

From: [Bryant, Linda C.](#)
To: [Ordinances](#)
Cc: [County Ordinances](#)
Subject: [EXT.] -
Date: Friday, December 18, 2020 8:27:05 AM
Attachments: [Hernando20201217_Ordinance2020_15_Ack.pdf](#)



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

December 18, 2020

Honorable Doug Chorvat, Jr.
Hernando County Clerk's Office
20 North Main Street, Rm. 362
Brooksville, Florida 34601

Attention: Ms. Heidi Kurppe, Deputy Clerk

Dear Mr. Chorvat:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2020-15, which was filed in this office on December 17, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

1 2. Existing buildings undergoing repair, alterations or additions or change of occupancy
2 shall comply with the provisions of the Florida Building Code, Existing Building Code.

3
4 3. Code requirements that address snow loads and earthquake protection are pervasive;
5 they are left in place but shall not be utilized or enforced because Florida has no snow
6 load or earthquake threat.

7
8 **101.2.1 Appendices.** Provisions in the appendices shall not apply unless specifically adopted, the
9 following appendices are here by adopted.

10
11 **FBC – Building - B, C, E, F, H.**

12 **FBC – Residential – A, B, C, E, F, P.**

13 **FBC – Fuel/Gas – A, B, C.**

14 **FBC – Energy in its entirety.**

15 **FBC – Plumbing – E, F, G.**

16 **NEC – NFPA 70 – A, B, C, D.**

17
18 **101.2.2** Florida Building Code, Residential Construction standards or practices which are not
19 covered by the Florida Building Code, Residential volume shall be in accordance with the
20 provisions of the Florida Building Code, Building.

21
22 **101.3 Intent.** This code is hereby declared to be remedial and shall be construed to be the
23 minimum standards necessary to secure the beneficial interests and purposes thereof, which are
24 public safety, health and general welfare through structural strength, stability, sanitation,
25 adequate light and ventilation, means of egress, and safety to life and property from fire and
26 other hazards attributed to the built environment including alteration, repair, removal,
27 demolition, use and occupancy of buildings, structures or premises, and by regulating the
28 installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may
29 be referred to as service systems.

30
31 **101.3.1 Quality control.** Quality control of materials and workmanship is not within the purview
32 of this code except as it relates to the purposes stated herein.

33
34 **101.3.2 Warranty and Liability.** The permitting, plan review or inspection of any building,
35 system or plan by this jurisdiction, under the requirements of this code, shall not be construed in
36 any court as a warranty of the physical condition of such building, system or plan or their
37 adequacy. Neither Hernando County nor any employee thereof shall not be liable in tort for
38 damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for
39 any failure of any component of such, which may occur subsequent to such inspection or
40 permitting.

41
42 **101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.10 and
43 referenced elsewhere in this code shall be considered part of the requirements of this code to the
44 prescribed extent of each such reference.

1 **101.4.1 Electrical.** The provisions of Chapter 27 of the Florida Building Code – Building, and
2 the provisions of the Florida Residential Code, shall apply to the installation of electrical
3 systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and
4 appurtenances thereto.

5
6 **101.4.2 Gas.** The provisions of the Florida Building Code, Fuel Gas, as adopted and the
7 provisions of the Florida Residential Code, shall apply to the installation of consumers’ gas
8 piping, gas appliances and related accessories as covered in this code. These requirements apply
9 to gas piping systems extending from the point of delivery to the inlet connections of appliances,
10 and the installation and operation of residential and commercial gas appliances and related
11 accessories.

12
13 **101.4.3 Mechanical.** The provisions of the Florida Building Code, Mechanical, as adopted and
14 the provisions of the Florida Residential Code, shall apply to the installation of mechanical
15 systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and
16 appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems,
17 incinerators and other energy-related devices.

18
19 **101.4.4 Plumbing.** The provisions of the Florida Building Code, Plumbing, as adopted and the
20 provisions of the Florida Residential Code, shall apply to every plumbing installation, including
21 alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances and
22 when connected to a water or sewerage system and all aspects of a medical gas system.

23
24 **101.4.5 Property Maintenance.** Reserved.

25
26 **101.4.6 Fire Prevention.** For provisions related to fire prevention, refer to the Florida Fire
27 Prevention Code. The Florida Fire Prevention Code shall apply to matters affecting or relating to
28 structures, processes and premises from the hazard of fire and explosion arising from the storage,
29 handling, or use of structures, materials or devices; from conditions hazardous to life, property,
30 or public welfare in the occupancy of structures or premises; and from the construction,
31 extension, repair, alteration or removal of fire suppression automatic sprinkler systems and alarm
32 systems or fire hazards in the structure or on the premises from occupancy or operation.

33
34 **101.4.7 Energy.** For provisions related to energy, refer to the Florida Building Code, Energy
35 Conservation, which shall apply to all matters governing the design and construction of buildings
36 for energy.

37
38 **101.4.8 Accessibility.** For provisions related to accessibility, refer the provisions of the Florida
39 Building Code, Accessibility.

40
41 **101.4.9 Existing buildings.** The provisions related to the *repair, alteration, change of*
42 *occupancy, addition* to and relocation of existing buildings, shall comply with the Florida
43 Building Code, Existing Building Code.

44
45 **101.4.10 Manufactured buildings.** For additional administrative and special code requirements,
46 see section 458, Florida Building Code, Building, and Rule 9B-1 F.A.C.

1
2 **101.4.11 Flood.** The provisions of ASCE 24, Flood Resistant Design and Construction and
3 Chapter 13, of the Code of Ordinances of Hernando County.

4
5 **101.5 Rules of Construction.** The rules set out in this section shall be observed, unless such
6 construction is inconsistent with the intent of this Code. The rules of construction and definitions
7 set out here shall not be applied to any section of this chapter which contains any express
8 provisions excluding such construction, or where the subject or content of such section would be
9 inconsistent with this chapter.

