 Special Hurricane Provisions. During such periods of time as are designated by the National Weather Service as being a hurricane watch, all furniture, display racks, material, and similar loose objects in exposed outdoor locations shall be lashed to rigid construction or stored in buildings. The Building Official shall issue orders to secure all construction sites. Orders shall be oral or written and shall be given to any person on the premises most logically responsible for maintenance or by facsimile to the responsible entity if such entity is known.

110.13.1 Any person, firm, or corporation receiving an order from the Building Official to comply with this section shall comply with said order within the time specified on the order.

110.13.2 Construction Waste and Construction Materials.

110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring and any contractor responsible for said construction to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs. After a hurricane watch or warning has been suspended, the City's Building Official shall give said owner or contractor reasonable time to clear the road rights-of-way of construction waste and trash.

110.13.2.2 Notices issued by the National Weather Service of a hurricane watch are deemed sufficient notice to the owner of real property upon which construction is occurring or any contractor responsible for said construction to secure loose construction debris and loose construction materials against the effects of hurricane force winds.

110.13.2.3 Pursuant to this section, it shall be a violation of this Code for an owner of the real property upon which construction is occurring, or any contractor responsible for said construction, to have on that property loose construction materials that are not fastened or secured to the ground or any permanent structure. Materials stockpiled on top of any structure under construction shall be permanently installed by the property owner or contractor upon a hurricane watch; provided, however, in the event such installation cannot be timely completed, then the property owner or contractor shall:

1. Band together the construction materials and fasten them to the top of the structure in such a manner so as not to present a threat of their becoming airborne during severe weather or
2. Remove the construction materials from the top of the structure and fasten them down to the ground or
3. Remove the construction materials from the job site or
4. Store the construction materials inside an enclosed structure.

110.13.3 From June 1 to November 30 of each calendar year (the National Weather Service designated hurricane season), building materials shall be loaded on a roof no earlier than twenty (20) working days prior to the permanent installation of those materials.

110.13.4 After winds of hurricane velocity are experienced and have subsided, the Building Official shall investigate to determine if damage has occurred to buildings or other structures.

110.13.5 No building, structure, assembly, or part thereof, which was damaged, collapsed, out of plumb, or alignment shall be repaired, altered, or otherwise returned to its original position without inspection and approval by the Building Official.

110.13.6 Physical damage occurring to meter troughs, risers and masts, weather heads, and associated electrical equipment on the exterior portion of residential structures shall be repaired by a qualified electrical contractor. Upon completion of said repairs:

110.13.6.1 Contractor shall tag the completed work with appropriate identification, including customer name, customer address, a brief description of the repair, contractor name, contractor license number, and contractor phone number for Florida Power & Light Company (FPL) and inspecting authorities. Tag, and text shall be durable and weather resistant.

110.13.6.2 FPL may, upon acknowledging the tag, reconnect the electrical service without inspection by the inspecting authorities. FPL shall take due care to ensure safety before energizing the service.

110.13.6.3 Contractor shall obtain permits after the fact within thirty days of the occurrence.

110.13.6.4 FPL shall record and submit to individual inspecting authorities a list of electrical service reconnections and locations within thirty (30) days after the emergency or crisis conditions have subsided.

110.13.7 Storm Shutter Placement during Hurricane Season. After the termination of such periods of time that had been designated by the National Weather Service as being a hurricane watch or warning, hurricane protective devices installed on occupied buildings that impede required egress or required light and ventilation shall be removed within fifteen (15) days.

110.14 Period of a Declared Disaster. During periods of a state of emergency or disaster as declared by the Governor, building owners and/or their designated representatives may institute temporary repairs to their property in order to restore the impermeability to the building envelope and/or perform any service required to make the structure safe, secure and minimize further damage. Such repairs shall be temporary in nature and may be undertaken without repair permits and inspections by the local building department as long as the damaged building components and their respective attachments are not permanently concealed. Prior to the permanent repair/reconstruction being commenced, a permit shall be obtained per Section 105, or a demolition permit shall be obtained by a licensed demolition contractor pursuant to Section 105.18 of this Code. All work performed prior to obtaining a permit shall comply with the FBC or shall be replaced by permitted work. In order to comply with the FBC, and with the approval of the Building Official, the property owner may retain the services of a Special Inspector as described in, complying with all the requirements of Section 110.10.

110.14.1 Inspection requests. During periods of emergency or disaster, as declared by the governor, the time frame for performing requested inspections can be extended by the Building Official as personnel availability allows.

110.14.2 Approval required. During periods of emergency or disaster, as declared by the governor, inspections performed via electronic or photographic media can be acceptable on a case-by-case basis as determined by the Building Official.

110.14.3 Inspection records. During periods of emergency or disaster, as declared by the governor, electronic records of inspection results can be acceptable on a case-by-case basis, as determined by the Building Official.

110.14.4 Special inspections. During the emergency or disaster period, as declared by the governor, the Building Official may accept special inspection reports as outlined in Section 110.10, Special Inspector, for structural, electrical, mechanical, and plumbing inspection portions, including those performed by qualified engineers or architects for electrical, mechanical, and plumbing inspections. During periods of emergency or disaster, as declared by the governor, inspections performed via electronic or photographic media can be acceptable on a case-by-case basis as determined by the Building Official.

110.14.5 Reroofing Inspections. During the emergency or disaster period, as declared by the Governor, the Building Official may, at their option, allow an architect or engineer or their duly authorized representative to perform required re-roofing inspections. The architect or engineer shall submit sealed inspection reports to the Building Official. During periods of emergency or disaster, as declared by the governor, inspections performed via electronic or photographic media can be acceptable on a case-by-case basis as determined by the Building Official.

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

the building is deemed safe, also within forty-eight (48) hours. The reporting form will be approved by both the Emergency Management Division and BORA.

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

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

110.14.9 Suspension of certification requirements. See Section 113.11.7

110.15 Building Safety Inspection Program.

110.15.1 BORA has established a building safety inspection program for buildings and structures that are 25 years of age or older.

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

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

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

1. US Government Buildings
2. State of Florida Buildings
3. Buildings built on sovereign tribal lands.
4. School buildings under the jurisdiction of the Broward County School Board.
5. Single-family, two-family, three-family, and four-family dwellings with three or fewer habitable stories above ground.
6. Fee simple Townhouses as defined in the Florida Building Code.
7. Minor structures, defined as buildings or structures in any occupancy group having a building area of less than three thousand five hundred (3,500) square feet.
8. Railroads and ancillary facilities associated with the railroad.

110.15.5 Subsequent building safety inspections shall be required at 10-year intervals from the year the building or structure reaches 25 years of age (as applicable), regardless of when the previous inspection report for the building or structure is finalized or filed.

Section 111 Certificates of Occupancy and Completion

111.1 Certificate of Occupancy.

111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy therefor as provided herein. Said certificate shall not be issued until all requirements of the FBC and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by the Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. See Florida Statutes 553.791(13) for additional requirements for the issuance of a Certificate of Occupancy or Certificate of Completion.

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

111.2 Certificate Issued. After the Building Official or duly authorized representative inspects the building or structure and does not find violations of the provisions of this Code or other laws that are enforced by the AHJ, the Building Official shall issue a Certificate of Occupancy or Certificate of Completion that contains the following:

1. The building permit number.

2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this Code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction
7. The name of the Building Official.
8. The edition of the code under which the permit was issued.
9. The use and occupancy, in accordance with the provisions of FBC, Building, Chapter 3.
10. The type of construction as defined in FBC, Building, Chapter 6.
11. The design occupant load and the number of persons for each floor, and the allowable load live or dead per square foot for each floor in accordance with the provisions of this Code.
12. If an automatic sprinkler system is provided, whether the sprinkler system is required.
13. This Certificate of Occupancy is issued under the provisions of Florida Statutes 553.791 utilizing:
    - Plan Review □ YES □ NO
    - Inspections □ YES □ NO
14. Any special stipulations and conditions of the building permit.

111.3 Temporary/Partial Certificate of Occupancy.

111.3.1 The Building Official is authorized to issue a Temporary Certificate of Occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely, providing the building to be occupied has, to the satisfaction of the Building Official, met all the code provisions related to sanitary facilities, electric service, means of egress, fire resistive separation, structural adequacy, and life safety requirements as found in the FBC, Fire Protection Provisions of this Code and the FFPC for the use of a building. The Building Official shall set a time period during which the temporary Certificate of Occupancy is valid.

Exception: Two-way radio communication enhancement systems. For buildings not exempted by Florida Statutes 633.202(18)(h) from meeting the minimum radio signal strength requirements or having a radio signal strength assessment for public safety agency communications, see Florida Statutes, 553.79(23).

111.3.2 Partial Certificate of Occupancy. A Partial Certificate of Occupancy may be issued by the Building Official for portions of a building, providing such portions comply with the requirements for a Certificate of Occupancy and the portions of the building are isolated from the portions in which construction activities are continuous. Areas not included in the Partial Certificate of Occupancy shall not be occupied until such areas are completed satisfactorily for issuance of a Certificate of Occupancy. Each area shall not be occupied until inspected and approved and additional Partial Certificates of Occupancy are issued. The final Certificate of Occupancy shall not be issued for the entire building until the requirements of Section 111.1 are complied with.

111.4 Revocation. The Building Official is authorized to serve a notice of the suspension or revocation of the Certificate of Occupancy or Completion, issued under the provisions of this Code, in writing, on the person or persons using or causing the use of a building or structure, wherever the certificate is issued in error, or based on correct information supplied, or where it is determined that the building or structure or portion thereof violates any ordinance, regulation, any of the provisions of this Code or Fire Protection Provisions of this Code and the FFPC. After the receipt of such notice or order, the building or portion thereof shall be brought into compliance with this Code within a reasonable time, as determined by the Building Official.

111.5 Certificate of Completion. A Certificate of Completion is proof that a structure or system is complete and, for certain types of permits, is released for use and may be connected to a utility system. This certificate does not grant authority to occupy or connect a building, such as a shell building, prior to the issuance of a Certificate of Occupancy. For Certificate of Completion content, refer to Section 111.2.

(Amend. of 2-12-26(2), eff. 3-2-26)

Section 112. Service Utilities

112.1 Connection of service utilities. A person shall not make connections from a utility source of energy, fuel, or power to any building or system that is regulated by this Code and for which a permit is required until a Certificate of Occupancy or Completion is issued or released by the Building Official or their duly authorized discipline Chief.

Exception: Temporary connections per Section 112.2

112.2 Temporary connection. The Building Official or their duly authorized discipline chief may authorize the temporary connection of the building or system to the utility source of energy, fuel, or power for the purpose of testing building service systems or for use under a Temporary Certificate of Occupancy.

> **112.2.1 Energizing Systems.** It shall be unlawful for any person, firm, or corporation to energize any wiring system or portion thereof until the electrical work has been inspected and approved and the responsible person, firm, or corporation is authorized by the appropriate governmental jurisdiction to energize the system.

112.3 Authority to disconnect service utilities. The Building Official or their duly authorized discipline chief or Fire Chief shall have the authority to authorize disconnection of utility service to the building, structure, or system regulated by the reference codes and standards set forth in Section 101.4 in case of an emergency where necessary to eliminate an immediate hazard to life or property or where such utility connections have been made without the approval required by Section 112.1 or 112.2. The Building Official or Chief Electrical Inspector shall notify the serving utility and, whenever possible, the owner and occupant of the building, structure, or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure, or service system shall be notified in writing as soon as practical thereafter.

112.4 Sewer connections. No person shall make any connection to a public or private sewer, or appurtenance thereof, without the authorization of the Building Official or Chief Plumbing Inspector.

Section 113. Board of Rules and Appeals

113.1 General. In order to determine the suitability of alternate materials and types of construction to provide for reasonable interpretation of the provisions of this Code and to assist in the control of the construction of buildings and structures, there is hereby created BORA, appointed by the appointing authority, consisting of thirteen (13) members and nine (9) alternates who are qualified by training and experience to pass on matters pertaining to building construction.

> **113.1.1 Secretary to the Board (Administrative Director) and employees.** BORA is authorized to hire a full-time secretary. Office space, office equipment, and such other material, equipment, and services required to operate such office shall be furnished by the Broward County Commissioners. The Board may hire other personnel as they are deemed necessary by said Board with permission from the Broward County Commissioners.

113.2. Staff. BORA shall maintain a staff to coordinate the enforcement of this Code and the FFPC and shall be called the Code Compliance Department. The department shall consist of the administrative director and Chief Code Compliance Officers (electrical, fire prevention, mechanical, plumbing, energy conservation, and structural). Chief Code Compliance Officers shall be certifiable as Chiefs in their respective disciplines, and the Chief Fire Prevention Code Compliance Officer shall be certifiable as Fire Marshal/Fire Code Official. The Chief Code Compliance Officers shall have the authority to inspect and review plans in their disciplines. They shall be responsible for seeing all Building and Fire Departments are uniformly enforcing this Code in all cities and the

unincorporated areas in Broward County. The code compliance staff shall work directly under the Administrative Director, who will be directed by the full BORA.

113.3 Membership.

113.3.1 The Membership of BORA is as stated in the current County Charter.

113.3.1.1 A quorum of the Board of Rules and Appeals shall consist of a majority of the total membership of the Board of Rules and Appeals, and a majority vote of those members voting on a measure shall be necessary for the Board of Rules and Appeals affirmative action. With a total membership of 13 members, a quorum is 7.

113.3.1.2 All appointments shall be for a term of three (3) years. All members and alternates shall continue in office until their successors are duly appointed.

113.3.1.3 The Board shall adopt rules of procedure to seat alternates in the event all board members are not present for a scheduled meeting of the Board.

113.4 The Broward County Commission or Broward County League of Cities, whichever is the appointing authority, may remove, either by its action or upon recommendation of the majority of BORA, any member or alternate for misconduct, incompetence, or neglect of duty. However, any member or alternate so removed may, within ten (10) days, request a public hearing before the public body who attempts to remove the member or alternate, and the member or alternate shall receive such hearing before such removal shall be final.

113.5 Any vacancies shall be filled for the remainder of the former member's or alternate's term of office by appointment of the Broward County Commission when the former member or alternate was an appointee of the Commission or by the Broward League of Cities when the former member or alternate was an appointee of the League.

113.6 It shall be the function of BORA, created by this Charter, to exercise the powers, duties, responsibilities, and obligations as set forth and established in Chapter 71-575, Laws of Florida, Special Acts of 1971, as amended by Chapters 72-482 and 72-485, Laws of Florida, Special Acts of 1972; Chapters 73-437, and 74-448, Laws of Florida, Special Acts of 1974; the Florida Building Code and the SFBC as enacted and amended by Chapter 71-575, as amended.

113.7 Compensation. Members shall serve without compensation but shall be entitled to reimbursement for necessary expenses in the performance of their official duties upon approval of the appointing authority.

113.8. Meetings.

113.8.1 Meetings of BORA shall be held at the call of the Chairperson and at such other times as the Board may determine.

113.8.2 The Board shall select one (1) of its members to serve as Chairman and one (1) to serve as Vice-Chairman to act in the absence of the Chairman. A detailed record of all proceedings shall be kept on file in the office of the Secretary. The Board shall establish rules and regulations for its procedure.

113.8.3 Hearings.

113.8.3.1 All hearings shall be open to the public, and any person whose interest may be affected by the matter on appeal shall be given an opportunity to be heard.

113.8.3.2 The hearing shall be informal and need not be conducted according to technical rules relating to evidence and witnesses.

113.8.3.3 Any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to relying in the conduct of serious affairs, regardless of the existence of any common law or statutory rules which might make improper the admission of such evidence over objection in civil actions.

113.8.3.4 Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions.

113.8.3.5 The rules of privilege shall be effective to the same extent that they are now or hereafter may be recognized in civil actions, and irrelevant and unduly repetitious evidence shall be excluded.

113.8.4 Conflict of Interest. No member of the Board shall sit as a voting member in any hearing involving any question in which they have a personal or financial interest and shall be sequestered during the deliberation and vote of the Board.

113.8.5 Quorum. A quorum of the Board of Rules and Appeals shall consist of a majority of the total membership of the Board of Rules and Appeals, and a majority vote of those members voting on a measure shall be necessary for the Board of Rules and Appeals affirmative action. With a total membership of 13 members, a quorum is 7.

113.8.6 Written notice of the Board decision shall be furnished to the appellant when requested.

113.8.7 When an appeal of a decision of a Building Official/Fire Code Official or their subordinate has been filed with BORA that Building Official, Fire Code Official, or their designated representative shall be responsible to (1, 2, 3, or all):

113.8.7.1 Respond to BORA in writing, defending their decision or interpretation within five (5) working days.

113.8.7.2 Attend the Board meeting when the appeal is on the agenda.

113.8.7.3 Take immediate action in accordance with the decision of BORA. Immediate action shall be that a Certificate of Completion, Temporary Occupancy, or a Certificate of Occupancy shall not be issued until compliance with the decision of the Board has been completed.

Exception: For fire-related appeals only, see the FFPC.

113.9 Duties

113.9.1 Appeal from decision of Building Official, Assistant Building Official, or Chief Inspector. The Board shall hear all appeals from the decisions of the Building Official, Assistant Building Official, or Chief Inspector wherein such decision is on matters regulated by this Code from any person, aggrieved thereby, and specifically as set forth in Section 104.32. Alternate materials, designs, and methods of construction and equipment application for appeal shall be in writing and addressed to the Secretary of the Board.

113.9.2 Interpret the Code at the request of the Building Official, Assistant Building Official, Chief Inspector, Fire Code Official, or BORA staff. At the request of the Building Official, Assistant Building Official, Chief Inspector, Fire Code Official, or BORA staff, the Board shall issue interpretations or opinions on any matter pertaining to this Code and the FFPC.

113.9.3 Investigate Enforcement. BORA, upon the request of any person charged with the responsibility of enforcing the Code, or upon its own initiative, shall conduct an investigation into enforcement of this Code and shall have the power to suspend or revoke any permits issued thereunder after a hearing at which interested persons may appear and be heard, and evidence indicates that the best interests of the public are served by such action except in regard to the qualifications of the applicant for the permit.

113.9.4 BORA shall make any desired amendments or revisions to the Code.

113.10 Cost of appealing to the Board. Reserved.

113.11 Procedure for Appeals. Any person aggrieved by anyone enforcing this Code who desires to appeal to this Board shall first contact the Secretary of the Board for a date for the appeal to be heard. Notice of Appeal shall be sent to the governing body of the jurisdiction wherein the dispute arose, and said notice shall contain the following:

113.11.1 The time and date of the hearing.

113.11.2 A clear and concise statement of the subject to be decided on appeal sufficient to put the said governing body on notice so that they may defend their interpretation of this Code.

113.11.3 The notice shall be sent by certified mail with a return receipt and by facsimile or electronic media, with a receipt showing delivery by noon or by personal delivery by noon at least nine (9) days prior to the hearing. The Board, at its discretion, may require a specific form for this notice. For an appeal to be valid, a written rejection from the denial AHJ shall be included. The denial authority shall respond in writing to the appellant.

113.11.4 The appellant shall also file a copy of their notice of appeal with the secretary of the board at the same time that they notified the governing body and said secretary shall deliver to each member of the Board, a copy of the notice, with sufficient time before the hearing for the Board members to study the dispute. Procedure for appeals may be changed from time to time by the Board if they deem it necessary for the benefit of the public. Whenever feasible, the Chief Inspector involved in the appeal shall present the jurisdiction's position and justifications for the appeal at the Board meeting.

113.11.5 Notwithstanding, and in addition to, the jurisdiction of BORA created by Chapter 71-575, Laws of Florida, Building Code as applicable to Broward County may be enforced by injunctive proceedings or other appropriate legal proceedings in the appropriate court having jurisdiction thereof, upon petition or complaint filed by BORA, which is hereby granted the power to sue and be sued, or by any aggrieved person, any interested citizen, citizen's association, corporation or other business entity if any elected or appointed officials named in Section 3 of Chapter 71-575 or any Building Official fails or refuses to comply with said code.

113.11.6 Certification of Building Official, Assistant Building Official/Code Administrator, Chief Electrical Inspector, Electrical Plans Examiner, Electrical Inspector, Chief Mechanical Inspector, Mechanical Plans Examiner, Mechanical Inspector, Chief Plumbing Inspector, Plumbing Plans Examiner, Plumbing Inspector, Roofing Inspector, Chief Structural Inspector, Structural Plans Examiner, Structural Inspector, Fire Marshal/Fire Code Official, Assistant Fire Marshal, Fire Plans Examiner, and Fire Inspector. BORA shall have the duty, as set forth in Section 104 of this Code, to accept and review certification applications and to certify or refuse to certify applicants for Building Official, Assistant Building Official, Chief Electrical Inspector, Electrical Plans Examiner, Electrical Inspector, Chief Mechanical Inspector, Mechanical Plans Examiner, Mechanical Inspector, Chief Plumbing Inspector, Plumbing Plans Examiner, Plumbing Inspector, Roofing Inspector, Chief Structural Inspector, Structural Plans Examiner, Structural Inspector, Fire Marshal, Assistant Fire Marshal/Fire Code Official, Fire Plans Examiner, and Fire Inspector to be employed by any inspection authority regulated by this Code.

113.11.7 Suspension of Certification Requirements. During an emergency period proclaimed by the Governor, the Chairperson of BORA or designee may temporarily suspend the Broward County certification requirements for all individuals certified by the State of Florida, Department of Business and Professional Regulation, BCAIB as building code administrators, plans examiners, and inspectors. The length of time that this suspension will be in effect will be for an initial period not to exceed ninety (90) calendar days. BORA may extend this period if conditions warrant. This temporary suspension of the certification requirement shall not apply to an individual being hired on a permanent basis.

113.12 Powers

113.12.1 BORA may interpret the provisions of this Code to cover a special case if it appears that the provisions of this Code do not cover the question or that the intent is not clear, or that ambiguity exists in the wording, but it shall have no authority to grant variances where the code is clear and specific.

113.12.2 The use of alternate materials or types of construction not clearly comparable with the materials and types of construction specified in this Code may not be granted by BORA, but the Board, if favorable to such use, may amend this Code to make such use lawful.

113.12.3 The Board shall have the power to affirm, modify, or reverse the decision of the Building Official wherein such decision is on matters regulated by this Code.

113.12.4 BORA shall have the powers as specified in Section 116 of this Code, "Unsafe Structures and Equipment."

113.12.5 BORA shall have the power to suspend or revoke permits, as specified in Section 105.6 of this Code.

113.12.6 When it is deemed necessary by the Board, it may request experienced and technical advice on any specific subject or subjects from any qualified person or persons, and such request may be for attendance at board meetings or for written analysis of the specific problem. BORA may establish panels of industry, either standing or temporary, for technical analysis of specific subjects.

