



Environment Health & Safety, Building Code Enforcement Program

***ADMINISTRATIVE CODE
CHAPTER 1, FLORIDA BUILDING CODE***

Based on the BOAF Model Administrative Code – 2007

This document shall replace **Chapter 1, Florida Building Code – Building** in its entirety as authorized by Florida Statute 553.73(4)(a). UF EH&S has modified some language to be consistent with the UF EH&S Building Code Enforcement Program:

<http://www.ehs.ufl.edu/programs/buildcode>

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CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

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

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

Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (town houses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the *Florida Building Code, Residential*.
2. Existing buildings undergoing repair, alterations or additions and change of occupancy shall be permitted to comply with Chapter 34 of this code.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically referenced.

101.2.3 Florida Building Code, Residential Construction standards or practices which are not covered by Florida Building Code, Residential volume shall be in accordance with the provisions of Florida Building Code, Building.

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

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

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

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.9 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 *Florida Building Code, Building* shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.2 Gas. The provisions of the *Florida Building Code, Fuel Gas* shall apply to the installation of gas piping from the point of delivery, 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 *Florida Building Code, Mechanical* shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

101.4.4 Plumbing. The provisions of the *Florida Building Code, Plumbing* shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system 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 *Florida Fire Prevention Code*. The *Florida Fire Prevention Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.7 Energy. The provisions of Chapter 13 of the *Florida Building Code, Building* shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.8 Accessibility. For provisions related to accessibility, refer to Chapter 11 of the *Florida Building Code, Building*.

101.4.9 Manufactured buildings. For additional administrative and special code requirements, see section 428, Florida Building Code, Building, and Rule 9B-1 F.A.C.

SECTION 102 APPLICABILITY

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.

102.1.1. The *Florida Building Code* does not apply to, and no code enforcement action shall be brought with respect to: zoning requirements, land use requirements, and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection, alteration, modification, repair or demolition of

public or private buildings, structures, or facilities or to programmatic requirements that do not pertain to enforcement of the *Florida Building Code*.

Additionally, a local code enforcement agency may not administer or enforce the *Florida Building Code, Building* to prevent the siting of any publicly owned facility, including, but not limited to, correctional facilities, juvenile justice facilities, or state universities, community colleges, or public education facilities, as provided by law.

102.2 Building. The provisions of the *Florida Building Code* shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in Chapter 34, of this code.

The following buildings, structures, and facilities are exempt from the *Florida Building Code* as provided by law, and any further exemptions shall be as determined by the Legislature and provided by law:

- (a) Building and structures specifically regulated and preempted by the federal government.
- (b) Railroads and ancillary facilities associated with the railroad.
- (c) Nonresidential farm buildings on farms.
- (d) Temporary buildings or sheds used exclusively for construction purposes.
- (e) Mobile or modular structures used as temporary offices, except that the provisions of Part V (§§553.501-553.513, FS) relating to accessibility by persons with disabilities. Permits shall be required for structural support and tie down, electric supply and all other such utility connections to such mobile or modular structures as required by this jurisdiction.
- (f) Those structures or facilities of electric utilities, as defined in §366.02 Florida Statutes, which are directly involved in the generation, transmission, or distribution of electricity.

(g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.

(h) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term “chickee” means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.

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

102.2.2 Buildings or structures for residential use moved into UF jurisdiction 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 has documentation of wind speed requirements of the new location, and is in condition to be occupied for the intended use;
2. The occupancy use classification for the building or structure is not changed as a result of the move;
3. The building is not substantially remodeled;
4. Current fire code requirements for ingress and egress are met;
5. Electrical, gas and plumbing systems meet the codes in force at the time of construction and are operational and safe for reconnection; and
6. Foundation plans are sealed by a professional engineer or architect licensed to practice in this state.

102.2.3 The building code administrator 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 This section does not apply to swings and other playground equipment accessory to a one- or two-family dwelling.

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

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. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

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

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, or the *Florida Fire Prevention Code*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

102.7 Relocation of manufactured buildings.

- (1) Relocation of an existing manufactured building does not constitute an alteration.

(2) A relocated building shall comply with wind speed requirements of the new location, using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the *Florida Building Code* (after March 1, 2002), the wind speed map of the *Florida Building Code* shall be applicable.

SECTION 103 DEPARTMENT OF BUILDING SAFETY

103.1 Creation of enforcement agency. The University of Florida EH&S Building Code Enforcement Program is authorized by established policy/procedures:

<http://www.ehs.ufl.edu/programs/buildcode> and the official in charge thereof shall be known as the building code administrator. All code officials employed by the department shall be certified in accordance with Chapter 468, Part XII, Florida Statutes.

103.2 Restrictions on employees. An officer or employee connected with the department, except one whose only connection is as a member of the board established by this code, shall not be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, structure, service, system or in the making of plans or of specifications thereof, within the jurisdiction of the department, unless he is the owner of such property.