10
11 **101.5.1 Generally.** All provisions, terms, phrases and expressions contained in this Chapter shall
12 be liberally construed in order that the true intent and meaning of the Board of County
13 Commissioners, may be fully carried out.

14
15 **101.5.2 Interpretation code.** Interpretations shall be made by the Building Official.

16
17 **101.5.3 Words not defined.** Words not defined in this chapter shall have the meaning stated in
18 the Florida Building Code. Words not defined herein shall have the meaning stated in the Florida
19 Statutes; other nationally recognized codes; other Hernando County Ordinances; or other
20 documents, manuals or standards adopted elsewhere in this Chapter. Words not defined in any of
21 those documents shall have the meaning stated in the Webster's Third New International
22 Dictionary of the English Language, Unabridged, as revised. In case of a conflict between
23 different parts of this chapter, conflicts within the
24 same code, or conflicts between codes, the more stringent requirements shall be applicable.

25
26 **101.5.4 Words defined.** Unless otherwise expressly stated, the following words and terms, for
27 the purposes of this code, have the meaning shown in this chapter. In case of a conflict in
28 definitions or codes, the appropriate definition (or code) to be applied shall be the one applicable
29 to the trade in question. In case of a conflict between different parts of this chapter, conflicts
30 within the same code, or conflicts between codes, the more stringent requirements shall be
31 applicable.

32
33 **Abandon or abandonment.** (1) Termination of a construction project by a contractor without
34 just cause or proper notification to the owner including the reason for termination or (2) failure
35 of a contractor to perform work without just cause for ninety (90) days. (3) Failure to obtain an
36 approved inspection within one hundred eighty (180) days from the previous approved
37 inspection or failure to commence work within one hundred eighty (180) days from permit
38 issuance.

39
40 **Addition.** An extension or increase in floor area, number of stories or height of a building or
41 structure.

42
43 **Alteration.** Any construction or renovation to an existing building other than repair or addition.

44
45 **Approved.** Acceptable to the code official or authority having jurisdiction.

1 **Appraised value.** For the purpose of this section, appraised value is defined as either (1) one
2 hundred twenty (120) percent of the assessed value of the structure as indicated by the County
3 Property Appraiser's Office or (2) the value as indicated in a certified appraisal from a Florida
4 certified or licensed appraiser.

5 **Assessed value.** The value of real property and improvements thereon as established by the
6 county property appraiser pursuant to chapter 192, Florida Statutes. To the extent not preempted
7 by state law, suspicion of sinkhole activity as defined herein shall not be the basis for a reduction
8 of assessed valuation.

9
10 **Authorized agent.** A person specifically authorized by the holder of a certificate of competency
11 to obtain permits in his stead.

12
13 **Basement.** For floodplain management purposes, any area of a building having its floor sub-
14 grade (below ground level) on all sides.

15
16 **Basic Wind Speed Lines.** The basic wind speed lines shall be as established by the wind speed
17 contour maps attached to, and made a part of, this chapter.

18
19 **RISK CATEGORY I BUILDINGS:** For areas, landward of the 130 MPH Wind Speed Line, a
20 non-site specific design may be done using an ultimate design wind speed of 130 MPH for the
21 design of the main wind force resisting systems, cladding and glazing.

22
23 **RISK CATEGORY II BUILDINGS:** For areas, landward of the 140 MPH Wind Speed Line, a
24 non-site specific design may be done using an ultimate design wind speed of 140 MPH for the
25 design of the main wind force resisting systems, cladding, and glazing.

26
27 **RISK CATEGORY III & IV BUILDINGS:** For areas, landward of the 150 MPH Wind Speed
28 Line, a non-site specific design may be done using an ultimate design wind speed of 150 MPH
29 for the design of the main wind force resisting systems, cladding, and glazing.

30
31 **Board.** The appropriate Hernando County Board of Construction Regulations, unless otherwise
32 specifically stated.

33
34 **Building.** Any structure used or intended for supporting or sheltering any use or occupancy.

35
36 **Building component.** An element or assembly of elements integral to or part of a building.

37
38 **Building shell.** The structural components that completely enclose a building, including, but not
39 limited to, the foundation, structural frame, floor slabs, exterior walls, and roof system.

40
41 **Building system.** A functionally related group of elements, components and/or equipment, such
42 as the electrical, plumbing, and mechanical systems of a building.

43
44 **Catastrophic ground cover collapse.** Catastrophic ground cover collapse means geological
45 activity that results in all the following: (1) the abrupt collapse of the ground cover; (2) a
46 depression in the ground cover clearly visible to the naked eye; (3) structural damage to the

1 building, including the foundation; and (4) the structure being condemned and ordered to be
2 vacated by the building official as authorized by law to issue such an order for that structure.

3
4 **Certificate of occupancy (C.O.).** An official document evidencing that a building satisfies the
5 requirements for the occupancy of a building.

6
7 **Change of occupancy.** A change from one Building Code occupancy classification or as defined
8 in the Existing Code.

9
10 **Commercial building.** Any building, structure, improvement, or accessory thereto, other than a
11 one or two-family dwelling.

12
13 **Demolition.** The act of razing, dismantling, or removal of a building or structure, or portion
14 thereof.

15
16 **Enclosure.** A building or part thereof, in whole or in part self-supporting, and having walls of
17 insect screening with or without removable vinyl or acrylic wind break panels and a roof of
18 insect screening, plastic, aluminum or similar lightweight material.

19
20 **Florida Building Code.** Refers to all volumes of the code.

21
22 **Florida Building Code – Fuel Gas.** Refers to the Fuel Gas volume of the code.

23
24 **Florida Building Code – Mechanical.** Refers to the Mechanical volume of the code.

25
26 **Florida Building Code – Plumbing.** Refers to the Plumbing volume of the code.

27
28 **Florida Building Code – Residential.** Refers to the Residential volume of the code.

29
30 **Florida Existing Building Code-** Refers to the Existing Building volume of the code.