113.13 Reciprocity.

113.13.1 BORA shall have the authority to meet with similarly constituted and authorized boards for the purposes of discussion, decision, and similar matters of area-wide industry concern.

113.13.2 Decisions of the majority of all members at joint meetings, as referred to herein, shall not be binding on BORA. The decisions of joint meetings with other boards may be accepted, rejected, or accepted with modifications.

113.14 Review of Board Decisions.

113.14.1 Any substantially affected person aggrieved by a decision of BORA, whether or not a previous party to the decision, may file an appeal pursuant to Florida Statutes, Section 553.775(3)(c). The Florida Building Commission may review Board appeal decisions related to the Florida Building Code. ~~Appeals of decisions within the review jurisdiction of the Florida Building Commission shall be to the Florida Building Commission Code in the manner prescribed in the referenced statute.~~ Review of other decisions of BORA shall be as provided in the Florida Rules of Appellate Procedure for judicial review of administrative action.

113.15 Amendments to Code.

113.15.1 The provisions of the SFBC, Broward Local Amendments to the FFPC, and the FBC as applicable to Broward County shall be amended only by BORA and only to the extent and in the manner specified in this Code and Florida Statutes, Section 553.73(4). For fire code-related amendments, see the FFPC and Florida Statutes, Section 633.202.

113.15.2 Neither the Broward County Board of County Commissioners nor any municipality within Broward County may enact any ordinance in conflict with Chapter 71-575, as amended, the Florida Building Code, or the SFBC.

Section 114 Violations

114.1 Violations and Penalties. Any person, firm, or corporation who violates a provision of this Code or the FFPC or fails to comply therewith or with any of the requirements thereof shall be guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code or the FFPC is committed or continued, and upon conviction of any such violation, such person shall be punishable by a fine of not less than fifty dollars ($50.00) nor more than five hundred dollars ($500.00), or by imprisonment not exceeding sixty (60) days, or by both such fine and imprisonment.

Section 115 Stop Work Order

115.1 Authority. Whenever the Building Official or Fire Chief finds any work regulated by this Code being performed in a manner either contrary to the provisions of this Code or dangerous or unsafe, the Building Official or Fire Chief is authorized to issue a stop work order. See also Sections 105.4, 105.6, 111.4, and 112.3 of this Code.

115.2 Issuance. The stop-work order shall be in writing and given to the owner of the property involved, or to the owner's agent, or the person doing the work, or posted on the job site in a conspicuous location. Upon issuance of a stop work order, the cited work shall immediately cease by such persons. The stop-work order shall state the reason for the order and the work required to correct a violation or unsafe condition.

115.3 Unlawful continuance. Any person who continues any work after being served with a stop-work order shall be subject to penalties as prescribed by law.

Exception: Work required to correct a violation or unsafe condition.

Section 116 Unsafe Structures and Equipment

116.1 General.

116.1.1 Buildings or structures that, in the opinion of the Building Official, are, or hereafter shall become unsafe, unsanitary, or deficient in adequate facilities for means of egress, or which constitute a fire or windstorm hazard, or illegal or improper use, occupancy or maintenance, or which do not comply with the provisions of the applicable Minimum Housing Code, or which have been substantially damaged by the elements, acts of God, fire, explosion, or otherwise shall be deemed unsafe buildings, and a permit shall be obtained to demolish the structure or bring the building to comply with the applicable codes.

116.1.2 Incomplete buildings or structures commenced without a permit, or the permit for which has expired, or completed buildings or structures commenced without a permit, or the permit for which expired prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe.

116.1.3 Unsafe buildings or structures shall be demolished and removed from the premises concerned or made safe, sanitary, and secure in a manner required by the Building Official and as provided in this Code, provided that where replacement, repair, alteration, or demolition is required on buildings or structures within the purview of the applicable Minimum Housing Code, the provisions of such code shall be complied with and shall control.

116.1.4 A permit shall be issued for the demolition of any unsafe building or structure in accordance with Section 105.18 of this Code.

116.2 Criteria. When any of the following conditions exist, a building may be deemed unsafe or a fire hazard:

116.2.1 Physical Criteria.

116.2.1.1 A Building shall be deemed a fire hazard or unsafe when:

116.2.1.1.1 It is vacant, unguarded, and open at doors or windows.

116.2.1.1.2 There is an unwarranted accumulation of dust, debris, or other combustible material therein.

116.2.1.1.3 The building condition creates hazards with respect to means of egress and fire protection as provided herein for the occupancy.

116.2.1.2 A building shall be deemed unsafe when:

116.2.1.2.1 There is a failure, hanging loose, or loosening of any siding, block, brick, or other building material.

116.2.1.2.2 There is a deterioration of the structure or structural parts.

116.2.1.2.3 The building is partially destroyed.

116.2.1.2.4 There is an unusual sagging or leaning out of plumb of the building or any parts of the building, and such effect is caused by deterioration or over-stressing.

116.2.1.2.5 The electrical or mechanical installations or systems create a hazardous condition in violation of this Code.

116.2.1.2.6 An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems.

116.2.1.2.7 Swimming pools that contain stagnant water are deemed unsanitary and dangerous to human life and public welfare and shall be presumed and deemed unsafe.

116.2.1.2.8 By reason of use or occupancy, the area, height, type of construction, fire-resistivity, means of egress, electrical equipment, plumbing, air conditioning, or other features that do not comply with this Code for the use and Group of Occupancy.

116.2.1.2.9 Any mobile home that is being modified in violation of the Department of Highway Safety and Motor Vehicles, Florida Administrative Code, Section 15C-2 0081 may be deemed unsafe or a fire hazard.

116.2.1.3 A Building, or part thereof, shall be presumed to be unsafe if:

116.2.1.3.1 The construction, installation of electrical, plumbing, or other equipment therein or thereon, or the partial construction or installation of equipment has been commenced or completed without a permit, therefore, having been obtained, or the permit, therefore, expired prior to completion and a Certificate of Occupancy issued.

116.2.1.3.2 By reason of illegal or improper use, occupancy, or maintenance does not comply with this Code or the code in effect at the time of construction or the applicable Minimum Housing Code.

116.2.2 Valuation Criteria.

116.2.2.1 If the cost of completion, alteration, repair, or replacement of an unsafe building or structure or part thereof exceeds fifty (50) percent of its value, such building shall be demolished and removed from the premises. If the cost of completion, alteration, repair, or replacement of an unsafe building or structure or part thereof does not exceed fifty (50) percent of such replacement cost, such building or structure may be repaired and made safe, as provided in the FBC, Existing Building.

116.2.2.2 If the cost of structural repair or structural replacement of an unsafe building or structure or part thereof exceeds thirty-three (33) percent of the structural value, such building or structure or part thereof shall be demolished and removed from the premises; and if the cost of such structural repairs does not exceed thirty-three (33) percent of such replacement cost, such building or structure or part thereof may be structurally repaired and made safe, as provided in FBC, Existing Building.

116.2.2.3 In order to determine the value of a building or structure and the cost of alterations, repairs, and replacement, the guides and standards provided in the FBC, Existing Buildings shall apply.

116.2.2.4 An exception to the above percentages may be recognized provided:

116.2.2.4.1 The owner of the property has the ways and means to complete the work.

116.2.2.4.2 All imminent danger has been removed from the site.

116.2.2.4.3 All applicable zoning regulations are met.

116.2.2.4.4 All applicable requirements of other departments and agencies are met.

116.2.2.4.5 Criteria noted in FBC, Existing Building are followed.

116.2.2.4.6 Any remaining portion of the structure to be used in rebuilding is certified as safe by an engineer or architect.

116.3 Inspection of Unsafe Buildings and Structures. The Building Official, on their own initiative or as a result of reports by others, shall examine or cause to be examined every building or structure appearing or reported to be unsafe, and if such is found to be an unsafe building or structure as defined in this Section, the Building Official shall post the property concerned and shall furnish the owner of such building or structure with written notice, the manner of posting and furnishing of written notice is provided hereinafter.

116.4 Posting. The Building Official shall post a signed notice in a conspicuous location on the building or structure which has been determined to be unsafe. The posted notice shall read as follows:

"UNSAFE BUILDING" This building or structure is, in the opinion of the Building Official, unsafe, as defined in Section 116 of this Code.

This Building Shall Be Vacated - Shall Not Be Occupied. Action shall be taken by the owner as further prescribed by written notice previously served. This Notice Shall Not Be Removed Except by The Building Official, Date _____.

116.5 Emergency Action.

116.5.1 When, in the opinion of the Building Official, there is actual or immediate danger of the failure or the collapse of a building or structure, or there is a health, windstorm, or fire hazard, they may order the occupants to vacate temporarily close for use or occupancy the rights-of-way thereto, sidewalks, streets or adjacent buildings or nearby area and institute such other temporary safeguards, including securing posting and demolition of the building or structure, as they may deem necessary under the circumstances, and may employ the necessary labor and materials to perform the required work as expeditiously as possible.

116.5.2 Costs incurred in the performance of such emergency work shall be paid by the appropriate governmental authority, and upon the recording in the public records of this County, a certificate executed by the Building Official certifying the amount so expended and why expended, the same shall become a lien against the property involved.

116.6 Notice of Violation. The Building Official shall give the owner of record of the premises concerned written notice by certified or registered mail addressed to such person's last known address. If proof of service by registered or certified mail is not completed by a signed return receipt, then a copy of the written notice shall be affixed to the structure concerned. Such procedure shall be deemed proper service, and the time for compliance, stipulated in the notice, shall be deemed to commence with the date such notice is so affixed. This written notice shall state the defects that constitute a violation of this Section and shall prescribe the action to be taken to comply and the time within which compliance must be accomplished, such time to be ten (10) business days, subject

to reasonable extension when requested in writing, for reasons which the Building Official considers justifying an extension of time. All such extensions of time shall be by written approval of the Building Official. In addition, this written notice will explain the right to appeal the decision of the Building Official to the Unsafe Structures and Housing Appeals Board and also advise that unless there is compliance with the instructions in the Notice of Violation or an appeal is filed, a public hearing before the Unsafe Structures and Housing Appeals Board will be initiated by the Building Official after time for compliance has expired.

116.7 Recording of Notice of Violation.

116.7.1 If the owner of the property concerned has not complied with the requirements as stated in the Notice of Violation within the time stipulated or has not appealed the action of the Building Official as stated in the Notice of Violation within the time specified, the Building Official may file an appropriate instrument in the office of the Clerk of the Circuit Court, to be recorded in the public records of this County, indicating that violations of this Code, and Section 116 thereof, exist upon the property involved.

116.7.2 The recording of such notice shall constitute constructive notice to all concerned, as well as to any subsequent purchasers, transferees, grantees, mortgagees, lessees, and all persons claiming or acquiring an interest in said property.

116.7.3 When the violation specified in the Notice of Violation has been corrected, the Building Official shall file for record a certificate certifying that the violation has been corrected upon being paid for the filing fees incurred.

116.8 Appeal and Review. The owner or anyone having an interest in a building or structure that has been determined to be unsafe and concerning which a Notice of Violation has been served by the Building Official may appeal the decision of the Building Official as stated in the Notice of Violation, to the Unsafe Structures and Housing Appeals Board if such appeal is filed prior to the expiration of the time allowed for compliance specified in such notice; provided, in no event shall appeal period be less than ten (10) business days. Such appeal shall be in writing, addressed to the Secretary of the Unsafe Structures and Housing Appeals Board, and shall be in the form of a certified statement stating the reasons for such an appeal and stating wherein they consider the Building Official to be in error. Upon receipt of the appeal, the Secretary of the Board will notify all parties in interest as to the time and place the Unsafe Structures and Housing Appeals Board shall conduct a public hearing on the matter. The procedure for the serving of and the form of notice is provided hereinafter.

116.9 Notice of Public Hearing. If the owner or other parties having an interest do not comply with the terms of the Notice of Violation and do not file an appeal within the time stipulated, the Building Official shall then apply for a public hearing to be conducted by the Unsafe Structures and Housing Appeals Board. The Secretary of the Unsafe Structures and Housing Appeals Board shall notify all parties in the interest of the time and place of such public hearing on the matter. The procedure for the serving and the form of notice shall be the same as in the case where an appeal has been filed by the owner or other interested parties.

116.9.1 When an appeal has been properly filed, or when the public hearing is initiated by the Building Official, as provided herein, the Secretary of the Unsafe Structures and Housing Appeals Board shall issue a notice in the Board's name, requiring the owner of record and all parties having an interest to appear before the Board in person or by an attorney at the time set forth in such notice, but not earlier than ten (10) days after service thereof, and show cause why the decision of the Building Official should not be carried out.

116.9.2 As many alias and pluries notices may be issued as may be necessary.

116.9.3 Service of such notices shall be by certified or registered mail to the last known address of the party being served, if known; however, failure to receive such notice shall not invalidate the same as such notice shall also be perfected by posting such notice on the property and by publishing a copy thereof in a newspaper published in this County, such publication to be for two (2) times one (1) week apart.

116.9.4 The time for appearing and showing cause as aforesaid and a description of the property shall be as set forth in such published notice, provided such time shall not be less than ten (10) days after the last publication thereof.

116.9.5 Any person or party who shall not appear and show cause as aforesaid shall be as fully bound by proceedings taken as if they had appeared and shown cause.

116.10 Public Hearing

116.10.1 On the day established in the notice of public hearing, the Board shall review all pertinent evidence and hear all testimony from the Building Official, the owner, and other parties in interest and their respective witnesses.

116.10.2 The Board may modify, rescind, or uphold the decision of the Building Official as recited in the Notice of Violation and may order the owner or persons responsible for the building or structure to vacate or cause to be vacated immediately to make

repairs and to take necessary action to secure the building, or to demolish the building or structure and remove the salvage, contents debris, and abandoned property from the premises, all within the time stipulated in the order by the Board.

116.10.3 Such order shall be entered in the minute book of the Board within three (3) days after such public hearing, and a copy of such order shall be forwarded to the owner and all parties in interest by registered or certified mail and a copy thereof posted on the premises.

116.10.4 If the owner or those responsible shall fail to comply with the order of the Board within the time stipulated therein, such order is to repair or secure the building to make it safe. The Building Official shall cause such building to be vacated if occupied and shall, through their employees or a contractor making the lowest responsible bid, secure the building or structure.

116.10.5 If the order is to demolish the building or structure and to remove the salvage, contents, debris, and abandoned property from the premises, and the owner or those responsible shall have failed to comply with such order, then the Building Official may do so thereafter through their employees or a contractor making the lowest responsible bid.

116.10.6 The Building Official may sell to the highest bidder or bidders for cash the salvage and the contents of such building or other structure so demolished which have not been removed by the owner of the land.

116.10.7 If no bids are received for such salvage or contents, the Building Official may destroy that for which no bids are received.

116.10.8 Advertisement calling for bids shall be published by the Building Official one (1) time in a newspaper published in the County.

116.11 Recovery of Cost.

116.11.1 The entire costs incurred pursuant to Section 116.5 to Section 116.10 of this Code shall be paid by the owner or occupant of the premises or by the person who caused or maintained the violation.

116.11.2 The Building Official shall file among their records an affidavit stating with fairness and accuracy the items of expense and the date of execution of actions authorized by Section 116.5 or Section 116.10 of this Code.

116.11.3 The enforcing agency may institute a suit to recover such expenses against any liable person or may cause such expenses to be charged against the property as a lien or as a special assessment collectable according to established procedures.

116.11.4 Except a lien imposed for expenses incurred in demolition, nothing herein shall be construed as placing a lien upon property that supersedes the lien of any mortgage on such property executed and recorded prior to the existence of a lien authorized herein.

116.11.5 Any costs incurred pursuant to Section 116.5 or Section 116.10 of this Code which results in the demolition of unsafe buildings, structures, or equipment shall be a lien prior in dignity to all liens, excepting county tax liens and liens of equal dignity with county tax liens.

116.12 Review. Any person aggrieved by a decision of the Unsafe Structure Board may seek judicial review of that decision in accordance with the Florida Appellate Rules.

116.13 Unsafe Structures Board. The Unsafe Structures Board is hereby created, consisting of nine (9) members who shall be appointed by the appointing authority. All professional members of the Unsafe Structures Board should be registered and licensed in the state of Florida. In the event the appointing authority cannot find a suitably qualified resident of the area under its jurisdiction, it may, by a majority vote of its membership, appoint a qualified non-resident of the specific categories or professions required.

116.13.1 Qualification of Members. Members of the Board shall be permanent residents of the area under the jurisdiction of the appointing authority who possess outstanding reputations for civic activity, interest, integrity, responsibility, and business or professional ability. The composition and representative membership of the Board shall be as follows: an engineer, an architect, a GC, an electrical contractor, an attorney at law, a plumbing contractor, a real estate appraiser, a real estate property manager, and a citizen with experience and background in social problems.

116.13.2 Terms of Office. In order that the terms of office of all members of the Board shall not expire at the same time, the initial appointments to the Board shall be as follows:

1. Three (3) members for the term of two (2) years.
2. Three (3) members for the term of three (3) years.
3. Three (3) members for the term of four (4) years.

Thereafter, all appointments shall be for the term of three (3) years, provided that the term in all instances shall continue until a successor is appointed and qualified. Appointments to fill any vacancy on the board shall be for the remainder of the unexpired term, but failure to fill a vacancy shall not invalidate any action or decision of the Board.

116.13.3 Organization of the Board.

116.13.3.1 The members of the Board shall elect a chairman and a vice chairman and such other officers as may be deemed necessary or desirable, who shall serve at the will of the Board. Election of officers shall be held at the first meeting after February 1, and such officers shall hold office for one (1) year.

116.13.3.2 Five (5) members of the Board shall constitute a quorum necessary to hold a meeting or take any action.

116.13.3.3 A majority vote of the Board membership present and voting at a duly constituted meeting shall be sufficient to overrule, modify, or affirm any action or decision of the Building Official or to take any other action within the scope of the power and duties of the Board.

116.13.3.4 Members shall serve without compensation but shall be entitled to reimbursement for necessary expenses incurred in the performance of their official duties upon approval by the legislative body adopting this Code.

116.13.3.5 No member of the Board shall sit as a voting member in any hearing on a matter in which they have a personal or financial interest.

116.13.3.6 The Building Official, or their designee, shall be the secretary of the Board but shall have no vote.

116.13.3.7 The chairman or the secretary may call meetings of the board, and meetings may be called by written notice signed by three (3) members of the board.

116.13.3.8 Minutes and records shall be kept of all meetings of the Board, and all meetings shall be public.

116.13.3.9 All hearings shall be open to the public, and any person whose interest may be affected by the matter on appeal shall be given an opportunity to be heard in person or through their attorney.

116.13.3.10 Witnesses may be sworn and subpoenaed by the Board in a like manner as they are subpoenaed by the court or courts in the county in which this Code is adopted.

116.13.3.11 The hearings shall be informal and not be conducted according to technical rules relating to evidence and witnesses. Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to relying in the conduct of serious affairs, regardless of the existence of any common law or statutory rules that might make improper the admission of such evidence over objection in civil actions.

116.13.3.12 Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence but shall not be sufficient to support a finding unless it would be admissible over objection in civil actions.

116.13.3.13 The rules of privilege shall be effective to the same extent that they are now, or hereafter may be, recognized in civil actions, and irrelevant and unduly repetitious evidence shall be excluded.

116.13.3.14 The Board may establish rules and regulations for its procedure.

116.13.3.15 The Building Official shall provide adequate and competent clerical and administrative personnel and such technical or scientific personnel as may be reasonably required by the Board for the proper performance of its duties and shall maintain a record of all proceedings in the office of the Building Official, and shall make available for copying any and all portions of the record of the proceeding and may certify the same as a true copy and make a reasonable charge therefor.

116.13.3.16 The Building Official shall provide a regular meeting place for the Board.

116.13.4 Duties and Powers of the Board. The board shall have the following duties, functions, powers, and responsibilities:

116.13.4.1 Hear and determine appeals from actions and decisions of the Building Official pursuant to the provisions thereof.

116.13.4.2 Hear and review the application of the Building Official for review of their action and decision, as indicated in a Notice of Violations, has not been complied with.

116.13.4.3 Affirm, modify, or reverse the decision of the Building Official upon appeal or on the application for review.

116.13.4.4 The Board, through its secretary, shall transmit the record with all exhibits, instruments, papers, and transcripts of its proceedings to the appointing authority in the event that authority shall consider the matter pursuant to applicable law in that regard as made and provided.

116.13.4.5 Hear and determine appeals from actions and decisions of the enforcing agency pursuant to the provisions of the applicable Minimum Housing Code.

116.14 Duties of Legal Counsel. It shall be the duty of the attorney for the appointing authority, when so requested, to appear at all hearings before the Unsafe Structures Board and to represent and advise the Board.

116.15 Conflict of Interest. No Building Official, Board member, or employee charged with the enforcement of this law shall have any financial interest, directly or indirectly, in any repairs, corrections, construction, or demolition that may be required, nor shall any Building Official, Board member, or employee give to anyone the location of any property or the names of owners thereof on which repairs, corrections or demolition have been ordered, except as otherwise directed hereinafter, until after the owners have been formally advised, at which time such shall become a matter of public record.

116.16 Alternative Board. As an alternative to the use of its own Unsafe Structures Board, any municipality in Broward County may utilize, by means of an applicable inter-local agreement, the Unsafe Structures Board of Broward County or that of another municipality located within Broward County.

Section 117 Powers and Duties of the Floodplain Administrator: Delegation, Administration, Enforcement, and Variances

117.1 Scope. In accordance with Florida Statutes, Section 553.73, the appointing authority of Broward County or the municipalities may delegate the authority to enforce the floodplain provisions of the Florida Building Code to a floodplain administrator, the Building Official, or any other appropriate agency or combination thereof.

117.2 Intent. A floodplain administrator, the Building Official, or any other appropriate agency or combination thereof, as designated, is authorized and directed to administer and enforce the flood provisions of the FBC and any adopted flood hazard ordinances. The designated authority shall delegate such duties and assignments as may be deemed necessary to carry out provisions of the FBC and any adopted flood hazard ordinances, to render interpretations consistent with the intent and purpose of these codes, and may establish policies and procedures in order to clarify the application of their provisions including the application of the variance procedures of any adopted flood hazard ordinances to the flood provisions of the FBC. The variance procedures herein shall not apply to Section 3109 of the FBC, Building.

117.3 General. Where, in any specific case, different sections of the FBC or adopted flood hazard ordinances specify different materials, methods of construction, or other requirements, the most restrictive shall govern.