SECTION 104 DUTIES AND POWERS OF BUILDING CODE ADMINISTRATOR

104.1 General. The building code administrator is hereby authorized and directed to enforce the provisions of this code and shall have the authority to render interpretations of this code and adopt policies and procedures in order to clarify the application of code provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code, and shall not have the effect of waiving requirements specifically provided for in this code.

104.1.1 Delegation of authority. Whenever a provision appears requiring the building code administrator or some other officer or employee to do some act or perform some duty, it is to be construed

to authorize the building code administrator or other officer to designate, delegate, and authorize professional level subordinates to perform the required act or duty unless the terms of the provision or section specify otherwise.

104.2 Applications and permits. The building code administrator shall receive building permit applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the full provisions of this code.

104.2.1 Revocation of permits. The building code administrator is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any provisions of this code.

104.2.2 Misrepresentation of application. The building code administrator may revoke a permit or approval, issued under the provisions of this code, in case there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.

104.2.3 Violation of code provisions. The building code administrator may revoke a permit upon determination by the building code administrator that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the building, structure, electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of this code.

104.3 Notices and orders. The building code administrator shall issue necessary notices or orders to ensure compliance with this code.

104.4 Inspections required. The building code administrator shall make all of the required inspections and shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. See Section 109 for inspection items. The building code administrator is authorized to engage expert opinion as deemed necessary to investigate unusual technical issues that arise.

104.5 Identification. The building code administrator shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Right of entry.

104.6.1 Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the building code administrator has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building, structure, premises, electrical, gas, mechanical or plumbing systems unsafe, dangerous or hazardous, the building code administrator may enter such building, structure or premises at all reasonable times to inspect the same or to perform any duty imposed by this code. If such building or premises are occupied, he shall first present proper credentials and request entry. If such building, structure, or premises are unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of such and request entry. If entry is refused, the building code administrator shall have recourse to every remedy provided by law to secure entry.

104.6.2 When the building code administrator has obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building, structure, or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building code administrator for the purpose of inspection and examination pursuant to this code.

104.7 Department records. The building code administrator shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

104.8 Liability. The building code administrator, member of the board of appeals, or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent laws, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the

lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building code administrator or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.9 Approved materials and equipment.

Materials, equipment and devices approved by the building official shall be constructed and installed in accordance with such approval.

104.9.1 Used materials and equipment. The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless approved by the building code administrator.

104.10 Modifications. Wherever practical difficulties are involved in carrying out the provisions of this code, the building code administrator shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building code administrator shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building code administrator finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

When 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 code administrator may be used. The building code administrator shall require that sufficient evidence or proof be submitted

to substantiate any claim made regarding the alternative.

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

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building code administrator 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 code administrator shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building code administrator for the period required for retention of public records.

104.11.3 Accessibility. Alternate designs and technologies for providing access to and usability of a facility for persons with disabilities shall be in accordance with Section 11-2.2.

104.12 Requirements not covered by code. Any requirements necessary for the strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or the other technical codes, shall be determined by the building code administrator.

SECTION 105 PERMITS

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required 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 code administrator and obtain the required permit.

105.1.1 Annual facility permit. In lieu of an individual permit for each alteration to an existing

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

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

105.1.3 Food permits. As per §500.12, Florida Statutes, a food permit from the Department of Agriculture and Consumer Services is required of any person who operates a food establishment or retail store.

105.2 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:

Gas:

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

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part which does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

8. The installation, replacement, removal, or metering of any load management control device.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

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

105.2.2 Minor repairs. Ordinary minor repairs or installation of replacement parts may be made with the prior approval of the building code administrator 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 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. Reserved.

105.3 Application for permit. To obtain a building permit, the applicant must file a signed permit application with the building code administrator in writing on an appropriate building permit application form furnished by the EH&S building code program for that purpose:

<http://www.ehs.ufl.edu/programs/buildcode/forms> and must comply with F.S 713.135(5) and (6). For building permit applications submitted prior to the effective date of the latest edition of *Florida Building Code*, the state minimum building code in effect in the permitting jurisdiction on the date of the permit

application governs the permitted work for the life of the permit and any extension granted to the permit.

105.3.1 Action on application. The building code administrator shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building code administrator shall reject such application in writing, stating the reasons therefore. If the building code administrator is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, he shall issue a permit therefore as soon as practicable. When authorized through contractual agreement with school board, in acting on applications for permits, the building code administrator shall give first priority to any applications for the construction of, or addition or renovation to, any school or educational facility.

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

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

1. Electrical documents for any new building or addition which requires an aggregate service capacity of 600 amperes (240 volts) or more on a residential electrical system or 800 amperes (240 volts) or more on a commercial or industrial electrical system and which costs more than \$50,000.

2. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than \$50,000.

3. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. A Contractor I, Contractor II, or Contractor IV, certified under §633.521, may design a fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system.