31
32 **Florida Building Code – Energy Conservation.** Refers to the Energy Conservation volume of
33 the code.

34
35 **Florida Building Code – Accessibility.** Refers to the Accessibility volume of the code.

36
37 **Florida Building Code – Test Protocols for High –Velocity Hurricane Zones.** Refers to the
38 High-Velocity Hurricane Zones volume of the code.

39
40 **Habitable space.** A space in a structure for living, sleeping, eating or cooking. Bathroom, toilet
41 compartments, closets, halls, screen enclosures, sunroom Categories I, II and III as defined in the
42 AAMA/NPEA/NSA 2100, storage or utility space and similar areas are not considered habitable
43 space.

1 **Historic Structure.** means any structure that is determined eligible for the exception to the flood
2 hazard area requirements of the Florida Building Code, Existing Building, Chapter 11 Historic
3 Buildings.
4

5 **Inspection warrant.** A court order authorizing the official or his designee to perform an
6 inspection of a property named in the warrants.
7

8 **Interior finish.** The preparation of interior spaces of a commercial building for the first
9 occupancy thereof.
10

11 **Manufactured home.** A structure, transportable in one or more sections, that is eight (8) feet or
12 more in width and greater than four hundred (400) square feet, and which is built on a
13 permanent, integral chassis and is designed for use with or without a permanent foundation when
14 attached to the required utilities. The term “manufactured home” does not include a “recreational
15 vehicle” or “park trailer”.
16

17 **Month.** The word “month” shall mean a calendar month.
18

19 **Occupiable space.** A room or enclosed space designed for human occupancy in which
20 individuals congregate for amusement, education, or similar purposes or in which occupants are
21 engaged at labor, and which is equipped with means of egress and light and ventilation facilities
22 meeting the requirements of this code.
23

24 **Permit.** An official document authorizing performance of a specific activity regulated by this
25 chapter.
26

27 **Settlement.** Settlement shall include, but not be limited to, any subsidence, settlement, or
28 sinkhole activity that impairs or has the potential to impair any structure, and for which an
29 inspection, investigation and/or remediation is conducted.
30

31 **Shall, may.** The word “shall” is mandatory; “may” is permissive. The word “shall” takes
32 precedence over “may.”
33

34 **Sinkhole.** Sinkhole means a landform created by subsidence of soil, sediment, or rock as
35 underlying strata are dissolved by groundwater. A sinkhole may form by collapse into
36 subterranean voids created by dissolution of limestone or dolostone or by subsidence as these
37 strata are dissolved.
38

39 **Sinkhole activity.** Sinkhole activity means settlement or systematic weakening of the earth
40 supporting such property only when such settlement or systematic weakening results from
41 movement or raveling of soils, sediments, or rock materials into subterranean voids created by
42 the effect of water on a limestone or similar rock formation.
43

44 **Sinkhole loss.** Sinkhole loss means structural damage to the building, including the foundation,
45 caused by sinkhole activity and which is verifiable.
46

1 **Sinkhole report.** Sinkhole report means a report prepared by a Florida licensed professional
2 engineer or Florida licensed professional geologist and which offers any determination or
3 opinion regarding the existence or non-existence of sinkhole activity or ground settlement upon
4 or under the land covered by the report. Sinkhole report shall include all reports prepared, or
5 caused to be prepared, pursuant to §§ 627.706—627.7074, Florida Statutes.

6
7 **Start of construction.**

8 **Site:** The physical clearing of the site in preparation for foundation work including, but
9 not limited to, site clearing, excavation, de-watering, pilings and soil testing activities.

10
11 **Building:** The removal, disassembly, repair, replacement, installation or assembly of the
12 building, structure, building system or building components in whole or parts thereof.

13
14 **Substantial Improvement.** Any combination of repair, reconstruction, rehabilitation, addition or
15 improvement of a building or structure taking place during a 5-year period prior to the date of
16 permit application, the cumulative cost of which equals or exceeds 50 percent of the market
17 value of the structure before the improvement or repair is started. If the structure has sustained
18 substantial damage, any repairs are considered substantial improvement regardless of the actual
19 repair work performed. The term does not, however, include either:

20
21 1. Any project for improvement of a building required to correct existing health, sanitary
22 or safety code violations identified by the building official and that are the minimum
23 necessary to assure safe living conditions.

24
25 2. Any alteration of a historic structure provided that the alteration will not preclude the
26 structure's continued designation as a historic structure.

27 **Stop work order.** An order by the Building Official, or his designee, which requires the
28 immediate cessation of all work and work activities described in the order.

29
30 **Structural component.** Any part of a system, building, or structure, load bearing or nonload
31 bearing, which is integral to the structural integrity thereof, including but not limited to walls,
32 partitions, columns, beams, and girders.

33
34 **Structural work or alteration.** The installation or assembling of new structural components
35 into a system, building, or structure. In addition, any change, repair, or replacement of any
36 existing structural component of a system, building, or structure.

37
38 **Structure** For floodplain management purposes, a walled and roofed building, including a gas or
39 liquid storage tank that is principally above ground, as well as a manufactured home.

40
41 **Text.** In cases of any difference of meaning or implication between the text of this Chapter and
42 any figure, the text shall control.

43
44 **Value.** Job cost, including but not limited to, materials and labor.

1 **Violation.** The failure of a structure or other development to be fully compliant with this
2 ordinance. For floodplain management purposes, a structure or other development without the
3 elevation certificate, other certifications, or other evidence of compliance required in this
4 ordinance is presumed to be in violation until such time as that documentation is provided
5 showing different.

6
7 **Water surface elevation.** The height, in relation to the National Geodetic Vertical Datum
8 (NGVD) of 1929 or the North Atlantic Vertical Datum, of floods of various magnitudes and
9 frequencies in the floodplains of coastal, inland, or riverine areas.