Section 118 Two-Way Radio Communication Enhancement Systems (TWRCES)

118.1 General

118.1.1 The TWRCES shall be installed as per NFPA 1-11 10, NFPA 70, and NFPA 72. Any such system installed on or after April 1, 2016, shall be adaptable for both 700/800 MHz P25 (Association of Public Safety Communication Officials, Project 25).

118.1.2 The AHJ, in Broward County, for the TWRCES has two (2) permitting entities and multiple frequency licenses as follows:

1. The installation and wiring shall comply with the local municipality Building and Fire Department permitting process and shall be approved by the local and county FCC Licensee prior to installation.
2. The FCC Licensees are:
    i. Broward County Regional Emergency Services and Communication Office (RESCO)
    ii. City of Coral Springs
    iii. City of Fort Lauderdale
    iv. City of Hollywood
    v. City of Plantation

118.1.3 The AHJ shall determine if a new building or existing building shall require that a TWRCES be installed to comply with NFPA 1-11 10 1. The building owner shall install a TWRCES to meet this requirement if so directed.

118.1.4 Design. For new buildings, a temporary, partial, or Certificate of Occupancy shall not be issued until the AHJ has approved the design and determined that the building is in compliance with NFPA 1-11 10 1. It is recommended that the local Development Review Committee notify the new building owner, architect, and engineers of this requirement in writing before the building is designed. At the time of TWRCES permitting, a design package comprising block-level diagrams, materials submittals, coverage measurements, and predictions is required. Sufficient and substantial engineering design and support information and data shall be submitted with the application. A sealed submittal from an engineer with verifiable training and experience in electrical engineering shall also be required.

118.1.5 To the extent authorized by law, Distributed Antenna Systems Integrators with Public Safety and Communication installation and repair experience, as a sub-contractor in association with qualified electrical contractors, fire alarm contractors, or TWRCES contractors, may install or repair TWRCES. Should the contractor of record fail to have radio communications installation and repair experience with Distributed Antenna Systems, the contractor of record shall subcontract the installation or repair of the non-fire alarm function to a qualified company having knowledge of radio communications installation and repair.

118.2 Permit Documentation

118.2.1 The following documentation shall be required for permitting a TWRCES.

1. City and County FCC Licensee shall approve the proposed installation of Two-Way Radio Communicating Enhanced Systems prior to installation in writing or by sealing documents submitted for review.
2. City and County written approval or sealed documents shall be provided to the local Fire Prevention Bureau office at the time of plan submittal and prior to plan review.
3. Plans shall comply with the current adopted editions of FBC 107, NFPA 1, 1 7, NFPA 70, NFPA 1221, and NFPA 72.
4. Sealed floor plans showing radio coverage for critical and general areas using industry-standard radio frequency computer-generated propagation modeling.
5. Schedule of signal strength as per NFPA 1221 or as agreed to by the Fire Code Official in consultation with the FCC licensee in writing.
6. Schedule of the system radio frequencies or band of frequencies.
7. Notation that the system is upgradeable for frequency band coverage changes, including, at a minimum, both 700/800 MHz.
8. Plans shall show that the TWRCES enclosure shall be painted in red color. A sign or weatherproof plaque affixed next to or stenciled on the enclosure shall be provided in high-contrast letters over a red background and shall include the following information:
    a. Fire Department Signal Booster
    b. Permit Number: _____
    c. Serviced by: Vendor name and telephone.
9. Elevator hoist-ways shall be deemed critical areas as stated in NFPA 1221 (2016) 9 6 7 4

118.3 System Notifications.

118.3.1 The AHJs for the FCC licensee and Broward County RESCO shall be notified in writing of the following events by the permit holder, the system vendor, or the building owner. The AHJ for the FCC Licensee shall approve the date and time and may request that the local AHJ ~~shall~~ be present during the following events:

1. Initial system testing, with the date and time of start and finish.
2. Periodic system testing, with the date and time of start and finish.
3. System placed in operation with date and time.

118.4 Prior to the Initial Testing.

1. The vendor shall provide the system's settings prior to the initial system testing as accepted by the AHJ, FCC Licensee, and RESCO. The AHJ may ask for additional information prior to testing.
2. The system shall remain "off the air" until the initial testing with the AHJ, FCC licensee, RESCO, and the Fire Code Official is ready to begin and provide their approval.

118.5 Annual Test.

118.5.1 As part of the annual fire alarm test, an annual test and report shall comply with NFPA 72 Chapter 14. The test shall be completed by a qualified company having knowledge of RF installation with training and experience in TWRCES to ensure that the original installed system is still in compliance.

118.5.2 Annual Test Report. The annual test report shall be maintained with the fire alarm log book, and copies shall be submitted to the local AHJ and to the City and RESCO for review. All problems found, with any corrective action(s), shall be noted in the test report, along with the name and license number of the fire alarm contractor and sub-contractor inspection company.

118.6 System Monitoring and Maintenance.

1. Any TWRCES installed on premises shall be tied into a fire alarm system for monitoring.
2. In case of failure, the building owner shall be notified within two (2) hours, and they shall perform an inspection of the system. If a trouble condition is found, the system shall be repaired within forty-eight (48) hours of notification. If such repair proves to be longer in time or impossible to perform, a notification to the Fire Marshal shall be made indicating the failure of the system so that in case of emergency, the system shall not be relied upon by the First Responders.
3. Any system installed shall have a service-level agreement with a responsible company. Once the system is repaired, the service company shall notify both the building owner and the Fire Marshal.

The End
of Broward County Administrative Provisions for the
202~~3~~6 FBC (~~8~~9th Edition)

Clean Copy of the Broward Amendments to Chapter 1 of the 2026 Florida Building Code, 9th Edition

CHAPTER 1
ADMINISTRATION—BROWARD COUNTY

Section 101 General

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

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

Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the FBC, Residential, and Broward County Amendments, Chapter 1.
2. Code requirements that address snow loads and earthquakes.

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

101.2.2 Definitions.

1. **Accredited school -** means a school that meets the same criteria that the state of Florida DBPR uses in evaluating a school for licensing or registration of engineers and architects.
2. **AHJ** (means Authority Having Jurisdiction) shall be a federal, state, local (building or fire service provider), or individual, such as a Building Official, Assistant Building Official, Chief Electrical/Mechanical/Plumbing/Structural Inspector, Fire Chief, Fire Marshal/Fire Code Official, or Broward County Board of Rules and Appeals.
3. **Architect** means a registered architect in the state of Florida.
4. **BCAIB** means the Florida Building Code Administrators and Inspectors Board.
5. **BORA** means the Broward County Board of Rules and Appeals.
6. **CILB** means the Florida Construction Industry Licensing Board.
7. **ECLB** means the Florida Electrical Contractors Licensing Board.
8. **Engineer** means a licensed Professional Engineer in the state of Florida.
9. **FAC** means Florida Administrative Code.
10. **FFPC** means the adopted Florida Fire Prevention Code, including the Broward County Local Fire Amendments.
11. **Fire Code Manager/Administrator** means Fire Code Official or Fire Marshal.
12. **Fire Service Provider** means Fire Department.
13. **GC** is an unlimited general contractor licensed by the CILB, the Broward County Central Examining Board, or the Miami-Dade Construction Trades Qualifying Board.
14. **HVHZ** means High-Velocity Hurricane Zone.
15. **Practice**: The term practice, as it relates to architects and engineers, is deemed to be the active engagement in their field.
16. **Registered Design Professional** means a Florida Registered Architect or Florida Licensed Professional Engineer.
17. **SFBC** means South Florida Building Code, Broward Edition.
18. **State** means the State of Florida.

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

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

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

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

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

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

101.4.5 Property Maintenance. Reserved.

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

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

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

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

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

Section 102 Applicability

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

102.1.1 The FBC, Fire Protection Provisions of this Code, and the FFPC do not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements, and owner specifications or programmatic requirements that do not pertain to and govern the design, construction, erection, alteration, modification, repair or demolition of public or private buildings, structures or facilities or to programmatic requirements that do not pertain to enforcement of the FBC and the FFPC. Additionally, a local code enforcement agency may not administer or enforce the FBC, Building, to prevent the siting of any

publicly owned facility, including, but not limited to, correctional facilities, juvenile justice facilities, state universities, community colleges, or public education facilities, as provided by law.

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

A. Buildings and structures specifically regulated and preempted by the federal government.

B. Railroads and ancillary facilities associated with the railroad.

C. Nonresidential farm buildings on farms.

D. Temporary buildings or sheds used exclusively for construction purposes.

E. Mobile or modular structures used as temporary offices, except that the provisions of Part II (Florida Statutes, Sections 553.501 through 553.513) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures.

F. Those structures or facilities of electric utilities, as defined in Florida Statutes, Section 366.02, are directly involved in the generating, transmitting, or distributing of electricity.

G. Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises, except as required in Section 102.2.6 of this Code.

H. Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term “chickee” means an open-sided wooden hut that has a thatched roof of palm, palmetto, or other traditional materials; that may have a wooden deck; and that does not incorporate any electrical, plumbing, or other nonwood features, except that a chickee may:

    1. Incorporate non-wood fasteners, including, but not limited to, nails, screws, bolts, nuts, washers, staples, and hurricane straps.

    2. Incorporate electrical or plumbing features in accordance with a building permit for the incorporation of such features.

    A person who is not a member of the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida and who constructs a chickee in an attempt to assert an exemption from the Florida Building Code commits a misdemeanor of the first degree, punishable as provided in F.S. 775.082 or F.S. 775.083.

I. Family mausoleums not exceeding two hundred fifty (250) square feet (23 m^2) in area, which are prefabricated and assembled on site or preassembled and delivered on-site, and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.

J. Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.

K. A building or structure having less than one thousand (1,000) square feet (93 m^2) 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, leased, or used as a principal residence;

    2. Is not located within the 100-year floodplain according to the Federal Emergency Management Agency's current Flood Insurance Rate Map; and

    3. Is not connected to any off-site electric power or water supply.

L. Swings and other playground equipment are accessories to a one- or two-family dwelling.

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

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

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

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

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

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

102.2.5 BORA shall govern the enforcement of Broward County Building and Fire Codes.

102.2.6 Temporary motion picture and television sets. All temporary plumbing installations shall be installed so as not to create a sanitary nuisance as defined by Florida Statutes, Section 386.01. A permit shall be required and issued to the producer upon filing an application by the producer for one (1) electrical permit to cover each complete motion picture production or television series.

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

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

102.4.1 Conflicts. Where conflicts occur between provisions of this Code and referenced codes and standards, the provisions of this Code shall apply.

102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this Code or the Florida Codes listed in Section 101.4, the provisions of this Code or the Florida Codes listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

102.5 Partial invalidity. Reserved.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this Code shall be permitted to continue without change, except as is specifically covered in this Code, the FBC, Existing Building, the Fire Protection Provisions of this Code, or the FFPC, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

102.6.1 Existing building code violations discovered by the AHJ, owner, owner's representative(s), or any interested party shall be cited by the Building Official or Fire Marshal/Fire Code Official for such violations. All such violations shall be repaired and corrected in accordance with the SFBC or FBC in effect on the date the structure received a building permit. Existing buildings shall comply with the FFPC and this Code.

102.7 Relocation of manufactured buildings.

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

B. A relocated building shall comply with the wind speed requirements of the new location using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the FBC (after March 1, 2002), the wind speed map of the FBC shall be applicable.

C. A relocated building shall comply with the flood hazard area requirements of the new location, if applicable.

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

Section 103 Department of Building Safety

Reserved.

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

104.1 Building Official.

104.1.1 Appointment of a Building Official. The appointing authority shall appoint a Building Official, and such person shall meet the following minimum qualifications and be certified by BORA, as specified in Section 104.1.3. The Building Official does not have to be personally present at the governmental department, as long as they are available and can perform their duties. Applicants requesting to serve multiple jurisdictions for a permanent Building Official position shall not qualify for more than two (2) jurisdictions unless expressly authorized by the Board. As a condition of seeking Board approval to serve multiple jurisdictions, the applicant must submit written authorization from the City Manager of each affected jurisdiction to BORA prior to applying for Board consideration.

104.1.1.1 Appointment of an Interim Building Official.

a. If the Building Official is not available to perform their duties, each appointing authority shall appoint an Interim Building Official provided such person is qualified as set forth in Section 104.1.3 of this Code. BORA shall be timely notified in writing by the Building Official or appointing authority of the starting date and period that the interim Building Official or assistant Building Official will assume the Building Official's duties. BORA shall record the name of the interim Building Official, but they will not be issued a certification card as a Building Official. An Interim Building Official's appointment will be limited to ninety (90) calendar days. At the written request of the Chief Executive Officer (city manager, acting city manager, or mayor) for demonstrated cause, a one-time ninety (90) calendar day extension may be granted by BORA's Administrative Director. Any additional extensions beyond this point must be requested in writing to BORA's Administrative Director a minimum of forty-five (45) calendar days prior to the second-period expiration date. This request must be reviewed and approved by the Board of Rules and Appeals at its next regularly scheduled meeting.

b. If the Building Official's employment with the jurisdiction is terminated, an interim Building Official may be appointed while the Building Official is being replaced with a permanent appointee. The interim Building Official shall be qualified as a Building Official as specified in Section 104.1.3. An interim Building Official's appointment will be limited to ninety (90) calendar days. At the written request of the Chief Executive Officer (city manager, acting city manager, or mayor) for demonstrated cause, a one-time ninety (90) calendar day extension may be granted by BORA's Administrative Director. Any additional extensions beyond this point must be requested in writing to BORA's Administrative Director a minimum of forty-five (45) calendar

days prior to the second-period expiration date. This request must be reviewed and approved by the Board of Rules and Appeals at its next regularly scheduled meeting. BORA shall record the name of the interim Building Official, but they will not be issued a certification card as a Building Official.

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

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

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

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

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

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

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

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

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

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

104.1.3.5 An applicant for certification as a Building Official or Assistant Building Official under the provisions of this section who is a graduate of an accredited school may be credited for a maximum of

two (2) years for a bachelor's degree or a maximum of one (1) year for an associate degree towards the combined experience requirements. The bachelor's or associate's degree must be in a science related to engineering, architecture, or building construction. This credit is not applicable to the requirements under Section 104.1.3.1.1.

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

104.2 Assistant Building Official.

104.2.1 Appointment of an Assistant Building Official. Each appointing authority may appoint a person qualified as set forth in Section 104.1.3 to serve as an Assistant Building Official. To be eligible for appointment as an Assistant Building Official, such person shall be certified by BORA and meet the qualifications equal to the requirements for a Building Official. No other title is recognized for certification by BORA. Applicants requesting to serve multiple jurisdictions for a permanent Assistant Building Official position shall not qualify for more than two (2) jurisdictions unless expressly authorized by the Board. As a condition of seeking Board approval to serve multiple jurisdictions, the applicant must submit written authorization from the City Manager of each affected jurisdiction to BORA prior to applying for Board consideration.

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

104.3 Appointment of the Chief Electrical, Mechanical, Plumbing, and Structural Inspector. Each appointing authority shall appoint a person qualified as set forth in the sections below to serve as a Chief Inspector in each discipline stated above. If there is one (1) inspector of each discipline stated above, hired by an appointing authority in Broward County, that inspector shall be a Chief Inspector (Chief or head of the division). The Chief Inspector does not have to be personally present at the governmental department as long as they are available and can perform their duties. Applicants requesting to serve multiple jurisdictions for a permanent Chief position shall not qualify for more than two (2) jurisdictions unless expressly authorized by the Board. As a condition of seeking Board approval to serve multiple jurisdictions, the applicant must submit written authorization from the City Manager of each affected jurisdiction to BORA prior to applying for Board consideration. To be eligible for appointment as a Chief Inspector (each discipline stated above), such a person shall be certified by BORA.

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

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

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

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

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

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

A. Florida Electrical Contractors Licensing Board.

B. Broward County Central Examining Board of Electricians.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

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

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

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

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

A. Florida Construction Industry Licensing Board.

B. Broward County Central Examining Board of Mechanical Contractors and Specialty Mechanical Contractors.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

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

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

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

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

A. Florida Construction Industry Licensing Board.

B. Broward County Central Examining Board of Plumbers.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

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

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

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

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

A. Florida Construction Industry Licensing Board.

B. Broward County Central Examining Board of Building Construction Trades.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

E. Department of Business and Professional Regulation as an Architect.

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

104.10 Powers and Duties of the Electrical, Mechanical, Plumbing, and Structural Plans Examiner. The plans examiner shall be responsible for duties assigned by the Chief Inspector within their discipline. The plans examiner shall fulfill the duties of the Chief Inspector during the absence of the Chief Inspector with full responsibilities of the position within their discipline. The plans examiner shall examine all plans, specifications, and applications for permits within their discipline. When approvals by other agencies having authority may logically be required to be affixed to the plans and specifications before approval by the plans examiner, such approval shall be affixed to the plans and specifications before examination by the plans examiner. If the application, plans, or specifications do not conform to the requirements of all pertinent laws or regulations, the plans examiner shall reject such application in writing, stating the reasons and citing the relevant code section(s). Plans or specifications which are rejected, as stated hereinabove, shall be returned for correction. Pen notations on mechanically reproduced plans or specifications may be accepted for only minor corrections. If the applications, plans, or specifications, upon examination, are found to comply with the requirements of this Code, the plans or specifications shall be signed and marked approved.

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

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

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

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

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

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

A. Florida Construction Industry Licensing Board.

B. Broward County Central Examining Board of Building Construction Trades.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

E. Department of Business and Professional Regulation as an Architect.

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

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

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

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

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

A. Florida Electrical Contractors Licensing Board.

B. Broward County Central Examining Board of Electricians.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

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

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

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

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

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

A. Florida Construction Industry Licensing Board.

B. Broward County Central Examining Board of Mechanical Contractors and Specialty Mechanical Contractors

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

104.10.3.2.1 Individuals holding a license as a Class B Air Conditioning Contractor shall have duties limited to the examination of air conditioning and mechanical plans within the scope of their Certificate of Competency.

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

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

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

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

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

A. Florida Construction Industry Licensing Board.

B. Broward County Central Examining Board of Plumbers.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

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

104.12 Electrical Inspector.

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

104.12.2 Powers and Duties of the Electrical Inspector.

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

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

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

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

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

104.12.2.6 The Electrical Inspector is hereby given the power to disconnect extension cords, temporary wiring, branch circuits, feeder conductors, or the main service supplying electrical energy to any portion of an electrical wiring system in buildings, or on-premises if this wiring is, in the opinion of the Electrical Inspector, considered to be hazardous to life or property. Any person, firm, or corporation supplying current shall disconnect service from the source of supply upon instructions from the Chief Electrical Inspector where hazards are deemed to exist after receiving written notice citing the appropriate code section(s) of this electrical code from the electrical inspector.

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

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

104.12.3.1.1 An Engineer in the discipline requested.

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

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

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

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

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

A. Florida Electrical Contractors Licensing Board.

B. Broward County Central Examining Board of Electricians.

C. Miami-Dade County Construction Trades Qualifying Board, Block proctored.

D. Florida Board of Professional Engineers.

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

104.13 Mechanical Inspector.

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

104.13.2 Powers and Duties of the Mechanical Inspector.

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

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

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

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

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

104.13.3.1.1 An Engineer in the discipline requested.

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

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

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

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

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

A. Florida Construction Industry Licensing Board.

B. Broward County Central Examining Board of Mechanical Contractors and Specialty Mechanical Contractors.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

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

104.13.3.3 An applicant for certification as a Mechanical Inspector under the provisions of this section who is a graduate from an accredited school holding a bachelor's or an associate of science degree in mechanical engineering may be credited for two (2) years for a bachelor's degree or one (1) year for an associate degree towards the combined experience requirements. This credit is not applicable to the requirements under Section 104.13.3.1.1.

104.14 Plumbing Inspector.

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

104.14.2 Powers and Duties of the Plumbing Inspector.

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

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

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

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

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

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

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

104.14.3.1.1 An Engineer in the discipline requested.

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

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

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

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

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

A. Florida Construction Industry Licensing Board.

B. Broward County Central Examining Board of Plumbers.

C. Miami-Dade County Construction Trades Qualifying Board.

D. Florida Board of Professional Engineers.

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

104.15 Roofing Inspector.

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

104.15.2 Powers and Duties of the Roofing Inspector.

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

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

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

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

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

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

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

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

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

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

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

104.16 Structural Inspector.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

104.17.1 Only such persons examined and certified by BORA may be appointed or have the powers and duties of a Building Official, Assistant Building Official, or Chief Inspector. Each Building Official, Assistant Building Official, and Chief Inspector shall obtain a separate card for each governmental AHJ by which they are employed. Plans examiners and inspectors shall be issued a single certification card that is valid countywide upon approval.

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

A. Any cause for which issuance of a certificate could have been refused had it then existed and been known to BORA.

B. Violation of FBC.

C. Falsification of records relating to the certificate.

D. Having been found guilty of or having pleaded guilty or nolo contendere to a felony, whether or not a judgment of conviction has been entered.

E. Failure to meet any of the renewal requirements.

F. Having been convicted of a crime in any jurisdiction that directly relates to the practice of the building code inspection, plan review, or administration.

G. Making or filing a report or record that the certificate holder knows to be false, knowingly inducing another to file a false report or record, failing to file a report or record required by the state or local law, impeding, or obstructing such filings, or inducing another person to impede or obstruct such filing.

H. Failure to properly enforce applicable building codes or permit requirements within this state, which the certificate holder knows are applicable by committing willful misconduct, gross negligence, gross misconduct, repeated negligence, or negligence resulting in a significant danger to life or property.

I. Accepting labor, service, or materials at no charge or at a noncompetitive rate from any person who performs work that is under the enforcement authority of the certificate holder and who is not an immediate family member of the certificate holder. For the purpose of this paragraph, the term "immediate family member" means a spouse, child, parent, sibling, grandparent, aunt, uncle, or first cousin of the person or the person's spouse or any person who resides in the primary residence of the certificate holder. BORA, upon verification of the above grounds, shall immediately notify the Building Official, Assistant Building Official, Chief Inspector, Plans Examiner, or the Inspector involved, who, upon notification from BORA, shall appear before the Board to explain why their certification should not be revoked.

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

104.17.4 Application for certification shall contain pertinent information considered relevant by BORA.

104.17.5 Certification shall be for the remainder of the current biennial certification period for initial employment and shall be renewed biennially on January 1 of each even-numbered year thereafter. When a Building Official, Assistant Building Official, Chief Inspector, Plans Examiner, or Inspector resigns from their position, their card shall be surrendered to BORA, and their certification becomes inactive.