4. Heating, ventilation, and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity which is designed to accommodate 100 or more persons or for which the system costs more than \$50,000. 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-family, two-family, three-family or four-family structure.

An air-conditioning system may be designed by an installing air-conditioning contractor certified under Chapter 489, Florida Statutes to serve any building or addition which is designed to accommodate fewer than 100 persons and requires an air-conditioning system with value of \$50,000 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 6 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. It therefore could not be designed by a mechanical or air conditioning contractor.

NOTE: It was further clarified by the Commission that the limiting criteria of 100 persons and \$50,000 apply to the building occupancy load and the cost for the total air-conditioning system of the building.

5. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than \$5,000.

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 §471.025 Florida Statutes.

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned, becoming null and void 180 days after the date of filing, except that the building code administrator is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

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

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

105.3.5 Identification of minimum premium policy. Except as otherwise provided in Chapter 440, Worker's 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 §§ 440.10 and 440.38, Florida Statutes.

105.3.6 Asbestos removal.

See UF policy for asbestos abatement:

http://www.ehs.ufl.edu/programs/chemrad_waste/demowaste/

105.3.7 Public right of way. A permit shall not be given by the building official for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the applicant has received a right of way permit from the authority having jurisdiction over the street, alley or public lane.

105.4 Conditions of the permit.

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

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

105.4.1.2 If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building code administrator is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

105.4.1.3 Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

105.4.1.4 The fee for renewal reissuance and extension of a permit shall be set forth by UF EH&S.

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Failure to obtain an approved inspection within 180 days of the previous approved inspection shall constitute suspension or abandonment. The building code administrator is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. Permits issued for the demolition of a structure shall expire sixty (60) days from the date of issuance. For a justifiable cause, one (1) extension of time for a period not exceeding thirty (30) days may be allowed. Such request shall be in writing to the building code administrator.

105.6 Suspension or revocation. The building code administrator is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

105.7 Placement of permit. The building permit or copy and permit documents shall be conspicuously posted on the site of the work and made available to the building code administrator or his authorized representative until the completion of the project.

105.8 Notice of commencement. See section 713.135 Florida Statutes.

105.9 Asbestos. Please see UF asbestos abatement program info here:
http://www.ehs.ufl.edu/programs/chemrad_waste/De moWaste/

105.10 Certificate of protective treatment for prevention of termites. Contact UF EH&S Pest Control for termite treatment options:
<http://www.ehs.ufl.edu/programs/pest/>
To establish a verifiable record of protective treatment, the permit holder/applicant shall provide EH&S with Treatment Certificates as each required protective treatment is completed. The Treatment Certificate shall provide the identity of the applicator, time and date of the treatment, site location, area treated, type of chemical treatment including percent concentration and number of gallons used. If the soil chemical barrier method for termite prevention is

used, final exterior treatment shall be completed prior to final building approval/Certificate of Occupancy.

105.11 Notice of termite protection. A permanent sign which identifies the termite treatment provider and need for re-inspection and treatment contract renewal shall be provided per UF EH&S Policy.

105.12 Work starting before permit issuance.

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

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

105.14 Permit issued on basis of an affidavit.

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

105.15 When any activity requiring a building permit that is applied for on or after July 1, 2008, and for which the estimated cost is \$50,000 or more for a building that is located in the wind borne debris region as defined in the Florida Building Code and that has an insured value of \$750,000 or more, or, if the building is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$750,000 or more. Opening protections as required within the Florida Building Code, Building or Florida Building Code, Residential for new construction shall be provided.

SECTION 106 CONSTRUCTION DOCUMENTS

106.1 Submittal documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two signed & sealed sets with each application for a permit. The construction documents shall be prepared by a design professional where required by the statutes. Where special conditions exist, the building code administrator is authorized to require additional construction documents to be prepared by a design professional. If the design professional is an architect or engineer legally registered under the laws of this state regulating the practice of architecture as provided for in FS Chapter 481, Part II, or engineering as provided for in FS Chapter 471 & 61G15 Florida Administrative Code then he/she shall affix his/her official seal, original signature and date to said drawings, specifications and accompanying data, as required by Florida Statute. If the design professional is a landscape architect registered under the laws of this state regulating the practice of landscape architecture as provided for in FS Chapter 481, Part II, then he or she shall affix his or her seal, original signature and date to said drawings as defined in §481.303(b)(a)-(b)(c)(d), FS. & 61G1 Florida Administrative Code.

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

106.1.1 Information on construction documents.

Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents in suitable formats are permitted to be submitted when approved by the building code administrator. Construction documents shall be of

sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws and rules/regulations as determined by the building code administrator. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design. (See Section 106.3.5 for specific drawings for review).

106.1.1.1 Fire protection system shop drawings.

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

106.1.1.2 For roof assemblies required by the code, the construction documents shall illustrate, describe, and delineate the type of roofing system, materials, fastening requirements, flashing requirements and wind resistance rating that are required to be installed. Product evaluation and installation shall indicate compliance with the wind criteria required for the specific site or a statement by an architect or engineer for the specific site must be submitted with the construction documents.