10
11 **Wind Borne Debris Region.** Areas within hurricane-prone regions located:

- 12
13 1. Within 1 mile of the coastal mean high water line where the ultimate design wind
14 speed is 130 MPH or greater; or
15
16 2. In areas where the ultimate design wind speed is 140 MPH or greater.

17
18 **Starting point at north end of County:**

Location: coordinates: BEGIN: Minutes)	Approximate GPS (Degrees,
---	----------------------------------

19

Intersection of Lagrue Rd. & Retriever Rd. 42 n	82, 34w 28,
---	--------------------

20

Then southerly approximate 11 miles to Intersection of Cortez Blvd and the first N/S canal east of Shoal Line Blvd running North and south (approximately 1 mile) between Cortez Blvd and the Weeki Wachee River 33 n	82, 37 w 28,
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21

Then south approximately 5 miles to Intersection of Tarpon Blvd., and Hwy 19 28 n	82, 38 w 28,
---	---------------------

22

Then southerly approximately 2 miles to Intersection of County Line Rd. and Hwy 19 26 n	82, 38 w 28,
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23 *Wind Speeds.* Refer to FBC-B Chapter I6, Figures 1609A, 1609B, and 1609C for general
24 wind speed maps. Hernando County Wind Speeds are defined as follows and as displayed
25 by the "Hernando County Wind Speed Maps" attached to, and made part of this chapter:
26 (All values listed are V-ultimate.)

27
28 1609A (Risk Category II Buildings and Structures)

29
30 V-ult. = 140 mph Those areas west of a northwesterly line running between the

1 southwestern corner of S31 T23S R17E to the southwestern corner of S13 T23S
2 R16E continuing to the Gulf of Mexico.

3
4 V-ult. = 139 mph those areas east of the line described above as the 140-mph line
5 to the eastern end of the county. Interpolation is allowed.

6
7 1609B (Risk Category III & IV Buildings and Structures)

8
9 V-ult. = 149 mph throughout the county. Interpolation is allowed.

10
11 1609C (Risk Category I Buildings and Structures)

12 V-ult. = 127 mph throughout the county. Interpolation is not allowed.

13
14 **Year.** The word “year” shall mean a calendar year, unless a fiscal year is indicated.

15
16 **SECTION 102**
17 **APPLICABILITY**

18
19 **102.1 General.** Where, in any specific case, different sections of this code specify different
20 materials, methods of construction or other requirements, the most restrictive shall govern.
21 Where there is a conflict between a general requirement and a specific requirement, the specific
22 requirement shall be applicable.

23
24 **102.1.1** The Florida Building Code does not apply to, and no code enforcement action shall be
25 brought with respect to, zoning requirements, land use requirements and owner specifications or
26 programmatic requirements which do not pertain to and govern the design, construction,
27 erection, alteration, modification, repair or demolition of public or private buildings, structures or
28 facilities or to programmatic requirements that do not pertain to enforcement of the Florida
29 Building Code. Additionally, a local code enforcement agency may not administer or enforce the
30 Florida Building Code, Building
31 to prevent the siting of any publicly owned facility, including, but not limited to, correctional
32 facilities, juvenile justice facilities, or state universities, community colleges, or public education
33 facilities, as provided by law.

34
35 **102.2 Building.** The provisions of the Florida Building Codes, including adopted Appendices,
36 shall apply to the construction, erection, alteration, modification, repair, equipment, use and
37 occupancy, location, maintenance, removal and demolition of every public and private building,
38 structure or facility or floating residential structure, or any appurtenances connected or attached
39 to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or
40 occupancy group in all buildings and structures shall comply with the provisions provided in the
41 Florida Existing Building Code. The following buildings, structures, and facilities are exempt
42 from the Florida Building Code – Building, and the Florida Residential Code as provided by law,
43 but not exempt from Flood Regulations and any future exemptions shall be as determined by the
44 legislature and provided by law:

- 1 (a) Building and structures specifically regulated and preempted by the Federal
2 Government.
- 3
- 4 (b) Railroads and ancillary facilities associated with the railroad.
- 5
- 6 (c) Non-residential farm buildings on farms.
- 7
- 8 (d) Temporary buildings or sheds used exclusively for construction purposes.
- 9
- 10 (e) Mobile homes or modular structures used as temporary offices, except that the
11 provisions of part ~~Ψ~~ II (ss. 553.501-553.513, FLORIDA STATUTES) relating to
12 accessibility by persons with disabilities and permits shall be required for structural
13 support and tie down, electric supply and all other such utility connections to such mobile
14 or modular structures as required by this jurisdiction.
- 15
- 16 (f) Those structures or facilities of electric utilities, as defined in s. 366.02, Florida
17 Statutes, which are directly involved in the generation, transmission, or distribution of
18 electricity.
- 19
- 20 (g) Temporary sets, assemblies, or structures used in commercial motion picture or
21 television production, or any sound-recording equipment used in such production, on or
22 off the premises.
- 23
- 24 (h) Chickees constructed by the Miccosukee Tribe of Indians or the Seminole Tribe of
25 Florida. As used in this paragraph, the term “chickee” means an open-sided wooden hut
26 that has a thatched roof of palm or palmetto or other traditional materials, and that does
27 not incorporate any electrical, plumbing, or other non-wood features.
- 28
- 29 (i) Family mausoleums not exceeding 250 square feet in area which are prefabricated and
30 assembled on site or preassembled and delivered on site and have walls, roofs, and a floor
31 constructed of granite, marble, or reinforced concrete.
- 32
- 33 (j) Temporary housing provided by the Department of Corrections to any prisoner in the
34 state correctional system.
- 35
- 36 (k) Building or structure having less than 1,000 square feet, which is constructed and
37 owned by a natural person for hunting, and which is repaired or reconstructed to the same
38 dimension and condition as existed on January 1, 2011, if the building structure:
- 39
- 40 (1) is not rented, leased, or used as a principal residence; and
- 41
- 42 (2) is not located within the 100-year floodplain, according to the Federal
43 Emergency Management Agency’s current Flood Insurance Rate Map; and
- 44
- 45 (3) is not connected to an offsite electric power or water supply.
- 46

1 **102.2.1** In addition to the requirements of ss. 553.79 and 553.80 Florida Statutes, facilities
2 subject to the provisions of Chapter 395 Florida Statutes and Part II of Chapter 400 Florida
3 Statutes shall have facility plans reviewed and construction surveyed by the state agency
4 authorized to do so under the requirements of Chapter 395 Florida Statutes and Part II of Chapter
5 400 Florida Statutes and the certification requirements of the Federal Government.