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

104.17.7 Certification Fee. Reserved.

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

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

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

104.17.11 Suspension of Certification Requirements. See Section 113.11.7.

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

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

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

104.18.1.1 Be currently certified by BORA.

104.18.1.2 Be employed by or contracted with a governmental AHJ (building department) within Broward County. See Section 104.17.

104.18.1.3 Continuing Education. All Building Officials, assistant Building Officials, Chief Inspectors, Plans Examiners, and Inspectors to be recertified shall obtain twenty-eight (28) continuing education hours within the two (2) consecutive calendar year biennial renewal period (starting January 1, on an even year, through December 31, of the next odd year). Continuing education hours can be obtained by attending classroom or online educational courses, workshops, and seminars. Any of which shall be approved by BORA, the Miami-Dade County Code Compliance Office, or the Florida Department of Business and Professional Regulation. Continuing education hours shall include 2 hours of energy conservation, 1 hour in accessibility, 2 hours of Florida laws and rules (other than accessibility and ethics), and 1 hour of ethics. These courses shall be classified as general courses unless clearly indicated as discipline-specific by a State agency. A minimum of one-half (½) of the twenty-eight (28) continuing education hours within a two (2) consecutive calendar year biennial renewal period shall be in the discipline-specific category. BORA committee meetings shall be counted as one (1) hour in the general category, and professional association meetings shall be counted as not to exceed one (1) hour in the discipline-specific category for a maximum of fourteen (14) continuing education hours within the two (2) consecutive calendar year biennial renewal period.

104.18.1.4 Prorating of continuing education contact hours. For any person newly certified, the required continuing education is prorated according to the number of months remaining in the renewal period. To determine the continuing education required, divide the number of months remaining in the renewal period from the time of certification by twenty-four (24) and multiply the result by twenty-eight (28). The result, rounded to the next whole number, is the number of continuing educational hours required. Half of these hours shall be discipline-specific. Any person newly certified within less than six (6) months remaining in the renewal period shall not be required to have any continuing educational credits.

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

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

104.18.4 BORA may request a list of currently employed personnel who are to be recertified for the ensuing new biennial period.

104.19 Fire Prevention Bureau. See F-103, Broward Local Fire Amendments to the FFPC.

104.19.1 Appointment, Powers and Duties, and Certification of the Fire Marshal/Fire Code Official, Assistant Fire Marshal, Fire Plans Examiner, or Fire Inspector. See F- 104.1, Broward Local Fire Amendments to the FFPC.

104.19.2 Permits. See F- 103.3.16, Broward Local Fire Amendments to the FFPC.

104.19.2.1 Industrial construction on sites where design, construction, and fire safety are supervised by appropriate design and inspection professionals and which contain adequate in-house Fire Departments is exempt, subject to local government option, from review of plans or specifications and inspections, providing owners certify that applicable codes and standards have been met and supply appropriately approved drawings to the building department. The enforcing agency shall issue a permit to construct, erect, alter, repair, or demolish any building when the plans or specifications for such proposal comply with the FFPC and Florida Statutes, Chapter 633.

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

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

104.21 Orders to Eliminate Dangerous or Hazardous Conditions. See F-103, Broward Local Fire Amendments to the FFPC.

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

104.23 Recertification. See F- 104, Broward Local Fire Amendments to the FFPC.

104.24 Applications and permits. Reserved. See Section 105.

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

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

104.26 Inspections. Reserved. See Section 110.

104.27 Identification. Reserved.

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

104.29 Department records. Reserved.

104.30 Liability. Reserved.

104.31 Modifications. Reserved.

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

A. An alternative material, design, or method of construction shall be approved where the Building Official or Fire Marshal/Fire Code Official (according to the Fire Protection Provisions of this Code and the FFPC) finds that the proposed design is satisfactory and complies with the intent of the provisions of this Code.

B. The material or method of construction offered for the purpose intended is at least the equivalent to or greater than that prescribed in the technical codes in quality, strength, effectiveness, fire resistance, durability, and safety. Where alternate life safety systems are designed, the "SFPE Engineering Guide to Performance-Based Fire Protection Analysis and Design of Buildings" or other methods approved by the Building Official or Fire Marshal/Fire Code Official (according to the Fire Protection Provisions of this Code and the FFPC) may be used. The Building Official or Fire Marshal/Fire Code Official (according to the Fire Protection Provisions of this Code and the FFPC) shall require that sufficient evidence or proof be submitted to substantiate any claim made regarding the alternative. Where the alternative material, design, or method of construction is not approved, the Building Official, Fire Marshal, or Fire Code Official shall respond in writing, stating the reasons why the alternative was not approved.

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

104.32.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this Code, or evidence that material(s) or method does not conform to the requirements of this Code, or in order to

substantiate claims for alternative materials or methods, the Building Official, Fire Marshal, or Fire Code Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this Code or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official, Fire Marshal, or Fire Code Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official, Fire Marshal, or Fire Code Official for the period mandated for public records.

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

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

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

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

104.35 Application for the use of alternative methods and materials.

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

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

104.36 Appeal. Any person whose request for alternate types of construction and materials or methods of design has been denied by the Building Official, Fire Marshal, or Fire Code Official may appeal to BORA.

104.37 Appeal by Others. Any person, in whose opinion, an action by the Building Official, Fire Marshal, or Fire Code Official approving or disapproving construction under this Code does not satisfy the standards of the Code for reasons of safety, quality, or strength, may appeal to BORA by written request to the secretary of the Board.

Section 105 Permits

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

105.1.1 Annual Facility Permit. The Building Official is authorized to issue an annual facility permit for any occupancy to facilitate routine maintenance or emergency service, repair, refurbishing, minor renovations of service systems, or manufacturing equipment installations/relocations. The Building Official shall be notified of major changes and shall retain the right to inspect at the site as deemed necessary. An annual facility permit shall be assessed with an annual fee valid for one (1) year from the date of issuance. A separate permit shall be obtained for each facility and for each construction trade, as applicable. The permit application shall contain a general description of the parameters of work intended to be performed during the year.

105.1.2 Annual Facility Permit Records. The holders of an annual premises permit shall maintain a detailed record listing all work performed under such annual facility permit on forms provided by the Building Official. They shall make that record available to the Building Official or their authorized employees upon demand in

order that the work may be inspected as deemed necessary. The holder of the annual facility permit shall be responsible for ensuring that all work performed under such permit conforms to this Code. If the inspection reveals that such work does not conform, the work will be corrected or removed. The annual premises permit shall be subject to cancellation for violation of the provisions of applicable regulations.

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

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

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

A. Renovation of an existing residential one- and two-family dwelling for purposes of providing accessibility to and throughout the dwelling, including ramps with a rise of 48 inches (1219 mm) or less, alteration to widen openings of interior doors, grab bars, and fixtures. This exemption does not include replacement of any exterior door or any interior or exterior structural element.

B. No permit shall be required in this or any of the following sections for general maintenance or repairs which do not change the occupancy and the value of which does not exceed fifteen hundred dollars ($1,500.00) in labor and material as determined by the Building Official.

C. No permit is required for the installation of a concrete slab on grade in the right-of-way that is less than two hundred fifty (250) square feet in total, installed entirely within a public right-of-way, and solely for accessibility to public transportation shall not be considered a structure as described in Section 105.1.

D. No permit shall be required for stormwater gutter systems installed on buildings regulated by the FBC Residential with an eave height of thirty (30) feet or less unless such gutters are installed behind any part of the eave drip metal.

E. **Electrical.**

   a. No permit shall be required for installations performed by companies regulated by Florida Statutes, Chapter 364, for unregulated inside telephone wiring on new construction for commercial occupancies.

   b. No permit shall be required for installations performed by companies whose work is regulated by Florida Statutes, Chapter 364, in single-family occupancies, whether detached or townhouse.

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

F. **Gas.**

   a. Portable heating appliance not connected to a building air distribution system.

   b. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

G. **Mechanical.**

   a. Portable heating appliance not connected to a building air distribution system.

   b. Portable ventilation equipment not connected to a building air distribution system.

   c. Portable cooling unit not connected to a building air distribution system.

   d. Steam, hot, or chilled water piping within any heating or cooling equipment regulated by this Code.

e. Replacement of any part that does not alter its approval or make it unsafe, including replacement of thermostats.

f. Portable evaporative cooler.

g. Self-contained refrigeration system containing ten (10) pounds (4.54 kg) or less of refrigerant and actuated by motors of one (1) horsepower (746 W) or less.

h. The installation, replacement, removal, or metering of any load management control device.

i. Portable air compressors, dust collectors, and their corresponding distribution systems.

j. Pool heating equipment. Plumbing and electrical permits are required.

H. **Plumbing.**

a. The stopping of leaks in drain, water, soil, waste, or vent pipes. If any concealed trap, drainpipe, water, soil, waste, or vent pipe becomes defective, and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work. A permit shall be obtained, and inspection made as provided in this code.

b. The clearing of stoppages or the repairing of leaks in pipes, valves, faucets, or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

c. The cleaning of septic tanks or temporary placement of chemical toilets on construction sites where such work is located within the property lines.

I. **Roofing.**

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

J. **Single-family dwelling**

1. A local government that issues building permits shall exempt an owner of a single-family dwelling or the owner's contractor from the requirement to obtain a building permit to perform any work valued at less than $7,500 on the owner's property.

2. The exemption under subparagraph 1 does not apply to any of the following:

    a. Work on a property that is partially or entirely located in a flood hazard area as defined by the Florida Building Code.

    b. Any electrical, plumbing, structural, mechanical, or gas work performed on property containing a single-family dwelling. A construction project may not be divided into more than one project for the purpose of evading the requirements of this paragraph. Roofing shall be considered structural as it applies to this exemption.

3. To qualify for the exemption under subparagraph 1, the owner or the owner's contractor must submit a written request for exemption to the local enforcement agency with a copy of the contract or other documentation demonstrating the nature and the value of the work to be performed.

4. A local government has no legal duty to the owner, contractor, or successors or assigns thereof for exempted work performed under this paragraph.

K. **Temporary hurricane and flood protection walls or barriers.**

1. A local government that issues building permits shall exempt an owner of a single-family dwelling or the owner's contractor from the requirement to obtain a building permit for the installation of temporary residential hurricane and flood protection walls or barriers that meet all of the following conditions:

    a. The wall or barrier is nonhabitable and non-load bearing.

    b. The wall or barrier is installed on the residential property of a single-family or two-family dwelling or townhouse.

    c. The wall or barrier is constructed to mitigate or prevent storm surge or floodwaters from entering a structure or property.

d. The wall or barrier is installed by a contractor licensed under part I of chapter 489.

e. The wall or barrier complies with applicable local zoning, drainage, easement, and setback requirements.

2. The exemption under subparagraph 1 does not apply to work on a property that is partially or entirely located in a flood hazard area as defined by the Florida Building Code.

3. To qualify for the exemption under subparagraph 1, the owner or the owner's contractor must submit a written request for exemption to the local enforcement agency with a copy of the contract or other documentation demonstrating the nature of the work to be performed.

4. A local government has no legal duty to the owner, contractor, or successors or assigns thereof for work performed under this paragraph.

5. The commission may adopt rules under s. 120.54 to incorporate necessary standards to implement this paragraph.

a. If a retaining wall spans more than one lot or parcel, a local government that issues building permits must issue a permit for a retaining wall for the project as a whole and may not require a building permit for each lot or parcel upon which a retaining wall is installed on the property of a single-family or two-family residential dwelling or a townhouse.

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

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

105.2.3 Public Service Agencies/Other Approvals. See Florida Statutes, 553.79. In addition, the Building Official shall require that the laws, rules, and regulations of any other regulatory AHJ, and where such laws, rules, and regulations are applicable and are known to the Building Official, shall be satisfied before a permit shall be issued. The Building Official shall require such evidence, as in their opinion is reasonable, to show such other approvals. The Building Official shall not thereby be held responsible for the enforcement of such other regulations as are not specifically authorized to enforce. Following are some, but not necessarily all, other agencies having jurisdiction:

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

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

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

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

A. The adequacy of waste treatment plants receiving waste from industrial, commercial, public, or dwelling units.

B. Waste treatment and disposal systems.

C. Waste disposal wells.

D. Wastewater collection systems.

E. Air pollution.

F. Underground and above-ground liquid fuel storage.

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

A. On-site sewage treatment and disposal systems.

B. Places where food or drink is prepared or served to the public but not regulated by the Department of Business and Professional Regulation or by the Department of Agriculture and Consumer Services.

C. Public water supply and supply wells.

D. Public swimming pools.

E. Chemical toilets as set forth in Section 311.1 of the Florida Plumbing Code.

F. Mobile home parks as set forth in Florida Statutes, Sections 513 and 723.

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

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

105.2.3.8 Federal regulations limiting construction during periods of national emergency.

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

105.2.3.10 The Rules and Regulations of the State Fire Marshal.

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

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

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

A. Fire Department and Police Department before obstructing or excavating in any public thoroughfare.

B. Engineering Department before cutting any street paving, sidewalk curb, or sewage system or part thereof or appurtenance thereof; or otherwise cutting, tapping, or piercing any public sewer or appurtenance thereof.

C. Building Official before the addition of any fixtures or the removal or alteration of any structural or load-bearing members.

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

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

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

105.3.0.2 Application Form. Each application for a permit shall be submitted with the required fee and filed with the Building Department on the Broward County Uniform Building Permit Application furnished for that purpose. The application shall describe the property on which the proposed work is to be done and shall include both the legal description and commonly known address. The application shall also show the use or occupancy of the building or structure; shall be accompanied by plans or specifications as required hereafter; shall state the value of the proposed work; as specified in Section 109, shall give such other information as reasonably may be required by the Building Official to describe the proposed work;

and shall be attested by the owner, qualified person or firm or authorized agents. The permit application shall be inscribed with the application date and the edition of the Code in effect and comply with the requirements of Florida Statutes, Section 713.135(5) and (6). The code in effect on the date of application shall govern the project. For a building permit for which an application is submitted prior to the effective date of the FBC, the state minimum building code in effect in the permitting jurisdiction on the date of the application shall govern the permitted work for the life of the permit and any extension granted to the permit.

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

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

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

105.3.1 Action on application. The Building Official and Fire Code Official or their duly authorized representative shall examine or cause to be examined applications for permits and amendments thereto within thirty (30) working days after plans or specifications are submitted and accepted for a building permit (other than expedited permits related to fire alarms and fire sprinkler systems as allowed by Florida Statutes 553.7932). The Building Official or their duly authorized representative shall notify the applicant, in writing or electronically, that a permit is ready for issuance or that additional information is required. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official or Fire Code Official shall reject such application in writing or electronically, stating the reasons, therefore citing relevant code sections. If the Building Official, after consulting with the Fire Code Official, is satisfied that the proposed work conforms to the requirements of this Code, laws, and ordinances applicable thereto, the Building Official shall issue a permit, as soon as practicable, to persons or firms qualified in accordance with Section 105.3.0.1.1 or FFPC, NFPA 1. When authorized through a contractual agreement with a School Board, in acting on applications for permits, the Building Official shall give priority to any applications for the construction of, or addition or renovation to, any school or educational facility.

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

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

105.3.1.3 If a state college or university, or public school district elects to use a local government's code enforcement offices, fees charged by counties and municipalities for enforcement of the FBC on buildings, structures, and facilities of state colleges and universities, and public school districts shall not be more

than the actual labor and administrative costs incurred for plan reviews and inspections to ensure compliance with the Code.

105.3.1.4 Permits shall be required for the following operations:

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

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

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

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

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

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

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

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

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

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

105.3.1.4.10.1 See FBC, Existing Building 706.1.1.

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

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

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

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

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

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

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

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

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

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

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

1. Plumbing documents for any new building or addition which requires a plumbing system with more than two hundred fifty (250) fixture units or which costs more than one hundred twenty-five thousand dollars ($125,000.00).
2. Fire sprinkler documents for any new building or addition, which includes a fire sprinkler system that contains fifty (50) or more sprinkler heads. Personnel, as authorized by Florida Statute, Chapter 633, may design a new fire sprinkler system of forty-nine (49) or fewer heads; may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition, or deletion of forty-nine (49) heads or fewer, notwithstanding the size of the existing fire sprinkler system; or may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation or deletion of 249 or fewer sprinklers, and the addition of up to 49 sprinklers, as long as the cumulative total number of fire sprinklers being added, relocated, or deleted does not exceed 249, notwithstanding the size of the existing fire sprinkler system, if there is no change of occupancy of the affected areas, as defined in FBC, Building and the FFPC, and there is no change in the water demand as defined in NFPA 13, Standard for the Installation of Sprinkler Systems, and if the occupancy hazard classification as defined in NFPA 13 is reduced or remains the same as a result of the alteration.
3. Heating, ventilation, and air-conditioning documents for any new building or addition that 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 that includes a medical gas, oxygen, steam, vacuum, toxic air filtration, clean agent fire extinguishing, or fire detection and alarm system that costs more than $15,000.
   Exception: Simplified permitting process.
   1. As used in this section, the term:
      a. "Alteration" means to add, install, relocate, replace, or remove.
      b. "Component" means valves, fire sprinklers, escutcheons, hangers, compressors, or any other item deemed acceptable by the local enforcing agency. For purposes of this paragraph, a valve does not include pressure-regulating, pressure-reducing, or pressure-control valves.
      c. "Contractor" means a person who:

1. Is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of chapter 489, *Florida Statutes*; or
2. Is qualified to engage in the business of fire protection system contracting pursuant to a license or certificate issued by the State Fire Marshal.

d. "Fire alarm system project" means a fire alarm system alteration of a total of 20 or fewer initiating devices and notification devices; the installation or replacement of a fire communicator connected to an existing fire alarm control panel in an existing commercial, residential, apartment, cooperative, or condominium building; or the replacement of an existing fire alarm panel using the same make and model as the existing panel.

e. "Fire sprinkler system project" means a fire protection system alteration of a total of 20 or fewer fire sprinklers in which the sprinklers are of the same K-factor and located in spaces where there is no change of hazard classification or increased system coverage area, or the installation or replacement of an equivalent fire sprinkler system component in an existing commercial, residential, apartment, cooperative, or condominium building. For purposes of this paragraph, a component is equivalent if the component has the same or better characteristics, including electrical, hydraulic, pressure losses, and required listings and spacing as the component being replaced.

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

b. May not require a contractor to submit plans or specifications as a condition of obtaining a permit for a fire alarm system project or fire sprinkler system project.

3. A local enforcement agency must issue a permit for a fire alarm system project or fire sprinkler system project in person or electronically within 2 business days after submission of a completed application. A contractor may commence work authorized by the permit immediately after submission of a completed application.

4. The local enforcement agency must provide an inspection within 3 business days after such inspection is requested, to ensure compliance with applicable codes and standards. If a fire alarm system project or fire sprinkler system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.

5. a. For a fire alarm system project, a contractor must keep a copy of the plans and specifications at the fire alarm system project worksite and make such plans and specifications available to the inspector for an on-site plans review at each inspection. If the local enforcement agency determines that it needs additional documents for recording purposes, the contractor must provide such documentation in paper or electronic form to the local enforcement agency within 4 business days after the inspection or 4 days after the documentation is requested, whichever is later. The local enforcement agency may not require additional plan reviews or documentation of areas or devices outside the scope of permitted work, as needed on permit applications.

b. For a fire sprinkler system project, a contractor must keep a copy of the plans and specifications at the fire sprinkler system project worksite and make such plans and specifications available to the inspector at each inspection. If the local enforcement agency determines that it needs additional documents for recording purposes, the contractor must provide such documentation in paper or electronic form to the local enforcement agency within 4 business days after the inspection or 4 days after the documentation is requested, whichever is later. The local enforcement agency may not require additional plans, reviews, or documentation of areas or devices outside the scope of permitted work, as needed on permit applications.

c. For a fire sprinkler system project to install or replace a component, a contractor must keep a copy of the manufacturer's installation instructions and any pertinent testing instructions needed to certify or accept the component at the fire sprinkler system project worksite and make such documents available to the inspector at each inspection.

6. A local government that fails to meet a deadline under subsection (3) or subsection (4) must refund the permit fee by 10 percent for each business day after such failure, unless the local

government and contractor agree in writing to a reasonable extension of time, the delay is caused by the applicant, or the delay is attributable to a force majeure or other extraordinary circumstances. Each 10-percent refund shall be based on the original amount of the permit fee.

5. Electrical documents. See *Florida Statutes* 471.003(2)(h).
   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*.
6. All public swimming pools and public bathing places defined by and regulated under Chapter 514, *Florida Statutes*.
7. See also section 107.3.4.

105.3.2 Time Limitation.

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

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

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

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

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

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

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

105.3.2.6 Work shall be considered to have commenced and be in active progress when the permit has received an approved inspection within ninety (90) days of being issued or if, in the opinion of the Building Official, the permit has a full complement of workers and equipment is present at the site to diligently incorporate materials and equipment into the structure, weather permitting. This provision shall not be applicable in the case of a civil commotion or strike or when the building work is halted due directly to a judicial injunction, order, or similar process. The fact that the property or parties may be involved in litigation shall not be sufficient to constitute an exception to the time period set forth herein.

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

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

105.3.2.8 If the work covered by the permit is subordinate to the permit issued to the general (or prime) contractor, i.e., plumbing, electrical, pool, etc., the subordinate permit will be in effect for the full time of the contract permit. **105.3.3** An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair, or addition unless attached to the permit the following statement: "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this County, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies."

105.3.4 Building permit application to local government.

105.3.4.1 A local government must approve, approve with conditions, or deny a building permit application after receipt of a completed and sufficient application within the following timeframes, unless the applicant waives such timeframes in writing:

1. Within 30 business days after receiving a complete and sufficient application, for an applicant using a local government plans reviewer to obtain the following building permits if the structure is less than 7,500 square feet (696 m2): residential units, including a single-family residential unit or a single-family residential dwelling, accessory structure, alarm, electrical, irrigation, landscaping, mechanical, plumbing, or roofing.
2. Within 60 business days after receiving a complete and sufficient application, for an applicant using a local government plans reviewer to obtain the following building permits if the structure is 7,500 square feet (696 m2) or more: residential units, including a single-family residential unit or a single-family residential dwelling, accessory structure, alarm, electrical, irrigation, landscaping, mechanical, plumbing, or roofing.
3. Within 60 business days after receiving a complete and sufficient application, for an applicant using a local government plans reviewer to obtain the following building permits: signs or nonresidential buildings that are less than 25,000 square feet (2323 m2).
4. Within 60 business days after receiving a complete and sufficient application, for an applicant using a local government plans reviewer to obtain the following building permits: multifamily residential, not exceeding 50 units; site-plan approvals and subdivision plats not requiring public hearing or public notice; and lot grading and site alteration.
5. Within 12 business days after receiving a complete and sufficient application, for an applicant using a master building permit consistent with Section 553.794, Florida Statutes, to obtain a site-specific building permit.
6. Within 10 business days after receiving a complete and sufficient application, for an applicant for a single-family residential dwelling applied for by a contractor licensed in this state on behalf of a property owner who participates in a Community Development Block Grant-Disaster Recovery program administered by the Department of Commerce, unless the permit application fails to satisfy the Florida Building Code or the enforcing agency’s laws or ordinances. However, the local government may not require the waiver of the timeframes in this section as a condition precedent to reviewing an applicant’s building permit application.