106.1.2 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces. The use and occupancy of each room or space shall be shown on the plans along with the occupant load.

106.1.3 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall include manufacturer's installation instructions where appropriate, and provide supporting documentation to describe the exterior

wall system, as well as the engineer or test data and/or Florida product approval.

106.1.2 Additional data. The building code administrator may require details, computations, stress diagrams, and other data necessary to describe the construction or installation and the basis of calculations. All drawings, specifications and accompanying data required by the building code administrator prepared by an architect or engineer shall be affixed with their official seal, signature and date per state statute.

106.1.3 Quality of building plans. The building code administrator may establish through departmental policy, standards for plans and specifications, in order to provide conformity to its record retention program. This policy may include such things as minimum size, shape, contrast, clarity, or other items related to records management, such as Building plans shall be drawn to a minimum 1/8 inch scale upon substantial paper, cloth or other acceptable medium.

106.1.4 Hazardous occupancies. The building code administrator may require the following:

1. General site plan. A general site plan drawn at a legible scale which shall include, but not be limited to, the location of all buildings, exterior storage facilities, permanent access ways, evacuation routes, parking lots, internal roads, chemical loading areas, equipment cleaning areas, storm and sanitary sewer accesses, emergency equipment and adjacent property uses. The exterior storage areas shall be identified with the hazard classes and the maximum quantities per hazard class of hazardous materials stored.

2. Building floor plan. A building floor plan drawn to a legible scale, which shall include, but not be limited to, all hazardous materials storage facilities within the building and shall indicate rooms, doorways, corridors, exits, fire rated assemblies with their hourly rating, location of liquid tight rooms, and evacuation routes. Each hazardous material storage facility shall be identified on the plan with the hazard classes and quantity range per hazard class of the hazardous materials stored.

106.2 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall

be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building code administrator is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

106.3 Examination of documents. The building code administrator shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

Exceptions:

1. Building plans approved pursuant to §553.77(5) Florida Statutes and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly (including utility crossover connections) and construction at the site are subject to local permitting and inspections.

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

106.3.1 Approval of construction documents.

When the building code administrator issues a permit, the construction documents shall be endorsed, in writing or by stamp as Reviewed for Code Compliance, Environmental Health & Safety Building Code Enforcement. One set of construction documents so reviewed shall be retained by the building code administrator. The other set shall be returned to the applicant and shall be kept by the applicant at the site of work and be open to inspection by the building code administrator or duly authorized representative.

106.3.2 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the

construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

106.3.3 Phased approval. Reserved

106.3.4 Design professional in responsible charge.

106.3.4.1 General. When it is required that documents be prepared by a registered design professional, the building code administrator shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building code administrator shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

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

106.3.4.2 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building code administrator within a specified period. Deferral of any submittal items shall have the prior approval of the building code administrator. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building code administrator.

106.3.4.3 Certifications by contractors authorized under the provisions of §489.115(4)(b) Florida Statutes shall be considered equivalent to sealed plans and specifications by a person licensed under chapter 471 Florida Statutes or chapter 481 Florida Statutes by local enforcement agencies for plans review for permitting purposes relating to compliance with the wind resistance provisions of the code or alternate methodologies approved by the Florida Building Commission **for one-and two-family dwellings**. Local enforcement agencies may rely upon such certification by contractors that the plans and specifications submitted conform to the

requirements of the code for wind resistance. Upon good cause shown, local government code enforcement agencies may accept or reject plans sealed by persons licensed under chapters 471, 481 or 489, Florida Statutes.

106.3.5 Minimum plan review criteria. The examination of the documents by the building code administrator shall include the following minimum criteria: Design drawings shall include a building code summary with occupancy assumed and occupancy loads, number of building stories, building height, and square footage calculations. Life safety plan with occupant loads and egress elements shown. Site plans showing location and site features. Foundation plans, floor plans showing use of the spaces or building elements with square foot calculations of assembly spaces, floor/roof framing plans, truss layouts, and exterior elevations. Electrical, plumbing, and mechanical plans are required if part of the design. Consider the specific design components below.

Commercial Buildings:

Building

1. Site elements
ADA Parking/route
Fire access
Vehicle loading
Driving/turning radius
Fire hydrant/water supply/Post Indicator
Valve (PIV)
Set back/separation (assumed property lines)
Location of specific tanks, water lines and sewer lines
2. Occupancy group and special occupancy requirements shall be determined.
3. Minimum type of construction shall be determined (Table 503).
4. Fire resistant construction requirements shall include the following components:
Fire resistant separations
Fire resistant protection for type of construction
protection of openings and penetrations of rated walls
fire blocking and draftstopping
Calculated fire resistance
5. Fire suppression systems shall include:
Early warning smoke evacuation systems
Schematic fire sprinklers
Standpipes
Pre-engineered systems

Riser diagram
Same as above.