6
7 **102.2.2** Residential Buildings or structures moved into or within Hernando County shall not be
8 required to be brought into compliance with the state minimum building code in force at the time
9 the building or structure is moved, provided:

- 10
11 I. The building or structure is structurally sound and in occupiable condition for its
12 intended use;
- 13
14 2. The occupancy use classification for the building or structure is not changed as a result
15 of the move;
- 16
17 3. The building is not substantially remodeled;
- 18
19 4. Current fire code requirements for ingress and egress are met;
- 20
21 5. Electrical, gas and plumbing systems meet the codes in force at the time of
22 construction and are operational and safe for reconnection; and
- 23
24 6. Foundation plans are sealed by a professional engineer or architect licensed to practice
25 in this state, if required by the Florida Building Code, for all residential buildings or
26 structures of the same occupancy class.

27
28 **102.2.3** The building official shall apply the same standard to a moved residential building or
29 structure as that applied to the remodeling of any comparable residential building or structure to
30 determine whether the moved structure is substantially remodeled. The cost of the foundation on
31 which the moved building or structure is placed shall not be included in the cost of remodeling
32 for purposes of determining whether a moved building or structure has been substantially
33 remodeled.

34
35 **102.2.4** This section does not apply to the jurisdiction and authority of the Department of
36 Agriculture and Consumer Services to inspect amusement rides or the Department of Financial
37 Services to inspect state-owned buildings and boilers.

38
39 **102.2.5 Reserved.**

40
41 **102.2.6** This section does not apply to swings and other playground equipment accessory to a
42 one- or two-family dwelling.

43
44 **Exception:** Electrical service to such playground equipment shall be in accordance with
45 Chapter 27 of the Florida Building Code and Chapter 34 of the Florida Residential Code.

1 **102.3 Application of references.** References to chapter or section numbers, or to provisions not
2 specifically identified by number, shall be construed to refer to such chapter, section or provision
3 of this code.

4
5 **102.4 Referenced codes and standards.** The codes and standards referenced in the technical
6 codes shall be considered an integral part of the codes without separate adoption. If specific
7 portion of a standard are denoted by code text, only those portions of the standard shall be
8 enforced. Where code provisions conflict with a standard, the code provisions shall be enforced.
9 Permissive and advisory provisions in a standard shall not be construed as mandatory.

10
11 **102.4.1 Conflicts.** Where conflicts occur between provisions of this code and referenced codes
12 and standards, the provisions of this code shall apply.

13
14 **102.4.2 Provisions in referenced codes and standards.** Where the extent of the reference to a
15 referenced code or standard includes subject matter that is within the scope of this code or the
16 Florida Codes listed in Section 101.4, the provisions of this code or the Florida Codes listed in
17 Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or
18 standard.

19
20 **102.5 Partial invalidity.** In the event that any part or provision of this code is held to be illegal
21 or void, this shall not have the effect of making void or illegal any of the other parts or
22 provisions.

23
24 **102.6 Existing Structures.** The legal occupancy of any structure existing on the date of adoption
25 of this code shall be permitted to continue without change, except as is specifically covered in
26 this code, or the Florida Fire Prevention Code, or as is deemed necessary by the building official
27 for the general safety and welfare of the occupants and the public.

28
29 **102.6.1 Buildings not previously occupied.** A building or portion of a building that has not
30 been previously occupied or used for its intended purpose in accordance with the laws in
31 existence at the time of its completion shall comply with the provisions of the *FBC-Building*
32 *Code or FBC- Residential Code*, as applicable, for new construction or with any current permit
33 for such occupancy.

34
35 **102.6.2 Buildings previously occupied.**

36 The legal occupancy of any building existing on the date of adoption of this code shall be
37 permitted to continue without change, except as otherwise specifically provided in this code, the
38 *FBC Existing Building Code*, or as is deemed necessary by the *building official* for the general
39 safety and welfare of the occupants and the public.

40
41 **102.7 Relocation of manufactured buildings.**

- 42
43 1. Relocation of an existing manufactured building does not constitute an alteration.
44
45 2. A relocated building shall comply with wind speed requirements of the new location,
46 using the appropriate wind speed map. If the existing building was manufactured in

1 compliance with the Standard Building Code (prior to March 1, 2002), the wind speed
2 map of the Standard Building Code shall be applicable. If the existing building was
3 manufactured in compliance with the Florida Building Code (after March 1, 2002), the
4 wind speed map of the Florida Building Code shall be Applicable.
5

6 3. A relocated building shall comply with the flood hazard area requirements of the new
7 location, if Applicable.
8

9 **102.8 Existing mechanical equipment.** An agency or local government may not require that
10 existing mechanical equipment located on or above the surface of a roof be installed in
11 compliance with the requirements of the Florida Building Code except when the equipment is
12 being replaced or moved during reroofing and is not in compliance with the provisions of the
13 Florida Building Code relating to roof-mounted mechanical units.
14

15 **102.9 Federal and state authority.** The provisions of this code shall not be held to deprive any
16 Federal or State agency, or any applicable governing authority having jurisdiction, of any power
17 or authority which it had on the effective date of the adoption of this code or of any remedy then
18 existing for the enforcement of its orders, nor shall it deprive any individual or corporation of its
19 legal rights as provided by law. Where code requirements promulgated by separate agencies of
20 government conflict, the more stringent standard shall be enforced unless prohibited by law.
21