105.3.4.2 A local government must meet the timeframes set forth in this section for reviewing building permit applications unless the timeframes set by local ordinance are more stringent than those prescribed in this section.

105.3.4.3 After an applicant submits an application to the local government, the local government must provide written notice to the applicant within 5 business days after receipt of the application advising the applicant what information, if any, is needed to deem or determine that the application is properly completed in compliance with the filing requirements published by the local government. If the local government does not provide timely written notice that the applicant has not submitted a properly completed application, the application is automatically deemed or determined to be properly completed and accepted.

105.3.4.4 A local government shall maintain on its website a policy containing procedures and expectations for expedited processing of those building permits and development orders required by law to be expedited.

105.3.4.5 If a local government fails to meet a deadline under this subsection, it must reduce the building permit fee by 10 percent for each business day that it fails to meet the deadline, unless the parties agree in writing to a reasonable extension of time, the delay is caused by the applicant, or the delay is attributable to a force majeure or other extraordinary circumstances. Each 10-percent reduction shall be based on the original amount of the building permit fee, unless the parties agree to an extension of time.

105.3.4.6 A local enforcement agency does not have to reduce the building permit fee if it provides written notice to the applicant by e-mail or United States Postal Service within the respective timeframes in paragraph (a), which specifically states the reasons the permit application fails to satisfy the Florida Building Code or the enforcing agency's laws or ordinances. The written notice must also state that the applicant has 10 business days after receiving the written notice to submit revisions to correct the permit application and that failure to correct the application within 10 business days will result in a denial of the application.

105.3.4.7 If the applicant submits revisions within 10 business days after receiving the written notice, the local enforcement agency has 10 business days after receiving such revisions to approve or deny the building permit unless the applicant agrees to a longer period in writing. If the local enforcement agency fails to issue or deny the building permit within 10 business days after receiving the revisions, it must reduce the building permit fee by 20 percent for each business day that it fails to meet the deadline unless the applicant agrees to a longer period in writing.

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

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

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

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

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

105.3.8 A local government may not require a contract between a builder and an owner, any copies of such contract, or any associated document, including, but not limited to, letters of intent, material cost lists, labor

costs, or overhead or profit statements, for the issuance of a building permit or as a requirement for the submission of a building permit application.

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

105.4.1 Compliance.

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

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

105.4.1.3 The Building Official or Fire Marshal/Fire Code Official or their duly authorized representative (according to this Code and the FFPC) shall issue a notice of violation(s) of this Code or corrections ordered. Such notice shall be served on the permit holder or their job representative by mail, hand delivery, electronically, or may be posted at the site of the work. Refusal, failure, or neglect to comply with such notice or order within ten (10) days, except where an appeal has been filed with BORA, shall be considered a violation of this Code and shall be subject to the penalties as set in Section 114 of this Code.

105.4.1.4 After the local enforcing agency issues a permit, the local enforcing agency may not make or require any substantive changes to the plans or specifications except changes required for compliance with the Florida Building Code, Florida Fire Prevention Code, Life Safety Code, or local amendments thereto. If a local enforcing agency makes or requires substantive changes to the plans or specifications after a permit is issued, the local enforcing agency must 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 the information to the permit holder in writing.

105.5 Additional options for closing a permit.

A. Pursuant to Section 553.79(17), 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:

   a. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspections in order to close the permit. If a contractor other than the original contractor listed on the permit is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that they perform.

   b. The property owner may assume the role of an owner-builder in accordance with Florida Statutes, Sections 489.103(7) and 489.503(6).

   c. For purposes of this section, the term "close" means that the requirements of the permit have been satisfied.

B. If a building permit is expired and its requirements have been substantially completed, as determined by the local enforcement agency, the permit may be closed without having to obtain a new building permit. The work required to close the permit may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the permit unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design, or method of construction.

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

105.6 Suspension or Revocation of Permit.

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

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

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

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

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

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

105.6.5.1 Pursuant to Section 553.79(18), 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 arms-length purchaser of a property for value solely because a building permit applied for by a previous owner of the property was not closed. The local enforcement agency shall maintain all rights and remedies against the property owner and contractor listed on the permit.

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

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

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

105.9 Reserved. See Section 105.3.6 Asbestos.

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

establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, the final exterior treatment shall be completed prior to the final building approval.

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

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

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

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

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

105.15 Opening protection. When any activity requiring a building permit, not including roof covering replacement or repair work associated with the prevention of degradation of the residence, that is applied for on or after July 1, 2008, and for which the estimated cost is fifty thousand dollars ($50,000.00) or more for a building that is located in the wind borne debris region as defined in the FBC, and that has an insured value of seven hundred fifty thousand dollars ($750,000.00) or more, or, if the building is uninsured or for which documentation of insured value is not present, has a just valuation for the structure for purposes of ad valorem taxation of seven hundred fifty thousand dollars ($750,000.00) or more; opening protection as required within the FBC, Building or FBC, Residential for new construction must be provided.

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

105.16 Inspection of existing residential building not impacted by construction.

a. A local enforcing agency, and any local building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building permit the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought.

b. This subsection does not apply to a building permit sought for:

   1. A substantial improvement as defined in Florida Statutes, Section 161.54, or as defined in FBC.

   2. A change of occupancy as defined in FBC.

   3. A conversion from residential to nonresidential or mixed use pursuant to Florida Statutes, Section 553.79(20)(a), or as defined in FBC.

4. A historic building as defined in FBC.

c. This subsection does not prohibit a local enforcing agency, or any local building code administrator, inspector, or other official or entity, from:

1. Citing any violation inadvertently observed in plain view during the ordinary course of an inspection conducted in accordance with the prohibition in paragraph (a).

2. Inspecting a physically nonadjacent portion of a building, structure, or real property that is directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought in accordance with the prohibition in paragraph (a).

3. Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented to the inspection of that portion of the building, structure, or real property in accordance with the prohibition in paragraph (a).

4. Inspecting any portion of a building, structure, or real property pursuant to an inspection warrant issued in accordance with Florida Statutes, Sections 933.20-933.30.

105.17 Streamlined low-voltage alarm system installation permitting.

1. As used in this section, the term:

a. Contractor means a person qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under Part II of Chapter 489.

b. Low-voltage alarm system project means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in Florida Statutes, Section 489.505, including video cameras and closed-circuit television systems used to signal or detect a burglary, fire, robbery, or medical emergency that is hardwired and operating at low voltage, as defined in the National Electrical Code Standard 70, Current Edition, or a new or existing low voltage electric fence. The term also includes ancillary components or equipment attached to a low-voltage alarm system or low-voltage electric fence, including, but not limited to, home-automation equipment, thermostats, closed-circuit television systems, access controls, battery recharging devices, and video cameras.

c. Low-voltage electric fence means an alarm system, as defined in Section 489.505, that consists of a fence structure and an energizer powered by a commercial storage battery not exceeding twelve (12) volts, which produces an electric charge upon contact with the fence structure.

d. Wireless alarm system means a burglar alarm system or smoke detector that is not hardwired.

2. Notwithstanding any provision of law, this section applies to low-voltage alarm system projects for which a permit is required by a local enforcement agency. However, a permit is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment attached to the system.

3. A low-voltage electric fence must meet all of the following requirements to be permitted as a low-voltage alarm system project, and no further permit shall be required for the low-voltage alarm system project other than as provided in this section:

a. The electric charge produced by the fence upon contact must not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International Electrotechnical Commission Standard No. 60335-2-76, Current Edition.

b. A non-electric fence or wall must completely enclose the outside perimeter of the low-voltage electric fence. The low-voltage electric fence must be up to two (2) feet higher than the perimeter non-electric fence or wall.

c. The low-voltage electric fence must be identified using warning signs attached to the fence at intervals of not more than sixty (60) feet.

d. A low-voltage electric fence is allowed in any area unless the area is zoned exclusively for single-family or multi-family residential use. An area is not considered to be zoned exclusively for single-family or multifamily residential use if the area is within more than one zoning category.

e. The low-voltage electric fence shall not enclose the portions of a property that are used for residential purposes.

4. This section does not apply to the installation or replacement of a fire alarm if a plan review is required.

5. A local enforcement agency shall make uniform basic permit labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated in Florida Statutes, Section 553.793. The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.

   a. A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit information other than identification information of the licensee and proof of registration or certification as a contractor.

   b. A label is valid for one (1) year after the date of purchase and may only be used within the jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels in bulk for one (1) or more unspecified current or future projects.

6. A contractor shall post an unused uniform basic permit label in a conspicuous place on the premises of the low-voltage alarm system project site before commencing work on the project.

7. A contractor is not required to notify the local enforcement agency before commencing work on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a Low-Voltage Alarm System Project as provided under subsection (7) to the local enforcement agency within fourteen (14) days after completing the project. A local enforcement agency may take disciplinary action against a contractor who fails to submit a Uniform Notice of a Low-Voltage Alarm System Project.

8. The Uniform Notice of a Low-Voltage Alarm System Project may be submitted electronically or by facsimile if all submissions are signed by the owner, tenant, contractor, or authorized representative of such persons. The Uniform Notice of a Low-Voltage Alarm System Project shall be in the format prescribed by the local enforcement agency and must comply with the requirements of Florida Statutes, Section 553.793(7).

9. A low-voltage alarm system project may be inspected by the local enforcement agency to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass the inspection.

10. A municipality, county, district, or other entity of local government may not adopt or maintain in effect any ordinance or rule regarding a low-voltage alarm system project that provides additional requirements beyond those set out in this section for the installation or maintenance of a low-voltage alarm system project, or that is otherwise inconsistent with this section.

11. A uniform basic permit label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section.

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

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

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

Section 106 Floor and Roof Design Loads

106.1 Live loads posted. In commercial or industrial buildings, for each floor or portion thereof designed for live loads exceeding fifty (50) psf (2.40 kN/m^2), such design live loads shall be conspicuously posted by the owner in that part of each story they apply, using durable signs. It shall be unlawful to remove or deface such notices.

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

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

106.3.1 Storage and Factory-Industrial Occupancies. It shall be the responsibility of the owner, agent, proprietor, or occupant of Group S and Group F occupancies, or any occupancy where excessive floor loading is likely to occur, to employ a competent architect or engineer in computing the safe load capacity. All such computations shall be accompanied by an affidavit from the architect or engineer stating the safe allowable floor load on each floor in pounds per square foot uniformly distributed. The computations and affidavit shall be filed as a permanent record of the building department.

Section 107 Submittal Documents

107.1 General.

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

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

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

107.1.3 Replacement of windows, doors, or garage doors. Sealed drawings by a design professional are not required for the replacement of windows, doors, or garage doors in an existing one-family or two-family dwelling or townhouse if all of the following conditions are met:

1. The replacement windows, doors, or garage doors are installed in accordance with the manufacturer's instructions for the appropriate wind zone.
2. The replacement windows, doors, or garage doors meet the design pressure requirements in the most recent version of the Florida Building Code, Residential.
3. A copy of the manufacturer's instructions is submitted with the permit application in a printed or digital format.
4. The replacement windows, doors, or garage doors are the same size and are installed in the same opening as the existing windows, doors, or garage doors.

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

107.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents can be submitted when approved by the Building Official.

Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of this Code and the FFPC, relevant laws, ordinances, rules, and regulations, as determined by the Building Official or Fire Marshal/Fire Code Official (see also Section 107.3.5.1)

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

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

107.2.3 Means of egress. The construction documents shall comply with Chapter 10 of the FBC, Building, showing in detail all portions of the means of egress.

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

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

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

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

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

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

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

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

Exception 1. Building plans and specifications approved pursuant to Florida Statutes, Section 553 Part I, state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly, or construction at the site. Erection, assembly, and construction at the

site are subject to local permitting and inspections. Photocopies of plans approved according to FAC 61-41.009 shall be sufficient for local permit application documents of record for the modular building portion of the permitted project.

Exception 2. Reserved.

107.3.1 Approval of construction documents. When the Building Official issues a permit, the construction documents shall be approved electronically, in writing, or stamped, as "Reviewed for Code Compliance." The Building Official shall retain one (1) set of the approved (construction documents) plans and specifications. The other set shall be returned to the (applicant) permit holder, who shall maintain and keep this set at the site of work and available for inspections by the Building Official, Fire Marshal/Fire Code Official, or their duly authorized representative.

107.3.2 Previous approval. Reserved.

107.3.3 Phased approval. Reserved. See Section 105.13.

107.3.4.0 Requirements for Professional Design.

No person shall be required to qualify as an architect in order to make plans and specifications for, or supervise the erection, enlargement, or alteration of:

a. Any building upon any farm for the use of any farmer, regardless of the cost of the building;

b. Any one-family or two-family residence building, townhouse, or domestic outbuilding appurtenant to any one-family or two-family residence, regardless of cost; or

c. Any other type of building costing less than $25,000, except a school, auditorium, or other building intended for public use, provided that the services of a registered architect shall not be required for minor school projects pursuant to § 1013.45.

107.3.4.0.1 Other than Single-Family Residences. Reserved.

107.3.4.0.2 Single-family Residences. Reserved.

107.3.4.0.3 Plans and specifications for work that is preponderantly of an architectural nature shall be prepared by a Registered Architect, and work that involves extensive computation based on structural stresses shall, in addition, be prepared by a Professional Engineer.

107.3.4.0.4 Plans and specifications for work that is preponderantly of a mechanical, plumbing, or electrical nature shall be prepared by a Professional Engineer in accordance with 105.3.1.5.

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

107.3.4.0.6 For any work involving structural design, the Building Official may require that plans, calculations, and specifications be prepared by a Professional Engineer, regardless of the cost of such work.

107.3.4.0.7 Electrical plans and specifications for new construction shall be prepared by a Professional Engineer competent in the appropriate field of expertise for all buildings or structures having electrical services or systems as follows:

a. Residential systems requiring an aggregate electrical service capacity of more than 600 amperes or more than 240 volts.

b. Commercial or industrial systems requiring more than 800 amperes or more than 240 volts.

c. An electrical system having a cost value greater than one hundred twenty-five thousand dollars ($125,000.00).

d. An electrical system for an assembly area having an area greater than five thousand (5,000) square feet

e. A fire alarm or security alarm system that costs more than five thousand dollars ($5,000.00)

107.3.4.0.8 Signatures and Seals. All plans, specifications, and other construction documents required to be prepared by an Architect or Engineer shall be signed, dated, and sealed, either original signed wet seal,

embossed seal, or digital seal, according to the requirements of Chapters 471 and 481 of the Florida Statutes.

107.3.4.1 Deferred submittals. Reserved.

107.3.4.2 Certification by contractors. Reserved.

107.3.4.3 Application for Examination of Plans.

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

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

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

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

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

Exceptions:

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

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

A. Building.

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

2. Occupancy group and special occupancy requirements shall be determined.
3. The minimum type of construction shall be determined (see FBC, Building, Section 503).
4. Fire-resistant construction requirements shall include the following components:
    a. Fire-resistant separations
    b. Fire-resistant protection for the type of construction
    c. Protection of openings and penetrations of all rated components
    d. Fire blocking and draft-stopping
    e. Calculated fire resistance
5. Fire suppression systems shall include:
    a. Early warning
    b. Smoke evacuation systems schematic
    c. Fire sprinklers
    d. Standpipes
    e. Pre-engineered systems
    f. Riser diagram
6. Life Safety systems shall be determined and shall include the following requirements:
    a. Occupant load and egress capacities
    b. Early warning
    c. Smoke control
    d. Stair pressurization
    e. Systems schematic
    f. BDA submittal, if applicable
7. Occupancy Load/Egress Requirements shall include:
    a. Occupancy load
    b. Gross occupancy
    c. Net occupancy
    d. Means of egress
    e. Exit access
    f. Exit
    g. Exit discharge
    h. Stairs construction/geometry and protection
    i. Doors
    j. Emergency lighting and exit signs
    k. Specific occupancy requirements
    l. Construction requirements
    m. Horizontal exits/exit passageways
8. Structural requirements shall include:
    a. Soil conditions/analysis
    b. Termite protection
    c. Design loads
    d. Wind requirements
    e. Building envelope

f. Structural calculations (if required)

g. Foundation

h. Impact-resistant coverings or systems

i. Wall systems

j. Floor systems

k. Roof systems

l. Threshold inspection plan

m. Stair systems

n. Flood requirements in accordance with FBC Building, Section 1612, including proposed lowest floor elevations, enclosures, flood damage-resistant materials, and dry floodproofing design certification on a FEMA Dry Floodproofing Certificate or equivalent

o. For windows and door replacement, include the Broward County Uniform Retrofit Window and Door Schedule

9. Materials shall be reviewed and shall, at a minimum, include the following:

a. Wood

b. Steel

c. Aluminum

d. Concrete

e. Plastic

f. Glass

g. Masonry

h. Gypsum board and plaster

i. Insulating (mechanical)

j. Roofing

k. Insulation

10. Accessibility requirements shall include the following:

a. Site requirements

b. Accessible route

c. Vertical accessibility

d. Toilet and bathing facilities

e. Drinking fountains

f. Equipment

g. Special occupancy requirements

h. Fair housing requirements

11. Interior requirements shall include the following:

a. Interior finishes (flame spread/smoke develop)

b. Light and ventilation

c. Sanitation

12. Special systems:

a. Elevators

b. Escalators

c. Lifts

13. Swimming pools:
    a. Barrier requirements
    b. Spas
    c. Wading pools
14. Photovoltaic:
    a. Site plan
    b. Roof penetration approval
    c. Roof sealing detail
    d. Wind resistance ratings of modules
    e. Roof live load approval
    f. Fire classification of buildings and modules
    g. Rooftop shingle module ratings, if installed
    h. Design load path

B. Electrical

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

C. Gas

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

D. Mechanical

1. Calculation of heating and cooling loads as required by FBC, Energy Conservation.
2. A complete duct layout with:
    a. Specified materials
    b. Duct sizes
    c. Ventilation calculations, outside air intakes/makeup air
    d. CFM air volumes at each duct inlet and outlet
    e. Diffuser sizes
    f. Routing and location of ducts, including risers
    g. Thermal resistance ratings for ducts and duct insulation
3. Heating, ventilation, air conditioning, and refrigeration equipment, boilers, and appliances shall show:
    a. Equipment manufacturer
    b. Equipment model numbers
    c. Equipment locations
    d. Equipment efficiency ratings
    e. Equipment mounting/support details (mechanical equipment exposed to the wind must comply with Section 301.15 of the Florida Mechanical Code)
    f. For air conditioner replacements, include the Broward County Uniform Data Form for residential and light commercial air conditioning replacements.
4. Roof-mounted equipment shall show:
    a. Equipment access
    b. Equipment capacity in tonnage and horsepower
    c. Air conditioning refrigerant type and amount of refrigerant in the system (pounds)
    d. Detail of equipment attachment to roof stand/curb and attachment of roof stand/curb to supporting structure (must comply with requirements of the High-Velocity Hurricane Zone)
    e. Include Roof Top Mounted Equipment Affidavit
5. Fire protection assemblies and devices shall show make, model, type, location, and installation details for, but not limited to:
    a. Fire dampers
    b. Ceiling dampers
    c. Smoke dampers

d. Smoke detectors (duct)
e. Heat detectors
f. Automatic fire doors
g. Clean agent fire suppression systems

6. Exhaust systems shall show:
   a. Bathroom ventilation
   b. Kitchen equipment exhaust
   c. Clothes dryer exhaust
   d. Specialty exhaust systems
   e. Laboratory
   f. Smoke control systems
7. Piping shall show:
   a. All piping materials and sizes
   b. Piping locations and terminations
   c. Piping insulation materials and thickness
8. Chimneys, fireplaces, and vents shall show:
   a. Location
   b. Venting requirements
   c. Combustion air
9. Other:
   a. Details for exterior ventilation devices
   b. Any available product specifications
   c. Product listings
   d. Compressed air, vacuum, and pneumatic systems, and
   e. Liquid fuel storage and dispensing
10. Mechanical equipment, devices, appliances, and appurtenances comply with the design flood elevation.

E. Plumbing

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

F. Demolition.

1. Asbestos removal

107.3.5.1 Plans or specifications completely defining the work for each discipline (electrical, mechanical, plumbing, roofing, and structural) shall be submitted. Plans shall be electronically or mechanically reproduced prints on substantial paper showing completely all foundation, wall sections, floor plans, roof plans, and elevations at a scale no less than 3/16-inch equals one (1) foot, and the main details at a scale not less than ¾-inch equals one (1) foot or equivalent metric scale. Electrical plans shall be drawn at a minimum scale of ¼-inch equals one (1) foot for all buildings of less than five thousand (5,000) square feet or equivalent metric scale, except that an isometric or riser diagram need not be to scale. Designated electrical equipment rooms and meter rooms shall be drawn at a minimum scale of ½-inch equals one (1) foot or equivalent metric scale.

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

107.3.5.2.1 When applying for a permit, calculations prepared by the registered or licensed design professional for one- and two-family and townhouse shall be submitted for the complete building for the structural requirements of this Code.

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

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

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

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

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

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

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

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 Florida Statutes, Part XII of Chapter 468, and that any person conducting inspections is qualified as a building inspector under Florida Statutes, Part XII of Chapter 468.

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

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

Section 108 Temporary Structures and Uses

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

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

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

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

Section 109 Fees

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

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

109.3 Building permit valuations. The applicant for a permit shall provide an estimated job value at the time of application. Job valuations shall include the total value of work, including materials and labor, for which the permit

is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the Building Official. The final building permit valuation shall be set by the Building Official.

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

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

109.5 Related fees. Reserved.

109.6 Refunds. Refer to Florida Statutes 553.

Section 110 Inspections

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

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

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

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

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

110.1.5 Testing laboratories located outside of the State of Florida shall be under the supervision of an engineer legally qualified in the state in which the laboratory is located. The testing laboratory shall comply with the standard specification for agencies engaged in construction inspection, testing, or special inspection ASTM E329-14a.