6. Life safety systems shall be determined and shall include the following requirements:
Occupant load and egress capacities
Early warning
Smoke control plan
Stair pressurization
Systems schematic
7. Occupancy load/egress requirements shall include
Occupancy load
Gross
Net
Means of egress
Exit access
Exit
Exit discharge
Stairs construction/geometry and protection
Doors
Emergency lighting and exit signs
Specific occupancy requirements
Construction requirements
Horizontal exits/exit passageways
8. Structural requirements shall include:
Soil conditions/analysis
Termite protection
Design loads
Wind requirements
Building envelope
Structural calculations (if required)
Foundation
Wall systems
Floor systems
Roof systems
Threshold inspection plan
Stair systems
9. Materials reviewed shall include the following:
Wood
Steel
Aluminum
Concrete
Plastic
Glass
Masonry
Gypsum board and plaster
Insulating (mechanical)
Roofing
Insulation
10. Accessibility requirements shall include the following:
Site requirements

Accessible route
Vertical accessibility
Toilet and bathing facilities
Drinking fountains
Equipment
Special occupancy requirements
Fair housing requirements

11. Interior requirements shall include the following:
Interior finishes (flame spread/smoke develop)
Light and ventilation
Sanitation

12. Special systems
Elevators
Escalators
Lifts

13. Swimming Pools
Barrier requirements
Spas
Wading pools

Electrical

1. Electrical wiring
Services
Feeders and branch circuits
Overcurrent protection
Grounding
Wiring methods and materials
GFCI, arc-fault devices
2. Equipment
3. Special Occupancies
4. Emergency Systems
5. Communication Systems
6. Low voltage
7. Load calculations

Plumbing

1. Minimum plumbing facilities
2. Fixture requirements
3. Water supply piping
4. Sanitary drainage
5. Water heaters
6. Vents
7. Roof drainage
8. Back flow prevention
9. Irrigation
10. Location of water supply line
11. Grease traps
12. Environmental requirements
13. Plumbing riser

Mechanical

1. Energy calculations
2. Exhaust systems:
Clothes dryer exhaust
Kitchen equipment exhaust
Specialty exhaust systems, labs/research
3. Equipment
4. Equipment location
5. Make-up air
6. Roof-mounted equipment
7. Duct systems
8. Ventilation
9. Combustion air
10. Chimneys, fireplaces and vents
11. Appliances
12. Boilers
13. Refrigeration
14. Bathroom ventilation
15. Laboratory systems, hoods/cabinets

Gas

1. Gas piping type & sizing
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. Sizing calcs

Demolition

1. Asbestos and other hazardous materials must be removed per UF policy. <http://www.ehs.ufl.edu>

Residential (1 & 2 family) Dwellings

1. Site requirements
Set back/separation (assumed property lines)
Location of septic tanks
2. Fire-resistant construction (if required)
3. Fire
4. Smoke detector locations
5. Egress
Egress window size and location stairway construction requirements
6. Structural requirements shall include:
Wall section from foundation through roof, including assembly and materials uplift connector details.
Termite protection
Design loads

Wind requirements
Building envelope
Structural calculations (if required)
Foundation
Wall systems
Floor systems
Roof systems
7. Accessibility requirements: show/identify accessible elements.

Manufactured /Mobile Homes:

Site plan requirements – Show location on scaled site plan. Show setback/separation (or assumed property lines), show location of septic tank (if applicable)
Units shall be DOT approved labeled and have manufacturer’s setup/installation plans available at site. Show structural wind zone designation, anchoring/blocking.

Plan Review Exemptions. Plans examination by the building code administrator shall not be required for the following work:

1. Exact replacement of existing equipment such as mechanical units, water heaters, etc. (building code administrator shall reserve to right to determine what constitutes exact replacement).
2. Reroofs.
3. Minor electrical, plumbing and mechanical repairs.
4. Annual maintenance permits.
5. Prototype plans - Except for local site adaptations, siding, foundations and/or modifications. Except for structures that require waiver.
6. State of Florida approved manufactured building plans - except for site specific items like foundations and modifications of buildings on site.

106.4 Amended construction documents. Work shall be installed in accordance with the EH&S reviewed construction documents. Any changes made during construction that are not in compliance with the EH&S reviewed construction documents shall be resubmitted for approval as an amended set of construction documents.

106.5 Retention of construction documents. One set of EH&S approved construction documents shall be retained by the building code administrator for a period of not less than 180 days from date of completion of the permitted work, or as required by Florida Statutes.

106.6 Affidavits. The building code administrator 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 code administrator may without any examination or inspection accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the building code administrator 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 code administrator 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.

**SECTION 107
TEMPORARY STRUCTURES AND USE**

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

107.2 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 as necessary to ensure the public health, safety and general welfare.

107.3 Temporary electrical power. The building code administrator is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the Chapter 27 of the *Florida Building Code, Building*.