22 PART 2—ADMINISTRATION AND ENFORCEMENT

23 SECTION 103 24 BUILDING DIVISION 25

26
27 **103.1 Creation of enforcement agency.** The Hernando County Building Division is hereby
28 created and the official in charge thereof shall be known as the building official.
29

30 **103.2 Building official.** The *building official* shall have at least 10 years' experience or
31 equivalent as an architect, engineer, inspector, contractor or superintendent of construction, or
32 any combination of these, five years of which shall have been supervisory experience. The
33 *building official* should be certified as a *building official* through a recognized certification
34 program.
35

36 **103.3 Inspector and plans examiner.** A person shall not be appointed or hired as inspector of
37 construction or plans examiner who has not had at least 5 years' experience as a contractor,
38 engineer, architect, or as a superintendent, foreman or competent mechanic in charge of
39 construction. The inspector or plans examiner shall be certified through a recognized
40 certification program for the appropriate trade. Failure to maintain such certification may be
41 grounds for dismissal as an inspector or plans examiner.
42

43 **103.4 Termination of employment.** Employees in the position of *building official*, inspector,
44 and plans examiner shall not be removed from office except for just cause.
45

46 SECTION 104

1 **DUTIES AND POWERS OF THE BUILDING OFFICIAL**

2
3 **104.1 General.** The Building Official is hereby authorized and directed to enforce the provisions
4 of this code. The Building Official is further authorized to render interpretations of this code,
5 which are consistent with its spirit and purpose and to adopt policies and procedures in order to
6 clarify the application of its provisions. Such interpretations, policies and procedures shall be in
7 compliance with the intent and purpose of this code, and shall not have the effect of waiving
8 requirements specifically provided for in this code. The building official is also authorized to
9 prevent occupancy or use of a structure where in violation of this code or any other ordinances of
10 Hernando County.

11
12 **104.2 Applications and permits.** The building official shall receive applications, review
13 construction documents and issue permits for the erection, and alteration, demolition and moving
14 of buildings and structures, inspect the premises for which such permits have been issued and
15 enforce compliance with the provisions of this code.

16
17 **104.2.1 Determination of substantially improved or substantially damaged existing**
18 **buildings and structures in flood hazard areas.** For applications for reconstruction,
19 rehabilitation, *repair, alteration, addition* or other improvement of existing buildings or
20 structures located in *flood hazard areas*, the *building official* shall determine if the proposed
21 work constitutes substantial improvement or *repair of substantial damage*. Where the *building*
22 *official* determines that the proposed work constitutes *substantial improvement* or *repair* of
23 *substantial damage*, and where required by this code, the *building official* shall require the
24 *building to meet the requirements of Section 1612 or R322 of the Florida Building Code,*
25 Residential, as applicable.

26
27 **104.3 Notices and orders.** The building official shall issue all necessary notices or orders to
28 ensure compliance with this code.

29
30 **104.3.1 Stop work orders – Reference Section 115.** Upon notice from the Building Official, or
31 his/her designee work on any building, structure, electrical, gas, mechanical or plumbing system
32 that is being done contrary to the provisions of this code or any County ordinance in a dangerous
33 or unsafe manner, shall immediately cease. Such notice shall be in writing and shall be given to
34 the owner of the property, the owner’s agent, or to the person doing the work, and shall state the
35 conditions under which work may be resumed. Where an emergency exists, the Building Official
36 shall not be required to give a written notice prior to stopping the work.

37
38 **104.3.2 Revocation of permits.** The Building Official is authorized to suspend or revoke a
39 permit issued under the provisions of this code wherever the permit is issued in error or on the
40 basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or
41 regulation or any provisions of this code.

42
43 **104.3.3 Misrepresentation of application.** The Building Official may revoke a permit or
44 approval, issued under the provisions of this code, where there has been any false statement or
45 misrepresentation as to the material fact in the application or plans on which the permit or
46 approval was based.

1
2 **104.3.4 Violation of code provisions.** The Building Official may revoke a permit upon
3 determination by the Building Official that the construction, erection, alteration, repair, moving,
4 demolition, installation, or replacement of the building, structure, electrical, gas, mechanical or
5 plumbing systems for which the permit was issued is in violation of, or not in conformity with,
6 the provisions of this code.

7
8 **104.4 Inspections.** The building official shall make all the required inspections, or the building
9 official shall have the authority to accept reports of inspection by approved agencies or
10 individuals. Reports of such inspections shall be in writing and be certified by a responsible
11 officer of such approved agency or by the responsible individual. The building official is
12 authorized to engage such expert opinion as deemed necessary to report upon unusual technical
13 issues that arise, subject to the approval of the appointing authority.

14
15 **104.5 Identification.** The building official shall carry proper identification when inspecting
16 structures or premises in the performance of duties under this code.

17
18 **104.6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of
19 this code, or where the building official has reasonable cause to believe that there exists in a
20 structure or upon a premises a condition which is contrary to or in violation of this code which
21 makes the structure or premises unsafe, dangerous or hazardous, the building official is
22 authorized to enter the structure or premises at reasonable times to inspect or to perform the
23 duties imposed by this code, provided that if such structure or premises be occupied that
24 credentials be presented to the occupant and entry requested. If such structure or premises is
25 unoccupied, the building official shall first make a reasonable effort to locate the owner or other
26 person having charge or control of the structure or premises and request entry. If entry is refused,
27 the building official shall have recourse to the remedies provided by law to secure entry.

28
29 **104.6.1 Inspection warrant.** When the Building Official shall have first obtained a proper
30 inspection warrant or other remedy provided by law to secure entry, no owner or Occupant or
31 any other person having charge, care or control of any building structure, or premises shall fail or
32 neglect, after proper request is made as herein provided, to promptly permit entry therein by the
33 Building Official for the purpose of inspection and examination pursuant to this code.

34
35 **104.7 Department records.** The building official shall keep official records of applications
36 received, permits and certificates issued, fees collected, reports of inspections, and notices and
37 orders issued. Such records shall be retained in the official records for the period required for
38 retention of public records per FS 119.