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

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

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

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

A. Building.

1. **Piling.** To be made during the installation of piles by the Special Inspector.
2. **Foundation Inspection.** To be made after trenches are excavated and forms erected and shall at a minimum include the following building components: piling/pile caps, footer/grade beams, stem-wall, and monolithic slab-on-grade, form erection, and reinforcing steel placement prior to pouring of concrete.
   a. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the FEMA Elevation Certificate or equivalent shall be submitted to the Building Official.
3. **Floor Slab on Grade or Elevated.** To be made after necessary excavations, form erection as may be required, placement of reinforcing steel, mesh, and vapor barrier when specified, and prior to pouring concrete.
4. **Concrete Columns and Beams.**
   a. **Concrete Columns.** To be made after the placement of reinforcing steel and prior to the complete erection of forms and pouring of concrete.
   b. **Concrete Beams.** To be made after the erection of forms, placement of reinforcing steel, hangers, bracing, and shoring, and prior to pouring of concrete
5. **Concrete Unit Masonry/Engineered Masonry.** To be made at each successive pour after placement of the reinforcement and prior to the pouring of grout. See Sections 110.10.2.1 and 110.10.2.2
   a. Vertical cells
   b. Columns
   c. Lintels
   d. Tie beams
6. **Roof/Floor Trusses.** To be made after the erection of truss members, permanent and temporary bracing, roof sheathing, and bottom chord furring members and anchors.
7. **Wall/Floor Sheathing.** To be made after placement of panels or planking and sheathing fasteners.
8. **Roof Sheathing.** To be made after placement of panels or planking and sheathing fasteners, prior to application of base or anchor coat of roofing.
9. **Roofing Inspection.** To be made in accordance with Chapter 15 of the FBC, Building, and Section 706 of the FBC, Existing Building.
10. **Window and Door Inspection.** Two (2) inspections are to be made, one (1) after door and window bucks have been installed and the second after window and door assemblies have been installed and before attachments and connections to the building frame are concealed.
11. **Framing Inspection.** To be made after the installation of all structural elements, including the roof, furring, fire stops, fire-blocking, nailers, anchors, and bracing in place, chimneys, and prior to the installation of interior cladding, but after inspection of rough-in electrical, mechanical, and plumbing, which shall be completed prior to the request for a framing inspection. See mandatory inspections for electrical, mechanical, and plumbing.
12. **Wire Lath.** To be made after installation of all metal lath and accessories, prior to application of any coatings.
13. **Exterior wall covering.** Shall, at a minimum, include the following building components in progress inspections:
    a. Exterior wall covering and veneers
    b. Soffit coverings

14. **Energy insulation.** After installation in compliance with type and "R" values stipulated in energy calculations, and prior to installation of rock lath and drywall.
15. **Rock Lath.** To be made after installation of all rock lath, corner beads, strip reinforcement, and nailers for molding and trim, and prior to application of plaster basecoat.
16. **Drywall.** To be made after installation of drywall panels and prior to taping and spackling.
17. **Curtain Wall Inspection.** To be made at each floor level after curtain walls are installed and before curtain wall attachments are concealed.
18. **Storefront Inspection.** To be made after storefronts are installed and before storefront attachments are concealed.
19. **Hurricane Shutters.** To be made before the attachments and connections to the building are concealed, and when a job is completed. All shutters shall be installed for final inspection. On occupied buildings, all required means of egress and emergency exits shall be left uncovered.
20. **Photovoltaic.**
    a. Rough
        1. Check specifications, model numbers, and layout
        2. Check attachments, penetrations on the roof, and torque requirements
    b. Final
21. **Final Inspection.** To be made after installation and completion of all elements of construction, safeguards, and protective devices, and after final electrical, mechanical, and plumbing. Fire Department accessibility and all tests of fire alarm detection and suppression systems, smoke evacuation systems, and life safety systems shall be approved prior to final inspection and issuance of Certificate of Occupancy.
    a. In flood hazard areas, as part of the final inspection, a final FEMA Elevation Certificate or equivalent of the lowest floor elevation or an as-built FEMA Dry Floodproofing Certificate or equivalent for the elevation to which a building is dry floodproofed, as applicable, shall be submitted to the *building official*.
22. **Certificate of Occupancy.** This final inspection shall signify the completion of all work and that the structure is safe for occupancy. Final adjustments to mechanical devices may be made after this inspection and during occupancy.
23. **Fence.** Post-hole inspection when required. Final.
24. **Swimming Pools/Spas Inspection**

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

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

    After placing concrete, gunite, or shotcrete.

    - Survey as applicable

    Pool deck

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

    Final Inspections prior to filling the pool.

    - Child safety barrier - Florida Statutes 515
    - Perimeter fence (if applicable)

- Screen enclosure (if applicable)

B. Electrical.

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

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

C. Gas.

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

D. Mechanical.

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

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

E. Plumbing.

1. **General.** To be made for all underground work and at each floor and roof level where plumbing work is installed. All plumbing work shall be left uncovered and convenient for examination until inspected and approved by the plumbing inspector.
2. **Underground inspection:** To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
3. **Rough-in inspection.** To be made after the roof, framing, fire-blocking, and bracing are in place, and all soil, waste, and vent piping is complete, and prior to the installation of wall or ceiling membranes. Floors shall be left open in all bathrooms and elsewhere above all sanitary plumbing and water-supply piping and other plumbing work until it shall have been examined, tested, and approved.
4. **Swimming Pool/Spa Plumbing Installations.**
   a. Main drain(s)
   b. Perimeter plumbing, pressure test, and water features
   c. Final plumbing (after filling the swimming pool/spa with water and the filtration system is in operation)
   d. If a gas appliance, decorative appliance, or pool heater is installed. See Section 110.3.C. Gas.
5. **Final plumbing inspection.** To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy. Water shock or hammer in the water supply system will cause it to fail the final inspection.

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

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

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

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

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

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

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

110.3.3 Lowest floor elevation. Reserved.

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

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

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

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

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

110.3.7.1 Rough inspections:

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

b. Residential. Inspections at mechanical rough-in shall verify compliance as required by the code, approved plans, and specifications as to installed HVAC equipment type and size, required controls, system insulation and corresponding R-value, system air leakage control, programmable thermostats, dampers, whole-house ventilation, and minimum fan efficiency.

Exception: Systems serving multiple dwelling units exceeding three stories shall be inspected in accordance with the Florida Energy Conservation Code for commercial buildings, Section C104.2.4.

5. **Electrical rough-in inspection.** Inspections at electrical rough-in shall verify compliance as required by the code, approved plans, and specifications as to installed lighting systems, components, and controls, and installation of an electric meter for each dwelling unit.

110.3.7.2 Final inspection.

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

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

110.3.9 Special inspections. See Section 110.10 of this Code.

110.3.10 Final inspection. See Section 110.3 of this Code.

110.3.10.1 Flood hazard documentation. Reserved.

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

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

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

110.3.13 Virtual Inspections. Virtual inspections may be performed in accordance with the appropriate sections of FS 553 and other relevant statutes.

110.4 Inspection agencies. Reserved.

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

request is made prior to noon. Requests for inspections received after noon shall be made not later than the day after the following workday.

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

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

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

110.8.1 During new construction or during repair or restoration projects in which the structural system or structural loading of a building is being modified, the enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the Engineer or Architect of Record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building. The purpose of the structural inspection plans is to provide specific inspection procedures and schedules so that the building can be adequately inspected for compliance with the permitted documents. The Special Inspector may not serve as a surrogate in carrying out the responsibilities of the Building Official, the Architect, or the Engineer of Record. The contractor's contractual or statutory obligations are not relieved by any action of the special inspector.

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

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

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

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

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

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

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

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

110.8.5.5 No enforcing agency may issue a building permit for the construction of any threshold building except to a licensed general contractor, as defined in Florida Statutes, Section 489.105(3)(a), or to a

licensed building contractor, as defined in Florida Statutes, Section 489.105(3)(b), within the scope of their license. The named contractor to whom the building permit is issued shall have the responsibility for supervision, direction, management, and control of the construction activities on the project for which the building permit was issued.

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

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

110.9 The Inspector shall inspect all work for which a request for inspection is made and shall, after inspection, either approve by signing the appropriate sections of the building permit card or inspection record or other electronic means which has been approved by the Building Official or disapprove the work and notify the permit holder of the discrepancies found and order corrections within a reasonable period of time. Violations or correction notices shall be written and posted at the job site stating the specific reference to the code section(s) that have been violated.

110.10 Special Inspector

110.10.1 The Building Official, upon the recommendation of the Chief Structural Inspector or upon the Building Official's initiative, may require the owner to employ a Special Inspector for the inspection of the structural framework, or any part thereof, as herein required:

110.10.1.1 Buildings or structures or part thereof of unusual size, height, design, or method of construction and critical structural connections:

1. Placement of piling.
2. Windows, glass doors, external protection devices, and curtain walls on buildings over two (2) stories.
3. The method or pace of construction requires continuous inspection.
4. In the opinion of the Building Official, any other additional inspections that are required.

110.10.2 The Building Official shall require the owner to employ a special inspector for the inspections herein required:

110.10.2.1 Precast concrete units

110.10.2.2 Reinforced unit masonry

110.10.2.3 Connections

110.10.2.4 Metal building systems

110.10.2.5 Smoke control systems

110.10.3 The person employed by the owner as a Special Inspector shall be subject to verification of qualifications by the Chief Structural Inspector or Chief Mechanical Inspector, as applicable.

110.10.4 The Chief Structural Inspector or Chief Mechanical Inspector, as applicable, shall require that the Architect or Engineer of Record submit an inspection plan which shall specify the scope and nature of inspections to be performed. The Special Inspector or their authorized representative shall make all inspections in accordance with the approved inspection plan.

110.10.5 Special Inspector shall be an architect or engineer or their duly authorized representative.

Exception 1: Special Inspector for smoke control systems shall meet the qualifications required in FBC 909.18.8.2

110.10.6 The Special Inspector shall be responsible for compliance with the applicable portions of the permitted construction documents as delineated in the special inspection plan and shall submit progress reports and inspection reports to the Chief Structural Inspector or Chief Mechanical Inspector, as applicable, for submittal to the Building Official. Structural inspections performed by the Special Inspector shall satisfy the requirements for mandatory inspections by the FBC.

110.10.6.1 A log of all progress reports and inspection reports shall be maintained at the job site.

110.10.6.2 Signed and sealed progress reports and inspection reports shall be submitted to the Chief Structural Inspector or Chief Mechanical Inspector, as applicable, for submittal to the Building Official on a weekly basis.

Exception: The Chief Mechanical Inspector or Building Official shall determine the frequency for the submitting of progress reports for smoke control systems.

110.10.6.3 The municipality shall monitor the progress of the Special Inspector on a regular basis.

110.10.7 At the completion of the work, the Special Inspector shall submit a signed and sealed Certificate of Compliance to the Chief Structural Inspector or Chief Mechanical Inspector, as applicable for submittal to the Building Official, stating that the work was done, substantially in accordance with the applicable portions of the permitted construction documents as delineated in the special inspection plan.

Exception: Reports for Smoke Control Systems shall comply with FBC 909.18.8.3 Reports and FBC 909.18.8.3.1 Report filing.

110.11 Official Reports. The Building Official shall keep records of inspections, Certificates of Compliance, results of tests, plans, specifications, surveys, and Certificates of Occupancy for a period of not less than what is required in Section 107.5. Such records shall become a part of the public records and open to public inspection, except as may be elsewhere specifically stipulated.

110.12 Clean-up of Construction Site. Upon completion of the proposed work, the permit holder shall leave the construction site cleared of rubbish, debris, construction sheds, or materials of construction. In the event there has been damage to public property or that rubbish, debris, construction sheds, or materials of construction have been left at the construction site, then the Building Official shall refuse to make a final inspection and shall notify the permit holder to correct the condition of violation within five (5) days. For failure to comply with such notice after such period of five (5) days, the permit holder is subject to the penalties specified herein, and the Building Official shall have the clean-up work done and public property restored and shall notify the legal authority, who shall institute the necessary action to have the costs placed as a lien against the property in relation to which the permit was issued.

110.13 Special Hurricane Provisions. During such periods of time as are designated by the National Weather Service as being a hurricane watch, all furniture, display racks, material, and similar loose objects in exposed outdoor locations shall be lashed to rigid construction or stored in buildings. The Building Official shall issue orders to secure all construction sites. Orders shall be oral or written and shall be given to any person on the premises most logically responsible for maintenance or by facsimile to the responsible entity if such entity is known.

110.13.1 Any person, firm, or corporation receiving an order from the Building Official to comply with this section shall comply with said order within the time specified on the order.

110.13.2 Construction Waste and Construction Materials.

110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring and any contractor responsible for said construction to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs. After a hurricane watch or warning has been suspended, the City's Building Official shall give said owner or contractor reasonable time to clear the road rights-of-way of construction waste and trash.

110.13.2.2 Notices issued by the National Weather Service of a hurricane watch are deemed sufficient notice to the owner of real property upon which construction is occurring or any contractor responsible

for said construction to secure loose construction debris and loose construction materials against the effects of hurricane force winds.

110.13.2.3 Pursuant to this section, it shall be a violation of this Code for an owner of the real property upon which construction is occurring, or any contractor responsible for said construction, to have on that property loose construction materials that are not fastened or secured to the ground or any permanent structure. Materials stockpiled on top of any structure under construction shall be permanently installed by the property owner or contractor upon a hurricane watch; provided, however, in the event such installation cannot be timely completed, then the property owner or contractor shall:

1. Band together the construction materials and fasten them to the top of the structure in such a manner so as not to present a threat of their becoming airborne during severe weather or
2. Remove the construction materials from the top of the structure and fasten them down to the ground or
3. Remove the construction materials from the job site or
4. Store the construction materials inside an enclosed structure.

110.13.3 From June 1 to November 30 of each calendar year (the National Weather Service designated hurricane season), building materials shall be loaded on a roof no earlier than twenty (20) working days prior to the permanent installation of those materials.

110.13.4 After winds of hurricane velocity are experienced and have subsided, the Building Official shall investigate to determine if damage has occurred to buildings or other structures.

110.13.5 No building, structure, assembly, or part thereof, which was damaged, collapsed, out of plumb, or alignment shall be repaired, altered, or otherwise returned to its original position without inspection and approval by the Building Official.

110.13.6 Physical damage occurring to meter troughs, risers and masts, weather heads, and associated electrical equipment on the exterior portion of residential structures shall be repaired by a qualified electrical contractor. Upon completion of said repairs:

110.13.6.1 Contractor shall tag the completed work with appropriate identification, including customer name, customer address, a brief description of the repair, contractor name, contractor license number, and contractor phone number for Florida Power & Light Company (FPL) and inspecting authorities. Tag, and text shall be durable and weather resistant.

110.13.6.2 FPL may, upon acknowledging the tag, reconnect the electrical service without inspection by the inspecting authorities. FPL shall take due care to ensure safety before energizing the service.

110.13.6.3 Contractor shall obtain permits after the fact within thirty days of the occurrence.

110.13.6.4 FPL shall record and submit to individual inspecting authorities a list of electrical service reconnections and locations within thirty (30) days after the emergency or crisis conditions have subsided.

110.13.7 Storm Shutter Placement during Hurricane Season. After the termination of such periods of time that had been designated by the National Weather Service as being a hurricane watch or warning, hurricane protective devices installed on occupied buildings that impede required egress or required light and ventilation shall be removed within fifteen (15) days.

110.14 Period of a Declared Disaster. During periods of a state of emergency or disaster as declared by the Governor, building owners and/or their designated representatives may institute temporary repairs to their property in order to restore the impermeability to the building envelope and/or perform any service required to make the structure safe, secure and minimize further damage. Such repairs shall be temporary in nature and may be undertaken without repair permits and inspections by the local building department as long as the damaged building components and their respective attachments are not permanently concealed. Prior to the permanent repair/reconstruction being commenced, a permit shall be obtained per Section 105, or a demolition permit shall be obtained by a licensed demolition contractor pursuant to Section 105.18 of this Code. All work performed prior to obtaining a permit shall comply with the FBC or shall be replaced by permitted work. In order to comply with the FBC, and with the approval of the Building Official, the property owner may retain the services of a Special Inspector as described in, complying with all the requirements of Section 110.10.

110.14.1 Inspection requests. During periods of emergency or disaster, as declared by the governor, the time frame for performing requested inspections can be extended by the Building Official as personnel availability allows.

110.14.2 Approval required. During periods of emergency or disaster, as declared by the governor, inspections performed via electronic or photographic media can be acceptable on a case-by-case basis as determined by the Building Official.

110.14.3 Inspection records. During periods of emergency or disaster, as declared by the governor, electronic records of inspection results can be acceptable on a case-by-case basis, as determined by the Building Official.

110.14.4 Special inspections. During the emergency or disaster period, as declared by the governor, the Building Official may accept special inspection reports as outlined in Section 110.10, Special Inspector, for structural, electrical, mechanical, and plumbing inspection portions, including those performed by qualified engineers or architects for electrical, mechanical, and plumbing inspections. During periods of emergency or disaster, as declared by the governor, inspections performed via electronic or photographic media can be acceptable on a case-by-case basis as determined by the Building Official.

110.14.5 Reroofing Inspections. During the emergency or disaster period, as declared by the Governor, the Building Official may, at their option, allow an architect or engineer or their duly authorized representative to perform required re-roofing inspections. The architect or engineer shall submit sealed inspection reports to the Building Official. During periods of emergency or disaster, as declared by the governor, inspections performed via electronic or photographic media can be acceptable on a case-by-case basis as determined by the Building Official.

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

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

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

110.14.9 Suspension of certification requirements. See Section 113.11.7

110.15 Building Safety Inspection Program.

110.15.1 BORA has established a building safety inspection program for buildings and structures that are 25 years of age or older.

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

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

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

1. US Government Buildings
2. State of Florida Buildings
3. Buildings built on sovereign tribal lands.
4. School buildings under the jurisdiction of the Broward County School Board.
5. Single-family, two-family, three-family, and four-family dwellings with three or fewer habitable stories above ground.
6. Fee simple Townhouses as defined in the Florida Building Code.
7. Minor structures, defined as buildings or structures in any occupancy group having a building area of less than three thousand five hundred (3,500) square feet.

8. Railroads and ancillary facilities associated with the railroad.

110.15.5 Subsequent building safety inspections shall be required at 10-year intervals from the year the building or structure reaches 25 years of age (as applicable), regardless of when the previous inspection report for the building or structure is finalized or filed.

Section 111 Certificates of Occupancy and Completion

111.1 Certificate of Occupancy.

111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy therefor as provided herein. Said certificate shall not be issued until all requirements of the FBC and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by the Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. See Florida Statutes 553.791(13) for additional requirements for the issuance of a Certificate of Occupancy or Certificate of Completion.

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

111.2 Certificate Issued. After the Building Official or duly authorized representative inspects the building or structure and does not find violations of the provisions of this Code or other laws that are enforced by the AHJ, the Building Official shall issue a Certificate of Occupancy or Certificate of Completion that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this Code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction
7. The name of the Building Official.
8. The edition of the code under which the permit was issued.
9. The use and occupancy, in accordance with the provisions of FBC, Building, Chapter 3.
10. The type of construction as defined in FBC, Building, Chapter 6.
11. The design occupant load and the number of persons for each floor, and the allowable load live or dead per square foot for each floor in accordance with the provisions of this Code.
12. If an automatic sprinkler system is provided, whether the sprinkler system is required.
13. This Certificate of Occupancy is issued under the provisions of Florida Statutes 553.791 utilizing:
    - Plan Review □ YES □ NO
    - Inspections □ YES □ NO
14. Any special stipulations and conditions of the building permit.

111.3 Temporary/Partial Certificate of Occupancy.

111.3.1 The Building Official is authorized to issue a Temporary Certificate of Occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely, providing the building to be occupied has, to the satisfaction of the Building Official, met all the code provisions related to sanitary facilities, electric service, means of egress, fire resistive separation, structural adequacy, and life safety requirements as found in the FBC, Fire Protection Provisions of this Code and the FFPC for the use of a building. The Building Official shall set a time period during which the temporary Certificate of Occupancy is valid.

Exception: Two-way radio communication enhancement systems. For buildings not exempted by Florida Statutes 633.202(18)(h) from meeting the minimum radio signal strength requirements or having a radio signal strength assessment for public safety agency communications, see Florida Statutes, 553.79(23).

111.3.2 Partial Certificate of Occupancy. A Partial Certificate of Occupancy may be issued by the Building Official for portions of a building, providing such portions comply with the requirements for a Certificate of Occupancy and the portions of the building are isolated from the portions in which construction activities are continuous. Areas not included in the Partial Certificate of Occupancy shall not be occupied until such areas are completed satisfactorily for issuance of a Certificate of Occupancy. Each area shall not be occupied until inspected and approved and additional Partial Certificates of Occupancy are issued. The final Certificate of Occupancy shall not be issued for the entire building until the requirements of Section 111.1 are complied with.

111.4 Revocation. The Building Official is authorized to serve a notice of the suspension or revocation of the Certificate of Occupancy or Completion, issued under the provisions of this Code, in writing, on the person or persons using or causing the use of a building or structure, wherever the certificate is issued in error, or based on correct information supplied, or where it is determined that the building or structure or portion thereof violates any ordinance, regulation, any of the provisions of this Code or Fire Protection Provisions of this Code and the FFPC. After the receipt of such notice or order, the building or portion thereof shall be brought into compliance with this Code within a reasonable time, as determined by the Building Official.

111.5 Certificate of Completion. A Certificate of Completion is proof that a structure or system is complete and, for certain types of permits, is released for use and may be connected to a utility system. This certificate does not grant authority to occupy or connect a building, such as a shell building, prior to the issuance of a Certificate of Occupancy. For Certificate of Completion content, refer to Section 111.2.

(Amend. of 2-12-26(2), eff. 3-2-26)

Section 112. Service Utilities

112.1 Connection of service utilities. A person shall not make connections from a utility source of energy, fuel, or power to any building or system that is regulated by this Code and for which a permit is required until a Certificate of Occupancy or Completion is issued or released by the Building Official or their duly authorized discipline Chief.

Exception: Temporary connections per Section 112.2

112.2 Temporary connection. The Building Official or their duly authorized discipline chief may authorize the temporary connection of the building or system to the utility source of energy, fuel, or power for the purpose of testing building service systems or for use under a Temporary Certificate of Occupancy.

112.2.1 Energizing Systems. It shall be unlawful for any person, firm, or corporation to energize any wiring system or portion thereof until the electrical work has been inspected and approved and the responsible person, firm, or corporation is authorized by the appropriate governmental jurisdiction to energize the system.