107.4 Termination of approval. The building code administrator is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 108 FEES

108.1 Prescribed fees. A building permit shall not be issued until fees authorized under s. 553.80 Florida Statutes have been paid or billed to a verified project. Nor shall an amendment to a permit be released until the additional fee, if any, due to an increase in the estimated cost of the building, structure, electrical, plumbing, and mechanical or gas systems, has been paid/billed.

108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the EH&S Building Code Enforcement Fee Schedule: <http://www.ehs.ufl.edu/programs/buildcode/>

108.2.1 Types of Fees Enumerated. Fees may be charged for but not limited to the following:

- Permit
- Plans examination
- Re-inspections and violations
- Administrative fees (including fees for investigative and legal costs incurred in the context of certain disciplinary cases heard by the board)
- Other fees as established by EH&S policy

108.3 Building Project Valuation. For EH&S to determine permit fees, the permit applicant shall provide estimated construction project cost and/or verified contract price at time of building permit application. The cost shall include **total value** of work for which the permit is being issued, including materials and labor and all related electrical, mechanical, plumbing equipment, gas systems, and permanent installed building systems. If, in the opinion of the building code administrator, the project valuation is underestimated on the application, the permit will be denied or recalculated to fair market value, unless the applicant can show detailed estimates to meet the approval of the building code administrator. Final building permit valuation shall meet approval of the building code administrator.

108.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining building code administrator approval or the necessary permits shall be subject to a penalty of 100 percent of the usual EH&S building permit fee in addition to the required permit fees or as provided by EH&S policy. This provision shall not

apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building code administrator **may** grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

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

108.6 Refunds. The building code administrator is authorized to establish a refund policy consistent with EH&S business practices.

SECTION 109 INSPECTIONS

109.1 General. Construction or work for which a permit is required shall be subject to inspection by the building code administrator and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. The building code administrator shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever the boundary lines cannot be readily determined in the field. Neither the building code administrator nor UF shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

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

109.1.2 Inspection service. The building code administrator may make, or cause to be made, the inspections required by 109. He or she may accept reports by independent inspectors or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, qualifications, and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the building code administrator.

109.2 Preliminary inspection. Before issuing a permit, the building code administrator may examine or cause to be examined buildings, structures and sites for which an application has been filed.

109.3 Required inspections. The building code administrator, upon notification from the permit holder or his agent, shall make, or cause to be made, the following inspections and other inspections as deemed necessary, and shall either release that portion of the construction or notify the permit holder or his agent of any violations which must be corrected in order to comply with the technical codes. The building code administrator shall determine the timing and sequencing of when inspections occur.

Building Inspections

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

- Stem-wall
- Monolithic slab-on-grade
- Piling/pile caps
- Footers/grade beam

2. Concrete slab and under-floor inspection. To be made prior to concrete placement. Concrete slab and under-floor inspections shall be made after reinforcing steel, imbeds, vapor barriers, and building service equipment, electrical conduit, plumbing piping, ducts, vents, accessories, and other ancillary equipment items are in place. Slab or flooring shall not be poured or otherwise covered/concealed until all required inspections have been approved by EH&S.

To verify location on the site, a foundation/form board survey prepared and certified by a registered surveyor **may** be required by EH&S prior to approval of the slab inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions and shall be available at the job site for review by the building inspector. In lieu of providing a survey, the contractor may elect to uncover all property line markers and string-up all property lines in preparation for inspection.

3. Reinforcing steel and structural frames.

Reinforcing steel or structural frame work of any part of any building or structure shall not be covered or concealed without first obtaining a release from the building code administrator.

4. Framing inspection. To be made after the roof, all framing, fireblocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and shall at a minimum include the following building components:

- Window/door framing/installation
- Vertical cells/columns
- Lintel/tie beams
- Framing/trusses/bracing/connectors (including truss layout & engineering)
- Draft stopping/fire blocking
- Curtain wall framing
- Energy insulation
- Accessibility device attachment blocking.

5. Insulation Inspection. To be made **after** the framing inspection approval and the insulation is in place. Required State of Florida energy forms shall be available to the inspector to verify insulation type and rating.

6. Gypsum board/sheetrock fastener inspection.

Inspection of fire rated or smoke rated assemblies, or as determined by the building code administrator.

7. Sheathing inspection. To be made either as part of a dry-in inspection or done separately after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:

- Roof sheathing
- Wall sheathing
- Sheathing fasteners
- Roof/wall dry-in.
- Sheathing/cladding inspection
- Brick masonry wall ties

NOTE: Sheathing fasteners installed and found to be missing attachment to the structural member (shiners) shall be removed and properly reinstalled prior to installation of the dry-in material.