39
40 **104.8 Liability.** The building official, member of the board of appeals or employee charged with
41 the enforcement of this code, while acting for the jurisdiction in good faith and without malice in
42 the discharge of the duties required by this code or other pertinent law or ordinance, shall not
43 thereby be rendered liable personally and is hereby relieved from personal liability for any
44 damage accruing to persons or property as a result of any act or by reason of an act or omission
45 in the discharge of official duties. Any suit instituted against an officer or employee because of
46 an act performed by that officer or employee in the lawful discharge of duties and under the

1 provisions of this code shall be defended by legal representative of the jurisdiction until the final
2 termination of the proceedings. The building official or any subordinate shall not be liable for
3 cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.
4

5 **104.9 Approved Materials and Equipment.** Materials, equipment, and devices approved by the
6 Building Official shall be constructed and installed in accordance with such approval.
7

8 **104.9.1 Used materials and equipment.** The use of used materials which meet the
9 requirements of this code for new materials is permitted. Used equipment and devices
10 shall not be reused unless approved by the building official.
11

12 **104.10 Modifications.** Where there are practical difficulties involved in carrying out the
13 provisions of this code, the building official shall have the authority to grant modifications for
14 individual cases, upon application of the owner or owner's representative, provided the building
15 official shall first find that special individual reason makes the strict letter to this code
16 impractical and the modification is in compliance with the intent and purpose of this code and
17 that such modification does not lesson health, accessibility, life and fire safety, or structural
18 requirements. The details of action granting modifications shall be recorded and entered in the
19 files of the building division.
20

21 **104.10.1** For buildings and structures, the affidavit shall state that the plans conform to the laws
22 as to egress, type of construction and general arrangement and, if accompanied by drawings,
23 show the structural design and that the plans and design conform to the requirements of the
24 technical codes as to strength, stresses, strains, loads and stability. The building official may
25 without any examination or inspection accept such affidavit, provided the architect or engineer
26 who made such affidavit agrees to submit to the building official copies of inspection reports as
27 inspections are performed and upon completion of the structure, electrical, gas, mechanical or
28 plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing
29 system has been erected in accordance with the requirements of the technical codes and other
30 pertinent laws, ordinances, or Flood Regulations.
31

32 **104.11 Alternative materials, design, and methods of construction.** The provisions of this
33 Code are not intended to prevent the installation of any material or to prohibit any design or
34 method of construction not specifically prescribed by this code, provided that any such
35 alternative has been approved. An alternative material, design or method of construction shall be
36 approved where the Building Official finds that the proposed design is satisfactory and complies
37 with the intent of the provisions of this Code, and that the material, method or work offered is,
38 for the purpose intended, at least the equivalent of that prescribed in this Code in quality,
39 strength, effectiveness, fire resistance, durability, and safety. When alternate life-safety systems
40 are designed, the SFPE Engineering Guide to Performance – Based Fire Protection Analysis and
41 Design of Buildings, or other methods approved by the Building Official may be used. The
42 Building Official shall require that sufficient evidence or proof be submitted to substantiate any
43 claim made regarding the alternative.
44

1 **104.11.1 Research reports.** Supporting data, where necessary to assist in the approval of
2 materials or assemblies not specifically provided for in this code, shall consist of valid research
3 reports from approved sources.
4

5 **104.11.2 Tests.** Whenever there is insufficient evidence of compliance with the provisions of this
6 code, or evidence that a material or method does not conform to the requirements of this code, or
7 in order to substantiate claims for alternative materials or methods, the building official shall
8 have the authority to require tests as evidence of compliance to be made at no expense to the
9 jurisdiction. Test methods shall be as specified in this code or by other recognized test standards.
10 In absence of recognized and accepted test methods, the building official shall approve the
11 testing procedure. Tests shall be performed by an approved agency. Reports of such tests shall be
12 retained by the building official for the period required for retention of public records.
13

14 **104.11.3 Accessibility.** Alternate designs and technologies for providing access to and usability
15 of a facility for persons with disabilities shall be in accordance with provisions of the Florida
16 Building Code, Accessibility.
17

18 **104.12 Requirements not covered by code.** Any requirements necessary for the strength,
19 stability or proper operation of an existing or proposed building, structure, electrical, gas,
20 mechanical or plumbing system, or for the public safety, health and general welfare, not
21 specifically covered by this or the other technical codes, shall be determined by the building
22 official.
23

24 SECTION 105 25 PERMITS 26

27 **105.1 When required.** Any owner, authorized agent, or contractor who desires to construct,
28 enlarge, alter, repair, move, demolish, or change the occupancy or occupant content of a building
29 or structure, or any outside area being used as part of the building's designated occupancy (single
30 or mixed) or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-
31 resistant coverings, electrical, gas, mechanical, or plumbing system, the installation of which is
32 regulated by the technical codes, or to cause any such work to be done, shall first make
33 application to the building official and obtain the required permit for the work.
34

35 **105.1.1 Annual Facility Permit.** In lieu of an individual permit for each alteration to an existing
36 electrical gas, mechanical, plumbing or interior non-structural office system(s), the building
37 official is authorized to issue an annual permit for any occupancy to facilitate routine or
38 emergency service, repair, and refurbishing, minor renovations of service systems or
39 manufacturing equipment installations/relocations. The building official shall be notified of
40 major changes and shall retain the right to make inspections at the facility site as deemed
41 necessary. An annual facility service permit shall be assessed an annual fee and shall be valid for
42 one year from date of issuance. A separate permit shall be
43 obtained for each facility and for each construction trade, as applicable. The permit application
44 shall contain a general description of the parameters of work intended to be performed during the
45 year.
46

1 **105.1.2 Annual Permit Records.** The person to whom an annual permit is issued shall keep a
2 detailed record of alterations made under such annual permit. The building official shall have
3 reasonable access to such records upon request. The permit holder shall list/identify all work
4 performed on a form approved by the building official. At the end of the permit validation
5 period, a copy of the log shall be filed with the building official. The building official is
6 authorized to revoke or withhold the issuance of the future
7 permits if a pattern of code violations is found to exist.