112.3 Authority to disconnect service utilities. The Building Official or their duly authorized discipline chief or Fire Chief shall have the authority to authorize disconnection of utility service to the building, structure, or system regulated by the reference codes and standards set forth in Section 101.4 in case of an emergency where necessary to eliminate an immediate hazard to life or property or where such utility connections have been made without the approval required by Section 112.1 or 112.2. The Building Official or Chief Electrical Inspector shall notify the serving utility and, whenever possible, the owner and occupant of the building, structure, or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure, or service system shall be notified in writing as soon as practical thereafter.

112.4 Sewer connections. No person shall make any connection to a public or private sewer, or appurtenance thereof, without the authorization of the Building Official or Chief Plumbing Inspector.

Section 113. Board of Rules and Appeals

113.1 General. In order to determine the suitability of alternate materials and types of construction to provide for reasonable interpretation of the provisions of this Code and to assist in the control of the construction of buildings

and structures, there is hereby created BORA, appointed by the appointing authority, consisting of thirteen (13) members and nine (9) alternates who are qualified by training and experience to pass on matters pertaining to building construction.

113.1.1 Secretary to the Board (Administrative Director) and employees. BORA is authorized to hire a full-time secretary. Office space, office equipment, and such other material, equipment, and services required to operate such office shall be furnished by the Broward County Commissioners. The Board may hire other personnel as they are deemed necessary by said Board with permission from the Broward County Commissioners.

113.2. Staff. BORA shall maintain a staff to coordinate the enforcement of this Code and the FFPC and shall be called the Code Compliance Department. The department shall consist of the administrative director and Chief Code Compliance Officers (electrical, fire prevention, mechanical, plumbing, energy conservation, and structural). Chief Code Compliance Officers shall be certifiable as Chiefs in their respective disciplines, and the Chief Fire Prevention Code Compliance Officer shall be certifiable as Fire Marshal/Fire Code Official. The Chief Code Compliance Officers shall have the authority to inspect and review plans in their disciplines. They shall be responsible for seeing all Building and Fire Departments are uniformly enforcing this Code in all cities and the unincorporated areas in Broward County. The code compliance staff shall work directly under the Administrative Director, who will be directed by the full BORA.

113.3 Membership.

113.3.1 The Membership of BORA is as stated in the current County Charter.

113.3.1.1 A quorum of the Board of Rules and Appeals shall consist of a majority of the total membership of the Board of Rules and Appeals, and a majority vote of those members voting on a measure shall be necessary for the Board of Rules and Appeals affirmative action. With a total membership of 13 members, a quorum is 7.

113.3.1.2 All appointments shall be for a term of three (3) years. All members and alternates shall continue in office until their successors are duly appointed.

113.3.1.3 The Board shall adopt rules of procedure to seat alternates in the event all board members are not present for a scheduled meeting of the Board.

113.4 The Broward County Commission or Broward County League of Cities, whichever is the appointing authority, may remove, either by its action or upon recommendation of the majority of BORA, any member or alternate for misconduct, incompetence, or neglect of duty. However, any member or alternate so removed may, within ten (10) days, request a public hearing before the public body who attempts to remove the member or alternate, and the member or alternate shall receive such hearing before such removal shall be final.

113.5 Any vacancies shall be filled for the remainder of the former member's or alternate's term of office by appointment of the Broward County Commission when the former member or alternate was an appointee of the Commission or by the Broward League of Cities when the former member or alternate was an appointee of the League.

113.6 It shall be the function of BORA, created by this Charter, to exercise the powers, duties, responsibilities, and obligations as set forth and established in Chapter 71-575, Laws of Florida, Special Acts of 1971, as amended by Chapters 72-482 and 72-485, Laws of Florida, Special Acts of 1972; Chapters 73-437, and 74-448, Laws of Florida, Special Acts of 1974; the Florida Building Code and the SFBC as enacted and amended by Chapter 71-575, as amended.

113.7 Compensation. Members shall serve without compensation but shall be entitled to reimbursement for necessary expenses in the performance of their official duties upon approval of the appointing authority.

113.8. Meetings.

113.8.1 Meetings of BORA shall be held at the call of the Chairperson and at such other times as the Board may determine.

113.8.2 The Board shall select one (1) of its members to serve as Chairman and one (1) to serve as Vice-Chairman to act in the absence of the Chairman. A detailed record of all proceedings shall be kept on file in the office of the Secretary. The Board shall establish rules and regulations for its procedure.

113.8.3 Hearings.

113.8.3.1 All hearings shall be open to the public, and any person whose interest may be affected by the matter on appeal shall be given an opportunity to be heard.

113.8.3.2 The hearing shall be informal and need not be conducted according to technical rules relating to evidence and witnesses.

113.8.3.3 Any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to relying in the conduct of serious affairs, regardless of the existence of any common law or statutory rules which might make improper the admission of such evidence over objection in civil actions.

113.8.3.4 Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions.

113.8.3.5 The rules of privilege shall be effective to the same extent that they are now or hereafter may be recognized in civil actions, and irrelevant and unduly repetitious evidence shall be excluded.

113.8.4 Conflict of Interest. No member of the Board shall sit as a voting member in any hearing involving any question in which they have a personal or financial interest and shall be sequestered during the deliberation and vote of the Board.

113.8.5 Quorum. A quorum of the Board of Rules and Appeals shall consist of a majority of the total membership of the Board of Rules and Appeals, and a majority vote of those members voting on a measure shall be necessary for the Board of Rules and Appeals affirmative action. With a total membership of 13 members, a quorum is 7.

113.8.6 Written notice of the Board decision shall be furnished to the appellant when requested.

113.8.7 When an appeal of a decision of a Building Official/Fire Code Official or their subordinate has been filed with BORA that Building Official, Fire Code Official, or their designated representative shall be responsible to (1, 2, 3, or all):

113.8.7.1 Respond to BORA in writing, defending their decision or interpretation within five (5) working days.

113.8.7.2 Attend the Board meeting when the appeal is on the agenda.

113.8.7.3 Take immediate action in accordance with the decision of BORA. Immediate action shall be that a Certificate of Completion, Temporary Occupancy, or a Certificate of Occupancy shall not be issued until compliance with the decision of the Board has been completed.

Exception: For fire-related appeals only, see the FFPC.

113.9 Duties

113.9.1 Appeal from decision of Building Official, Assistant Building Official, or Chief Inspector. The Board shall hear all appeals from the decisions of the Building Official, Assistant Building Official, or Chief Inspector wherein such decision is on matters regulated by this Code from any person, aggrieved thereby, and specifically as set forth in Section 104.32. Alternate materials, designs, and methods of construction and equipment application for appeal shall be in writing and addressed to the Secretary of the Board.

113.9.2 Interpret the Code at the request of the Building Official, Assistant Building Official, Chief Inspector, Fire Code Official, or BORA staff. At the request of the Building Official, Assistant Building Official, Chief Inspector, Fire Code Official, or BORA staff, the Board shall issue interpretations or opinions on any matter pertaining to this Code and the FFPC.

113.9.3 Investigate Enforcement. BORA, upon the request of any person charged with the responsibility of enforcing the Code, or upon its own initiative, shall conduct an investigation into enforcement of this Code and shall have the power to suspend or revoke any permits issued thereunder after a hearing at which interested persons may appear and be heard, and evidence indicates that the best interests of the public are served by such action except in regard to the qualifications of the applicant for the permit.

113.9.4 BORA shall make any desired amendments or revisions to the Code.

113.10 Cost of appealing to the Board. Reserved.

113.11 Procedure for Appeals. Any person aggrieved by anyone enforcing this Code who desires to appeal to this Board shall first contact the Secretary of the Board for a date for the appeal to be heard. Notice of Appeal shall be sent to the governing body of the jurisdiction wherein the dispute arose, and said notice shall contain the following:

113.11.1 The time and date of the hearing.

113.11.2 A clear and concise statement of the subject to be decided on appeal sufficient to put the said governing body on notice so that they may defend their interpretation of this Code.

113.11.3 The notice shall be sent by certified mail with a return receipt and by facsimile or electronic media, with a receipt showing delivery by noon or by personal delivery by noon at least nine (9) days prior to the hearing. The Board, at its discretion, may require a specific form for this notice. For an appeal to be valid, a written rejection from the denial AHJ shall be included. The denial authority shall respond in writing to the appellant.

113.11.4 The appellant shall also file a copy of their notice of appeal with the secretary of the board at the same time that they notified the governing body and said secretary shall deliver to each member of the Board, a copy of the notice, with sufficient time before the hearing for the Board members to study the dispute. Procedure for appeals may be changed from time to time by the Board if they deem it necessary for the benefit of the public. Whenever feasible, the Chief Inspector involved in the appeal shall present the jurisdiction's position and justifications for the appeal at the Board meeting.

113.11.5 Notwithstanding, and in addition to, the jurisdiction of BORA created by Chapter 71-575, Laws of Florida, Building Code as applicable to Broward County may be enforced by injunctive proceedings or other appropriate legal proceedings in the appropriate court having jurisdiction thereof, upon petition or complaint filed by BORA, which is hereby granted the power to sue and be sued, or by any aggrieved person, any interested citizen, citizen's association, corporation or other business entity if any elected or appointed officials named in Section 3 of Chapter 71-575 or any Building Official fails or refuses to comply with said code.

113.11.6 Certification of Building Official, Assistant Building Official/Code Administrator, Chief Electrical Inspector, Electrical Plans Examiner, Electrical Inspector, Chief Mechanical Inspector, Mechanical Plans Examiner, Mechanical Inspector, Chief Plumbing Inspector, Plumbing Plans Examiner, Plumbing Inspector, Roofing Inspector, Chief Structural Inspector, Structural Plans Examiner, Structural Inspector, Fire Marshal/Fire Code Official, Assistant Fire Marshal, Fire Plans Examiner, and Fire Inspector. BORA shall have the duty, as set forth in Section 104 of this Code, to accept and review certification applications and to certify or refuse to certify applicants for Building Official, Assistant Building Official, Chief Electrical Inspector, Electrical Plans Examiner, Electrical Inspector, Chief Mechanical Inspector, Mechanical Plans Examiner, Mechanical Inspector, Chief Plumbing Inspector, Plumbing Plans Examiner, Plumbing Inspector, Roofing Inspector, Chief Structural Inspector, Structural Plans Examiner, Structural Inspector, Fire Marshal, Assistant Fire Marshal/Fire Code Official, Fire Plans Examiner, and Fire Inspector to be employed by any inspection authority regulated by this Code.

113.11.7 Suspension of Certification Requirements. During an emergency period proclaimed by the Governor, the Chairperson of BORA or designee may temporarily suspend the Broward County certification requirements for all individuals certified by the State of Florida, Department of Business and Professional Regulation, BCAIB as building code administrators, plans examiners, and inspectors. The length of time that this suspension will be in effect will be for an initial period not to exceed ninety (90) calendar days. BORA may extend this period if conditions warrant. This temporary suspension of the certification requirement shall not apply to an individual being hired on a permanent basis.

113.12 Powers

113.12.1 BORA may interpret the provisions of this Code to cover a special case if it appears that the provisions of this Code do not cover the question or that the intent is not clear, or that ambiguity exists in the wording, but it shall have no authority to grant variances where the code is clear and specific.

113.12.2 The use of alternate materials or types of construction not clearly comparable with the materials and types of construction specified in this Code may not be granted by BORA, but the Board, if favorable to such use, may amend this Code to make such use lawful.

113.12.3 The Board shall have the power to affirm, modify, or reverse the decision of the Building Official wherein such decision is on matters regulated by this Code.

113.12.4 BORA shall have the powers as specified in Section 116 of this Code, "Unsafe Structures and Equipment."

113.12.5 BORA shall have the power to suspend or revoke permits, as specified in Section 105.6 of this Code.

113.12.6 When it is deemed necessary by the Board, it may request experienced and technical advice on any specific subject or subjects from any qualified person or persons, and such request may be for attendance at board meetings or for written analysis of the specific problem. BORA may establish panels of industry, either standing or temporary, for technical analysis of specific subjects.

113.13 Reciprocity.

113.13.1 BORA shall have the authority to meet with similarly constituted and authorized boards for the purposes of discussion, decision, and similar matters of area-wide industry concern.

113.13.2 Decisions of the majority of all members at joint meetings, as referred to herein, shall not be binding on BORA. The decisions of joint meetings with other boards may be accepted, rejected, or accepted with modifications.

113.14 Review of Board Decisions.

113.14.1 Any substantially affected person aggrieved by a decision of BORA, whether or not a previous party to the decision, may file an appeal pursuant to Florida Statutes, Section 553.775(3)(c). The Florida Building Commission may review Board appeal decisions related to the Florida Building Code. Review of other decisions of BORA shall be as provided in the Florida Rules of Appellate Procedure for judicial review of administrative action.

113.15 Amendments to Code.

113.15.1 The provisions of the SFBC, Broward Local Amendments to the FFPC, and the FBC as applicable to Broward County shall be amended only by BORA and only to the extent and in the manner specified in this Code and Florida Statutes, Section 553.73(4). For fire code-related amendments, see the FFPC and Florida Statutes, Section 633.202.

113.15.2 Neither the Broward County Board of County Commissioners nor any municipality within Broward County may enact any ordinance in conflict with Chapter 71-575, as amended, the Florida Building Code, or the SFBC.

Section 114 Violations

114.1 Violations and Penalties. Any person, firm, or corporation who violates a provision of this Code or the FFPC or fails to comply therewith or with any of the requirements thereof shall be guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code or the FFPC is committed or continued, and upon conviction of any such violation, such person shall be punishable by a fine of not less than fifty dollars ($50.00) nor more than five hundred dollars ($500.00), or by imprisonment not exceeding sixty (60) days, or by both such fine and imprisonment.

Section 115 Stop Work Order

115.1 Authority. Whenever the Building Official or Fire Chief finds any work regulated by this Code being performed in a manner either contrary to the provisions of this Code or dangerous or unsafe, the Building Official or Fire Chief is authorized to issue a stop work order. See also Sections 105.4, 105.6, 111.4, and 112.3 of this Code.

115.2 Issuance. The stop-work order shall be in writing and given to the owner of the property involved, or to the owner's agent, or the person doing the work, or posted on the job site in a conspicuous location. Upon issuance of a stop work order, the cited work shall immediately cease by such persons. The stop-work order shall state the reason for the order and the work required to correct a violation or unsafe condition.

115.3 Unlawful continuance. Any person who continues any work after being served with a stop-work order shall be subject to penalties as prescribed by law.

Exception: Work required to correct a violation or unsafe condition.

Section 116 Unsafe Structures and Equipment

116.1 General.

116.1.1 Buildings or structures that, in the opinion of the Building Official, are, or hereafter shall become unsafe, unsanitary, or deficient in adequate facilities for means of egress, or which constitute a fire or windstorm hazard, or illegal or improper use, occupancy or maintenance, or which do not comply with the provisions of the applicable Minimum Housing Code, or which have been substantially damaged by the elements, acts of God, fire, explosion, or otherwise shall be deemed unsafe buildings, and a permit shall be obtained to demolish the structure or bring the building to comply with the applicable codes.

116.1.2 Incomplete buildings or structures commenced without a permit, or the permit for which has expired, or completed buildings or structures commenced without a permit, or the permit for which expired prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe.

116.1.3 Unsafe buildings or structures shall be demolished and removed from the premises concerned or made safe, sanitary, and secure in a manner required by the Building Official and as provided in this Code, provided that where replacement, repair, alteration, or demolition is required on buildings or structures within the purview of the applicable Minimum Housing Code, the provisions of such code shall be complied with and shall control.

116.1.4 A permit shall be issued for the demolition of any unsafe building or structure in accordance with Section 105.18 of this Code.

116.2 Criteria. When any of the following conditions exist, a building may be deemed unsafe or a fire hazard:

116.2.1 Physical Criteria.

116.2.1.1 A Building shall be deemed a fire hazard or unsafe when:

116.2.1.1.1 It is vacant, unguarded, and open at doors or windows.

116.2.1.1.2 There is an unwarranted accumulation of dust, debris, or other combustible material therein.

116.2.1.1.3 The building condition creates hazards with respect to means of egress and fire protection as provided herein for the occupancy.

116.2.1.2 A building shall be deemed unsafe when:

116.2.1.2.1 There is a failure, hanging loose, or loosening of any siding, block, brick, or other building material.

116.2.1.2.2 There is a deterioration of the structure or structural parts.

116.2.1.2.3 The building is partially destroyed.

116.2.1.2.4 There is an unusual sagging or leaning out of plumb of the building or any parts of the building, and such effect is caused by deterioration or over-stressing.

116.2.1.2.5 The electrical or mechanical installations or systems create a hazardous condition in violation of this Code.

116.2.1.2.6 An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems.

116.2.1.2.7 Swimming pools that contain stagnant water are deemed unsanitary and dangerous to human life and public welfare and shall be presumed and deemed unsafe.

116.2.1.2.8 By reason of use or occupancy, the area, height, type of construction, fire-resistivity, means of egress, electrical equipment, plumbing, air conditioning, or other features that do not comply with this Code for the use and Group of Occupancy.

116.2.1.2.9 Any mobile home that is being modified in violation of the Department of Highway Safety and Motor Vehicles, Florida Administrative Code, Section 15C-2 0081 may be deemed unsafe or a fire hazard.

116.2.1.3 A Building, or part thereof, shall be presumed to be unsafe if:

116.2.1.3.1 The construction, installation of electrical, plumbing, or other equipment therein or thereon, or the partial construction or installation of equipment has been commenced or completed without a permit, therefore, having been obtained, or the permit, therefore, expired prior to completion and a Certificate of Occupancy issued.

116.2.1.3.2 By reason of illegal or improper use, occupancy, or maintenance does not comply with this Code or the code in effect at the time of construction or the applicable Minimum Housing Code.

116.2.2 Valuation Criteria.

116.2.2.1 If the cost of completion, alteration, repair, or replacement of an unsafe building or structure or part thereof exceeds fifty (50) percent of its value, such building shall be demolished and removed from the premises. If the cost of completion, alteration, repair, or replacement of an unsafe building or structure or part thereof does not exceed fifty (50) percent of such replacement cost, such building or structure may be repaired and made safe, as provided in the FBC, Existing Building.

116.2.2.2 If the cost of structural repair or structural replacement of an unsafe building or structure or part thereof exceeds thirty-three (33) percent of the structural value, such building or structure or part thereof shall be demolished and removed from the premises; and if the cost of such structural repairs does not exceed thirty-three (33) percent of such replacement cost, such building or structure or part thereof may be structurally repaired and made safe, as provided in FBC, Existing Building.

116.2.2.3 In order to determine the value of a building or structure and the cost of alterations, repairs, and replacement, the guides and standards provided in the FBC, Existing Buildings shall apply.

116.2.2.4 An exception to the above percentages may be recognized provided:

116.2.2.4.1 The owner of the property has the ways and means to complete the work.

116.2.2.4.2 All imminent danger has been removed from the site.

116.2.2.4.3 All applicable zoning regulations are met.

116.2.2.4.4 All applicable requirements of other departments and agencies are met.

116.2.2.4.5 Criteria noted in FBC, Existing Building are followed.

116.2.2.4.6 Any remaining portion of the structure to be used in rebuilding is certified as safe by an engineer or architect.

116.3 Inspection of Unsafe Buildings and Structures. The Building Official, on their own initiative or as a result of reports by others, shall examine or cause to be examined every building or structure appearing or reported to be unsafe, and if such is found to be an unsafe building or structure as defined in this Section, the Building Official shall post the property concerned and shall furnish the owner of such building or structure with written notice, the manner of posting and furnishing of written notice is provided hereinafter.

116.4 Posting. The Building Official shall post a signed notice in a conspicuous location on the building or structure which has been determined to be unsafe. The posted notice shall read as follows:

"UNSAFE BUILDING" This building or structure is, in the opinion of the Building Official, unsafe, as defined in Section 116 of this Code.

This Building Shall Be Vacated - Shall Not Be Occupied. Action shall be taken by the owner as further prescribed by written notice previously served. This Notice Shall Not Be Removed Except by The Building Official, Date _____.

116.5 Emergency Action.

116.5.1 When, in the opinion of the Building Official, there is actual or immediate danger of the failure or the collapse of a building or structure, or there is a health, windstorm, or fire hazard, they may order the occupants to vacate temporarily close for use or occupancy the rights-of-way thereto, sidewalks, streets or

adjacent buildings or nearby area and institute such other temporary safeguards, including securing posting and demolition of the building or structure, as they may deem necessary under the circumstances, and may employ the necessary labor and materials to perform the required work as expeditiously as possible.

116.5.2 Costs incurred in the performance of such emergency work shall be paid by the appropriate governmental authority, and upon the recording in the public records of this County, a certificate executed by the Building Official certifying the amount so expended and why expended, the same shall become a lien against the property involved.

116.6 Notice of Violation. The Building Official shall give the owner of record of the premises concerned written notice by certified or registered mail addressed to such person's last known address. If proof of service by registered or certified mail is not completed by a signed return receipt, then a copy of the written notice shall be affixed to the structure concerned. Such procedure shall be deemed proper service, and the time for compliance, stipulated in the notice, shall be deemed to commence with the date such notice is so affixed. This written notice shall state the defects that constitute a violation of this Section and shall prescribe the action to be taken to comply and the time within which compliance must be accomplished, such time to be ten (10) business days, subject to reasonable extension when requested in writing, for reasons which the Building Official considers justifying an extension of time. All such extensions of time shall be by written approval of the Building Official. In addition, this written notice will explain the right to appeal the decision of the Building Official to the Unsafe Structures and Housing Appeals Board and also advise that unless there is compliance with the instructions in the Notice of Violation or an appeal is filed, a public hearing before the Unsafe Structures and Housing Appeals Board will be initiated by the Building Official after time for compliance has expired.

116.7 Recording of Notice of Violation.

116.7.1 If the owner of the property concerned has not complied with the requirements as stated in the Notice of Violation within the time stipulated or has not appealed the action of the Building Official as stated in the Notice of Violation within the time specified, the Building Official may file an appropriate instrument in the office of the Clerk of the Circuit Court, to be recorded in the public records of this County, indicating that violations of this Code, and Section 116 thereof, exist upon the property involved.

116.7.2 The recording of such notice shall constitute constructive notice to all concerned, as well as to any subsequent purchasers, transferees, grantees, mortgagees, lessees, and all persons claiming or acquiring an interest in said property.