8. **Roofing inspections.** To be made as a minimum two inspections and shall include the following components:

- Dry-in
- Insulation
- Roof coverings (including In Progress)
- Flashing

9. **Final building inspection.** To be made after the building is complete and ready for occupancy/use and all sub-trade inspections have taken place and have been fully approved. This is not a "C.O." or substantial completion inspection. The final building inspection is independent of the State Fire Marshal inspection process. For SFM inspections and UF EH&S Fire Safety program information please reference: <http://www.ehs.ufl.edu/programs/fire/>

Swimming Pool Inspection.

- First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete pool shell.
- Underground electric inspection.
- Underground piping inspection including a pressure test
- Deck inspection: to be made prior to installation of the deck material (with forms, deck drains, and any reinforcement in place
- Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.
- In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in 424.2.17.

Termite Treatment.

Building components and building surroundings required to be protected from termite damage in accordance with Section 1503.6, Section 2304.11, or specifically required to be inspected for termites in accordance with Section 2114, or required to have chemical soil treatment in accordance with Section 1816 Termite Protection, shall not be covered or concealed until the release from the building code administrator has been received. Provide certificate of treatment to EH&S. See UF EH&S Pest Control

for termite treatment options:

<http://www.ehs.ufl.edu/programs/pest/>

Demolition Inspection.

- First inspection - is to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations.
- Final inspection - after all demolition work is completed per approved documents.

Manufactured Building Inspection.

Foundations; connection of buildings to foundations; other connections and installation of parts identified on plans as site installed items, utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the *Florida Building Code*. Additional inspections may be required for public educational facilities. See §423.27.20.9.

Where impact-resistant coverings are installed to meet requirements of this code, the building code administrator shall schedule adequate inspections of impact-resistant coverings to determine the following:

- The system indicated on the plans was installed.
- The system is installed in accordance with the manufactures installation instructions and the product approval.

Electrical

1. Underground inspection (including bonding and ground.) To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.

2. Rough-In inspection. To be made after the roof, framing, fireblocking and bracing is in place and prior to the installation of wall or ceiling membranes.

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

Plumbing

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

2. Rough-in inspection. To be made after the roof, framing, fireblocking and bracing is in place and all soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes.

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

Note: See Section P312 of the *Florida Building Code, Plumbing* for required tests.

Mechanical

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

2. Rough-in inspection. To be made after the roof, framing, 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.

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

Gas

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

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

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

Site Debris

1. The permit holder for any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or other miscellaneous discarded articles prior to receiving final inspection approval. Construction job sites must be kept clean.

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

109.3.6 Threshold buildings.

109.3.6.1 UF EH&S 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 building code administrator prior to the issuance of a building permit for the construction of a threshold building. The purpose of the structural inspection plan is to provide specific inspection procedures and schedules so that the threshold building can be inspected for compliance with the approved design. For threshold buildings, shoring and associated formwork or falsework shall be designed and inspected by a Florida licensed professional engineer, employed by the permit holder/owner or listed subcontractor, prior to any required mandatory inspections by the threshold building inspector

109.3.6.2. A fee simple title owner of a building which does not meet the minimum size, height, occupancy, occupancy classification or number-of-stories criteria which would result in classification as a threshold building under §553.71(7) Florida Statutes, may designate such building as a threshold building, subject to more than the minimum number of inspections required by the Florida Building Code, Building.

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

109.3.6.4 Each enforcement agency (EH&S) shall require that, on every threshold building:

109.3.6.4.1 The special inspector, upon completion of the building and prior to the issuance of a certificate of occupancy, file a signed and sealed statement with the enforcement agency in substantially the following form: *“To the best of my knowledge and belief, the*

above described construction of all structural load-bearing components complies with the permitted documents, and the shoring and reshoring conforms to the shoring and reshoring plans submitted to the enforcement agency.”

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

109.3.6.4.3 All shoring and re-shoring procedures, plans and details shall 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.

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

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

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

109.3.7 Other inspections.

In addition to the inspections specified above, the building code administrator is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code.

109.3.8 Special inspections. Reserved.

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

109.4 Inspection requests. It shall be the duty of the building permit holder or their duly authorized agent to notify the building code administrator 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. For inspection scheduling please see our policy/procedures and forms at our website: <http://www.ehs.ufl.edu/programs/buildcode>

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

**SECTION 110
CERTIFICATE OF OCCUPANCY**

110.1 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 portion thereof shall be made until the building code administrator has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

110.2 Certificate issued. After the building code administrator inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by EH&S Building Code Enforcement, the building code administrator shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The building number/address of the structure.
3. A description of that portion of the structure for which the certificate is issued if applicable.
5. A statement that the structure or portion has been inspected for compliance with the requirements of this code for the occupancy/ use for the intended use.
6. UF EH&S building code administrator.
7. The edition of the code under which the permit was issued.
8. The type of construction.
9. Automatic sprinkler system if required.
10. Any special stipulations and conditions of the building permit.

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

110.4 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.

110.5 Revocation. The building code administrator is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 111 SERVICE UTILITIES

111.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel, or power to any building or system that

is regulated by this code for which a permit is required, until released by the building code administrator.