116.7.3 When the violation specified in the Notice of Violation has been corrected, the Building Official shall file for record a certificate certifying that the violation has been corrected upon being paid for the filing fees incurred.

116.8 Appeal and Review. The owner or anyone having an interest in a building or structure that has been determined to be unsafe and concerning which a Notice of Violation has been served by the Building Official may appeal the decision of the Building Official as stated in the Notice of Violation, to the Unsafe Structures and Housing Appeals Board if such appeal is filed prior to the expiration of the time allowed for compliance specified in such notice; provided, in no event shall appeal period be less than ten (10) business days. Such appeal shall be in writing, addressed to the Secretary of the Unsafe Structures and Housing Appeals Board, and shall be in the form of a certified statement stating the reasons for such an appeal and stating wherein they consider the Building Official to be in error. Upon receipt of the appeal, the Secretary of the Board will notify all parties in interest as to the time and place the Unsafe Structures and Housing Appeals Board shall conduct a public hearing on the matter. The procedure for the serving of and the form of notice is provided hereinafter.

116.9 Notice of Public Hearing. If the owner or other parties having an interest do not comply with the terms of the Notice of Violation and do not file an appeal within the time stipulated, the Building Official shall then apply for a public hearing to be conducted by the Unsafe Structures and Housing Appeals Board. The Secretary of the Unsafe Structures and Housing Appeals Board shall notify all parties in the interest of the time and place of such public hearing on the matter. The procedure for the serving and the form of notice shall be the same as in the case where an appeal has been filed by the owner or other interested parties.

116.9.1 When an appeal has been properly filed, or when the public hearing is initiated by the Building Official, as provided herein, the Secretary of the Unsafe Structures and Housing Appeals Board shall issue a notice in the Board's name, requiring the owner of record and all parties having an interest to appear before

the Board in person or by an attorney at the time set forth in such notice, but not earlier than ten (10) days after service thereof, and show cause why the decision of the Building Official should not be carried out.

116.9.2 As many alias and pluries notices may be issued as may be necessary.

116.9.3 Service of such notices shall be by certified or registered mail to the last known address of the party being served, if known; however, failure to receive such notice shall not invalidate the same as such notice shall also be perfected by posting such notice on the property and by publishing a copy thereof in a newspaper published in this County, such publication to be for two (2) times one (1) week apart.

116.9.4 The time for appearing and showing cause as aforesaid and a description of the property shall be as set forth in such published notice, provided such time shall not be less than ten (10) days after the last publication thereof.

116.9.5 Any person or party who shall not appear and show cause as aforesaid shall be as fully bound by proceedings taken as if they had appeared and shown cause.

116.10 Public Hearing

116.10.1 On the day established in the notice of public hearing, the Board shall review all pertinent evidence and hear all testimony from the Building Official, the owner, and other parties in interest and their respective witnesses.

116.10.2 The Board may modify, rescind, or uphold the decision of the Building Official as recited in the Notice of Violation and may order the owner or persons responsible for the building or structure to vacate or cause to be vacated immediately to make repairs and to take necessary action to secure the building, or to demolish the building or structure and remove the salvage, contents debris, and abandoned property from the premises, all within the time stipulated in the order by the Board.

116.10.3 Such order shall be entered in the minute book of the Board within three (3) days after such public hearing, and a copy of such order shall be forwarded to the owner and all parties in interest by registered or certified mail and a copy thereof posted on the premises.

116.10.4 If the owner or those responsible shall fail to comply with the order of the Board within the time stipulated therein, such order is to repair or secure the building to make it safe. The Building Official shall cause such building to be vacated if occupied and shall, through their employees or a contractor making the lowest responsible bid, secure the building or structure.

116.10.5 If the order is to demolish the building or structure and to remove the salvage, contents, debris, and abandoned property from the premises, and the owner or those responsible shall have failed to comply with such order, then the Building Official may do so thereafter through their employees or a contractor making the lowest responsible bid.

116.10.6 The Building Official may sell to the highest bidder or bidders for cash the salvage and the contents of such building or other structure so demolished which have not been removed by the owner of the land.

116.10.7 If no bids are received for such salvage or contents, the Building Official may destroy that for which no bids are received.

116.10.8 Advertisement calling for bids shall be published by the Building Official one (1) time in a newspaper published in the County.

116.11 Recovery of Cost.

116.11.1 The entire costs incurred pursuant to Section 116.5 to Section 116.10 of this Code shall be paid by the owner or occupant of the premises or by the person who caused or maintained the violation.

116.11.2 The Building Official shall file among their records an affidavit stating with fairness and accuracy the items of expense and the date of execution of actions authorized by Section 116.5 or Section 116.10 of this Code.

116.11.3 The enforcing agency may institute a suit to recover such expenses against any liable person or may cause such expenses to be charged against the property as a lien or as a special assessment collectable according to established procedures.

116.11.4 Except a lien imposed for expenses incurred in demolition, nothing herein shall be construed as placing a lien upon property that supersedes the lien of any mortgage on such property executed and recorded prior to the existence of a lien authorized herein.

116.11.5 Any costs incurred pursuant to Section 116.5 or Section 116.10 of this Code which results in the demolition of unsafe buildings, structures, or equipment shall be a lien prior in dignity to all liens, excepting county tax liens and liens of equal dignity with county tax liens.

116.12 Review. Any person aggrieved by a decision of the Unsafe Structure Board may seek judicial review of that decision in accordance with the Florida Appellate Rules.

116.13 Unsafe Structures Board. The Unsafe Structures Board is hereby created, consisting of nine (9) members who shall be appointed by the appointing authority. All professional members of the Unsafe Structures Board should be registered and licensed in the state of Florida. In the event the appointing authority cannot find a suitably qualified resident of the area under its jurisdiction, it may, by a majority vote of its membership, appoint a qualified non-resident of the specific categories or professions required.

116.13.1 Qualification of Members. Members of the Board shall be permanent residents of the area under the jurisdiction of the appointing authority who possess outstanding reputations for civic activity, interest, integrity, responsibility, and business or professional ability. The composition and representative membership of the Board shall be as follows: an engineer, an architect, a GC, an electrical contractor, an attorney at law, a plumbing contractor, a real estate appraiser, a real estate property manager, and a citizen with experience and background in social problems.

116.13.2 Terms of Office. In order that the terms of office of all members of the Board shall not expire at the same time, the initial appointments to the Board shall be as follows:

1. Three (3) members for the term of two (2) years.
2. Three (3) members for the term of three (3) years.
3. Three (3) members for the term of four (4) years.

Thereafter, all appointments shall be for the term of three (3) years, provided that the term in all instances shall continue until a successor is appointed and qualified. Appointments to fill any vacancy on the board shall be for the remainder of the unexpired term, but failure to fill a vacancy shall not invalidate any action or decision of the Board.

116.13.3 Organization of the Board.

116.13.3.1 The members of the Board shall elect a chairman and a vice chairman and such other officers as may be deemed necessary or desirable, who shall serve at the will of the Board. Election of officers shall be held at the first meeting after February 1, and such officers shall hold office for one (1) year.

116.13.3.2 Five (5) members of the Board shall constitute a quorum necessary to hold a meeting or take any action.

116.13.3.3 A majority vote of the Board membership present and voting at a duly constituted meeting shall be sufficient to overrule, modify, or affirm any action or decision of the Building Official or to take any other action within the scope of the power and duties of the Board.

116.13.3.4 Members shall serve without compensation but shall be entitled to reimbursement for necessary expenses incurred in the performance of their official duties upon approval by the legislative body adopting this Code.

116.13.3.5 No member of the Board shall sit as a voting member in any hearing on a matter in which they have a personal or financial interest.

116.13.3.6 The Building Official, or their designee, shall be the secretary of the Board but shall have no vote.

116.13.3.7 The chairman or the secretary may call meetings of the board, and meetings may be called by written notice signed by three (3) members of the board.

116.13.3.8 Minutes and records shall be kept of all meetings of the Board, and all meetings shall be public.

116.13.3.9 All hearings shall be open to the public, and any person whose interest may be affected by the matter on appeal shall be given an opportunity to be heard in person or through their attorney.

116.13.3.10 Witnesses may be sworn and subpoenaed by the Board in a like manner as they are subpoenaed by the court or courts in the county in which this Code is adopted.

116.13.3.11 The hearings shall be informal and not be conducted according to technical rules relating to evidence and witnesses. Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to relying in the conduct of serious affairs, regardless of the existence of any common law or statutory rules that might make improper the admission of such evidence over objection in civil actions.

116.13.3.12 Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence but shall not be sufficient to support a finding unless it would be admissible over objection in civil actions.

116.13.3.13 The rules of privilege shall be effective to the same extent that they are now, or hereafter may be, recognized in civil actions, and irrelevant and unduly repetitious evidence shall be excluded.

116.13.3.14 The Board may establish rules and regulations for its procedure.

116.13.3.15 The Building Official shall provide adequate and competent clerical and administrative personnel and such technical or scientific personnel as may be reasonably required by the Board for the proper performance of its duties and shall maintain a record of all proceedings in the office of the Building Official, and shall make available for copying any and all portions of the record of the proceeding and may certify the same as a true copy and make a reasonable charge therefor.

116.13.3.16 The Building Official shall provide a regular meeting place for the Board.

116.13.4 Duties and Powers of the Board. The Board shall have the following duties, functions, powers, and responsibilities:

116.13.4.1 Hear and determine appeals from actions and decisions of the Building Official pursuant to the provisions thereof.

116.13.4.2 Hear and review the application of the Building Official for review of their action and decision, as indicated in a Notice of Violations, has not been complied with.

116.13.4.3 Affirm, modify, or reverse the decision of the Building Official upon appeal or on the application for review.

116.13.4.4 The Board, through its secretary, shall transmit the record with all exhibits, instruments, papers, and transcripts of its proceedings to the appointing authority in the event that authority shall consider the matter pursuant to applicable law in that regard as made and provided.

116.13.4.5 Hear and determine appeals from actions and decisions of the enforcing agency pursuant to the provisions of the applicable Minimum Housing Code.

116.14 Duties of Legal Counsel. It shall be the duty of the attorney for the appointing authority, when so requested, to appear at all hearings before the Unsafe Structures Board and to represent and advise the Board.

116.15 Conflict of Interest. No Building Official, Board member, or employee charged with the enforcement of this law shall have any financial interest, directly or indirectly, in any repairs, corrections, construction, or demolition that may be required, nor shall any Building Official, Board member, or employee give to anyone the location of any property or the names of owners thereof on which repairs, corrections or demolition have been ordered, except as otherwise directed hereinafter, until after the owners have been formally advised, at which time such shall become a matter of public record.

116.16 Alternative Board. As an alternative to the use of its own Unsafe Structures Board, any municipality in Broward County may utilize, by means of an applicable inter-local agreement, the Unsafe Structures Board of Broward County or that of another municipality located within Broward County.

Section 117 Powers and Duties of the Floodplain Administrator: Delegation, Administration, Enforcement, and Variances

117.1 Scope. In accordance with Florida Statutes, Section 553.73, the appointing authority of Broward County or the municipalities may delegate the authority to enforce the floodplain provisions of the Florida Building Code to a floodplain administrator, the Building Official, or any other appropriate agency or combination thereof.

117.2 Intent. A floodplain administrator, the Building Official, or any other appropriate agency or combination thereof, as designated, is authorized and directed to administer and enforce the flood provisions of the FBC and any adopted flood hazard ordinances. The designated authority shall delegate such duties and assignments as may be deemed necessary to carry out provisions of the FBC and any adopted flood hazard ordinances, to render interpretations consistent with the intent and purpose of these codes, and may establish policies and procedures in order to clarify the application of their provisions including the application of the variance procedures of any adopted flood hazard ordinances to the flood provisions of the FBC. The variance procedures herein shall not apply to Section 3109 of the FBC, Building.

117.3 General. Where, in any specific case, different sections of the FBC or adopted flood hazard ordinances specify different materials, methods of construction, or other requirements, the most restrictive shall govern.

Section 118 Two-Way Radio Communication Enhancement Systems (TWRCES)

118.1 General

118.1.1 The TWRCES shall be installed as per NFPA 1-11 10, NFPA 70, and NFPA 72. Any such system installed on or after April 1, 2016, shall be adaptable for both 700/800 MHz P25 (Association of Public Safety Communication Officials, Project 25).

118.1.2 The AHJ, in Broward County, for the TWRCES has two (2) permitting entities and multiple frequency licenses as follows:

1. The installation and wiring shall comply with the local municipality Building and Fire Department permitting process and shall be approved by the local and county FCC Licensee prior to installation.
2. The FCC Licensees are:
    i. Broward County Regional Emergency Services and Communication Office (RESCO)
    ii. City of Coral Springs
    iii. City of Fort Lauderdale
    iv. City of Hollywood
    v. City of Plantation

118.1.3 The AHJ shall determine if a new building or existing building shall require that a TWRCES be installed to comply with NFPA 1-11 10 1. The building owner shall install a TWRCES to meet this requirement if so directed.

118.1.4 Design. For new buildings, a temporary, partial, or Certificate of Occupancy shall not be issued until the AHJ has approved the design and determined that the building is in compliance with NFPA 1-11 10 1. It is recommended that the local Development Review Committee notify the new building owner, architect, and engineers of this requirement in writing before the building is designed. At the time of TWRCES permitting, a design package comprising block-level diagrams, materials submittals, coverage measurements, and predictions is required. Sufficient and substantial engineering design and support information and data shall be submitted with the application. A sealed submittal from an engineer with verifiable training and experience in electrical engineering shall also be required.

118.1.5 To the extent authorized by law, Distributed Antenna Systems Integrators with Public Safety and Communication installation and repair experience, as a sub-contractor in association with qualified electrical contractors, fire alarm contractors, or TWRCES contractors, may install or repair TWRCES. Should the contractor of record fail to have radio communications installation and repair experience with Distributed

Antenna Systems, the contractor of record shall subcontract the installation or repair of the non-fire alarm function to a qualified company having knowledge of radio communications installation and repair.

118.2 Permit Documentation

118.2.1 The following documentation shall be required for permitting a TWRCES.

1. City and County FCC Licensee shall approve the proposed installation of Two-Way Radio Communicating Enhanced Systems prior to installation in writing or by sealing documents submitted for review.
2. City and County written approval or sealed documents shall be provided to the local Fire Prevention Bureau office at the time of plan submittal and prior to plan review.
3. Plans shall comply with the current adopted editions of FBC 107, NFPA 1, 1 7, NFPA 70, NFPA 1221, and NFPA 72.
4. Sealed floor plans showing radio coverage for critical and general areas using industry-standard radio frequency computer-generated propagation modeling.
5. Schedule of signal strength as per NFPA 1221 or as agreed to by the Fire Code Official in consultation with the FCC licensee in writing.
6. Schedule of the system radio frequencies or band of frequencies.
7. Notation that the system is upgradeable for frequency band coverage changes, including, at a minimum, both 700/800 MHz.
8. Plans shall show that the TWRCES enclosure shall be painted in red color. A sign or weatherproof plaque affixed next to or stenciled on the enclosure shall be provided in high-contrast letters over a red background and shall include the following information:
    a. Fire Department Signal Booster
    b. Permit Number: _____
    c. Serviced by: Vendor name and telephone.
9. Elevator hoist-ways shall be deemed critical areas as stated in NFPA 1221 (2016) 9 6 7 4

118.3 System Notifications.

118.3.1 The AHJs for the FCC licensee and Broward County RESCO shall be notified in writing of the following events by the permit holder, the system vendor, or the building owner. The AHJ for the FCC Licensee shall approve the date and time and may request that the local AHJ be present during the following events:

1. Initial system testing, with the date and time of start and finish.
2. Periodic system testing, with the date and time of start and finish.
3. System placed in operation with date and time.

118.4 Prior to the Initial Testing.

1. The vendor shall provide the system's settings prior to the initial system testing as accepted by the AHJ, FCC Licensee, and RESCO. The AHJ may ask for additional information prior to testing.
2. The system shall remain "off the air" until the initial testing with the AHJ, FCC licensee, RESCO, and the Fire Code Official is ready to begin and provide their approval.

118.5 Annual Test.

118.5.1 As part of the annual fire alarm test, an annual test and report shall comply with NFPA 72 Chapter 14. The test shall be completed by a qualified company having knowledge of RF installation with training and experience in TWRCES to ensure that the original installed system is still in compliance.

118.5.2 Annual Test Report. The annual test report shall be maintained with the fire alarm log book, and copies shall be submitted to the local AHJ and to the City and RESCO for review. All problems found, with any corrective action(s), shall be noted in the test report, along with the name and license number of the fire alarm contractor and sub-contractor inspection company.

118.6 System Monitoring and Maintenance.

1. Any TWRCES installed on premises shall be tied into a fire alarm system for monitoring.
2. In case of failure, the building owner shall be notified within two (2) hours, and they shall perform an inspection of the system. If a trouble condition is found, the system shall be repaired within forty-eight (48) hours of notification. If such repair proves to be longer in time or impossible to perform, a notification to the Fire Marshal shall be made indicating the failure of the system so that in case of emergency, the system shall not be relied upon by the First Responders.
3. Any system installed shall have a service-level agreement with a responsible company. Once the system is repaired, the service company shall notify both the building owner and the Fire Marshal.

The End

of Broward County Administrative Provisions for the
2026 FBC (9th Edition)

Item 4

Broward County
Board of Rules and Appeals
1 N. University Drive Suite, 3500B, Plantation, FL 33324
Phone: 954-765-4500 | Fax: 954-765-4504
broward.org/CodeAppeals

TO: Members of the Broward County Board of Rules and Appeals

FROM: Administrative Director

DATE: November 12, 2026

RE: Request for Overnight Vehicle Authorization (OVA)

Recommendation
It is recommended that the Board of Rules and Appeals authorize, by vote, a take-home vehicle assignment for Jonathan Claus, Energy Chief Code Compliance Officer.

Reasons
Mr. Claus is a new hire who resides in Delray Beach. Three years ago, the Board approved a similar request for a Code Compliance Officer who resided in Miami-Dade County. Two previous employees who resided in Palm Beach County were also authorized take-home vehicle assignments.

Consistent with these prior approvals, authorization is requested for Mr. Claus to take his assigned BORA vehicle home.

Additional Information
BORA vehicles are purchased through its self-funded budget. Broward County provides vehicle maintenance and insurance services, for which BORA pays.

As Administrative Director, I take responsibility for the oversight of all vehicles purchased by BORA. Mr. Claus, along with all other Code Compliance Officers with take-home vehicle assignments, is expected to comply with all applicable OVA policies.

Respectfully Submitted,

Dr. Ana C. Barbosa

Item 5

BROWARD COUNTY BOARD OF RULES AND APPEALS
FIRE CODE COMMITTEE MEETING MINUTES
October 14, 2026
Broward County Government Center West
1st Floor Board Room
1 N. University Drive, Plantation, FL 33324

I. CALL MEETING TO ORDER

The Board's Fire Committee held a published in-person meeting on Wednesday, October 14, 2026. The meeting was called to order by Chairman Pellecer at 1:00 PM.

II. ROLL CALL

Sergio Pellecer, Chair	Pete McGinnis
Stephen E. Bailey, Vice Chair	Jason Miller
Tommy Demopoulos	Patricia Morales
Caroline Kamm	Don Perdue
Harlan L. Kuritzky	Timothy A. Reger
Mark LeBlanc	Lynn E. Wolfson

III. APPROVAL OF MINUTES – May 21, 2026

Mr. Bailey made a motion to approve the May 21, 2026, Committee meeting minutes as submitted, and Ms. Wolfson seconded the motion. The motion passed unanimously.

IV. REGULAR MEETING

1. **Review of proposed changes to the Broward Local Fire Code in accordance with the 9th Edition of the Florida Fire Prevention Code.**

   a. Staff Presentation of code deletions and modifications – Bryan Parks

   Mr. Parks presented the proposed revisions to the Broward County Local Fire Code in conjunction with the 9th Edition of the Florida Fire Prevention Code, scheduled to take effect January 1, 2027. He explained that staff and a group of inspectors and fire marshals from throughout Broward County reviewed the local amendments for consistency with the state code. No major conflicts were identified; however, the review identified provisions that needed clarification, updating, deletion, or reorganization. Members were provided with an overview and a highlighted copy of the proposed changes.

   The presentation covered revisions to definitions and certification requirements; removal of outdated or unnecessary language; updates to references and terminology; clarification of enforcement provisions; reorganization and renumbering of sections; and edits to provisions addressing fireworks, gas detection, safety devices, and other fire-code requirements.

   b. Public Comment

   Jeff Lucas, Fire Marshal for the City of Hollywood, stated that he supported the proposed edits. Matt Newman, Fire Marshal for the City of Lauderhill, also agreed with the revisions.

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c. Committee Discussion

- **Terminology and certifications:** Members reviewed changes, replacing or removing outdated references, clarifying certification language, updating references to Florida Administrative Code provisions and NFPA standards, and deleting requirements identified as unnecessary or not required by statute.
- **Definition of "Multifamily Community":** A definition previously addressed through a formal interpretation approved by the Board was incorporated into the proposed code revisions.
- **Enforcement language in Section F107.2.2:** Members discussed the proposed use of the word "significant" in relation to fire and life-safety hazards. Following discussion, the group reached consensus to remove the word "significant."
- **Gas detection and building applications:** Mr. Demopoulos asked whether the gas-detection provision applied to flammable gases, combustible gases, or both. Discussion addressed the terminology used for propane and natural gas. Members also discussed whether gas detection should apply to certain exterior generator enclosures. No additional amendment to that issue was clearly adopted in the transcript.
- **Fire sprinkler requirements in industrial facilities:** Members discussed sprinkler requirements in industrial facilities, including wastewater treatment plant facilities. Mr. Reger noted that applicable requirements may arise under the Florida Building Code and that electrical-code provisions address piping around certain equipment.

d. Committee Recommendation

Mr. Demopoulos made a motion to accept the proposed local fire code amendments as presented, with the revisions discussed during the meeting and a global staff change to update references to "fire code manager/administrator" as applicable. Mr. Reger seconded the motion. The motion passed unanimously.

2. General Committee Member Discussion

Members discussed the requirement to submit the local amendments following the transition to the 9th Edition. Staff confirmed that the amendments must be submitted to both the Florida Building Commission and the State Fire Marshal's Office, as required by Florida Statute 633. Staff noted that the State Fire Marshal's Office may identify provisions that exceed local authority; if concerns are raised, the matter would be brought back to the Committee for further consideration.

3. Adjournment

Mr. Demopoulos made a motion to adjourn the meeting, and Mr. Bailey seconded the motion. The motion carried. The meeting adjourned at approximately 1:42 PM.

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