111.2 Temporary connection. The building code administrator shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

111.3 Authority to disconnect service utilities. The building code administrator shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property. The building code administrator shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 112 UF BUILDING CODE BOARD OF APPEALS

112.1 Appointment. There is established a board called the UF Building Code Board of Appeals as found in the University of Florida Environmental Health and Safety Building Code Enforcement policy and procedures:
<http://www.ehs.ufl.edu/programs/buildcode>

112.2 Membership and terms. The Building Code Board of Appeals membership shall be as described in the UF EH&S policy statement. The Secretary of the board shall be as described by UF EH&S policy.

112.2.1 Quorum and voting - A simple majority of the board shall constitute a quorum. In varying any provision of this code, the affirmative votes of the majority present, but not less than three affirmative votes, shall be required. In modifying a decision of the building code administrator, not less than four affirmative votes, but not less than a majority of the board, shall be required.

112.3 Powers. The Building Code Board of Appeals shall have the power to hear appeals of decisions and interpretations of the building code administrator and consider interpretations of the technical codes. Said board shall not have the power to waive provisions of the Florida Building Code.

112.4 Decision of the Building Code

Administrator. The fee owner of a building, structure or service system, or his duly authorized agent, may appeal a decision of the UF building code administrator to the Building Code Board of Appeals whenever any one of the following conditions are claimed to exist:

1. The building code administrator rejected or refused to approve the mode or manner of construction proposed to be followed or materials to be used in the installation or alteration of a building, structure or service system.
2. The provisions of this code do not apply to the specific case being appealed.
3. That an equally good or more desirable form of installation can be employed in any specific case.
4. The true intent and meaning of this code or any of the regulations there under have been misconstrued or incorrectly interpreted.

112.4.2 Binding Interpretations of the Florida Building Code. This process can only be used when binding interpretations are requested of the State of Florida Building Commission. Binding interpretations may be requested to appeal decisions of local building code administrators regarding interpretations of the Florida Building Code after the local appeals process has concluded. The cost of the Binding Interpretation will be borne by the requester. Florida Building Commission Binding Interpretation information is available at <http://www.floridabuilding.org>

112.4.3 Notice of appeal. Notice of appeal shall be in writing and filed within 30 calendar days after the decision is rendered by the building code administrator. Appeals shall be made to the building code administrator in a form acceptable to the building code administrator. Appeals relating to provisions of the Florida Building Code, other than local amendments, may be appealed to the Florida Building Commission, pursuant to section 120.569 Florida Statutes, regarding the local government's action. Notice of Administrative Rights may be obtained from the local building department.

112.4.4 Unsafe or dangerous buildings or service systems. In the case of a building, structure or service system which, in the opinion of the building code administrator, is unsafe, unsanitary or dangerous, the building code administrator may, in his order, limit the time for such appeals to a shorter period.

112.5 Procedures of the Building Code Board of Appeals.

112.5.1 Rules and regulations. The board shall establish rules and regulations consistent with the provisions of this code. The board shall meet on call of the board chairman. The board shall meet within 30 calendar days after notice of appeal has been received.

112.5.2 Decisions. The Building Code Board of Appeals shall, in every case, reach a decision without unreasonable or unnecessary delay. Each decision of the board shall also include the reasons for the decision. If a decision of the board reverses or modifies a refusal, order, or disallowance of the building code administrator or varies the application of any provision of this code, the building code administrator shall immediately take action in accordance with such decision. Every decision shall be promptly filed in writing in the office of the building code administrator and shall be open to public inspection. A certified copy of the decision shall be sent by mail or otherwise to the appellant and a copy shall be kept publicly posted in the office of the building code administrator for two weeks after filing. Every decision of the board shall be final, subject however to such remedy as any aggrieved party might have at law or in equity.

SECTION 113 VIOLATIONS

113.1 Any person, firm, corporation or agent who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted there under, shall be guilty of a misdemeanor of the second degree. Each such person shall be considered 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 is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by laws of the State of Florida.

SECTION 114 STOP WORK ORDER

114.1 Authority. The building code administrator is authorized to issue a stop work order whenever work regulated by this code is contrary to the provisions of this code or is deemed to be dangerous or unsafe.

114.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume. Where an emergency exists, the building code administrator shall not be required to give written notice prior to stopping the work.

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

SECTION 115

UNSAFE STRUCTURES AND EQUIPMENT

115.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, unsanitary, or deficient because of inadequate means of egress, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition as determined by the building code administrator. Unsafe structures shall be taken down and removed or made safe, as the building code administrator deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe and shall be secured or removed.

115.2 Record. The building code administrator shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

115.3 Notice. If an unsafe condition is found, the building code administrator shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person

thus notified to declare immediately to the building code administrator acceptance or rejection of the terms of the order.

115.4 Restoration. Structure or equipment determined to be unsafe by the building code administrator is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 105.2.2 and Chapter 34.