8
9 **105.1.3 Food Permit.** In accordance with Section 500.12, Florida Statutes, a food permit from
10 the Department of Agriculture and Consumer Services is required of any person who operates a
11 food establishment or retail store.

12
13 **105.1.4 Public swimming pools.** The local enforcing agency may not issue a building permit to
14 construct, develop, or modify a public swimming pool without proof of application, whether
15 complete or incomplete, for an operating permit pursuant to Section 514.031, Florida Statutes. A
16 certificate of completion or occupancy may not be issued until such operating permit is issued.
17 The local enforcing agency shall conduct their review of the building permit application upon
18 filing and in accordance with Chapter 553, Florida Statutes. The local enforcing agency may
19 confer with the Department of Health,
20 if necessary, but may not delay the building permit application review while awaiting comment
21 from the Department of Health.

22
23 **105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not
24 be deemed to grant authorization for any work to be done in any manner in violation of the
25 provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any
26 special flood hazard area. Exemptions granted under this section do not relieve the owner or
27 contractor from their duty to comply with applicable provisions of the Florida Building Code and
28 requirements of the local flood plain management ordinance. Permits shall not be required for
29 the following:

30
31 **Building:**

- 32 1. One-story detached accessory structures used as tool and storage sheds, playhouses and
33 similar uses, to a Group R-3 occupancy provided the floor area does not exceed 120
34 square feet, at grade level.
- 35
36 2. Oil derricks.
- 37
38 3. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons
39 (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
- 40
41 4. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and
42 not over any basement or story below and are not part of an accessible route.
- 43
44 5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 45
46 6. Temporary motion picture, television and theater stage sets and scenery.

1
2 7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than
3 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed
4 entirely above ground.

5
6 8. Shade cloth structures constructed for nursery or agricultural purposes, not including
7 service systems.

8
9 9. Swings and other playground equipment accessory to detached one- and two-family
10 dwellings.

11
12 10. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9
13 inches (1753 mm) in height.

14
15 **Electrical:**

16 1. Repairs and maintenance: Minor repair work, including the replacement of lamps or
17 the connection of approved portable electrical equipment to approved permanently
18 installed receptacles.

19
20 2. Radio and television transmitting stations: The provisions of this code shall not apply
21 to electrical equipment used for radio and television transmissions, but do apply to
22 equipment and wiring for a power supply and the installations of towers and antennas.

23
24 3. Temporary testing systems: A permit shall not be required for the installation of any
25 temporary system required for the testing or servicing of electrical equipment or
26 apparatus

27
28 **Gas:**

29 1. Portable heating appliance.

30
31 2. Replacement of any minor part that does not alter approval of equipment or make such
32 equipment unsafe.

33
34 **Mechanical:**

35 1. Portable heating appliance

36
37 2. Portable ventilation equipment

38
39 3. Portable cooling unit

40
41 4. Steam, hot or chilled water piping within any heating or cooling equipment regulated
42 by this code.

43
44 5. Replacement of any part that does not alter its approval or make it unsafe;

45
46 6. Portable evaporative cooler

1
2 7. Self-contained refrigeration system containing 10 lb. (4.54 5 kg) or less of refrigerant
3 and actuated by motors of 1 horsepower (746 W) or less
4

5 8. The installation, replacement, removal, or metering of any load management control
6 device.
7

8 **Plumbing:**

9 1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that
10 if any concealed trap, drain pipe, water, soil waste or vent pipe becomes defective and it
11 becomes necessary to remove and replace the same with new material, such work shall be
12 considered as new work and a permit shall be obtained and inspection made as provided
13 in this code.
14

15 2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the
16 removal and reinstallation of water closets, provided such repairs do not involve or
17 require the replacement or rearrangement of valves, pipes or fixtures.
18

19 3. The cleaning of a septic tank.
20

21 4. All work described in Parts 1 & 2 above may only be performed by a licensed
22 plumbing contractor or the property owner in accordance with s. 489.103(7) Florida
23 Statutes, regardless of whether a permit is required for such work.
24

25 **105.2.1 Emergency repairs.** Where equipment replacements and repairs must be performed in
26 an emergency situation, the permit application shall be submitted within the next working
27 business day to the building official.
28

29 **105.2.2 Minor repairs.** Ordinary minor repairs or installation of replacement parts may be made
30 with the approval of the building official without a permit, provided the repairs do not include
31 the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural
32 beam or loadbearing support, or the removal or change of any required means of egress, or
33 rearrangement of parts of a structure affecting the egress requirements; additionally, ordinary
34 minor repairs shall not include addition to, alteration of, replacement or relocations of any
35 standpipe, water supply, sewer, drainage, drain
36 leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment,
37 or other work affecting public health or general safety, and such repairs shall not violate any of
38 the provisions of the technical codes.
39

40 **105.2.3 Emergency repairs following a disaster.** Where equipment replacements and repairs
41 must be performed in an emergency situation following a disaster whereby an emergency
42 declaration has been issued and the Building Official has authorized emergency permitting, the
43 permit application may be placed in abeyance for a period up to 30 calendar days or as otherwise
44 authorized by the Board of County Commissioners or County Administrator following
45 confirmation of a disaster inspection performed by a
46 disaster assessment team or building inspector (or other designee of the Building Official).

1
2 **105.2.4 Public service agencies.** A permit shall not be required for the installation, alteration or
3 repair of generation, transmission, distribution or metering or other related equipment that is
4 under the ownership and control of public service agencies by established right.
5

6 **105.3 Information required.** Each application for a permit, with the required fee, shall be filed
7 with the building official on a form furnished for that purpose and shall contain a general
8 description of the proposed work and its location. The application shall be signed by the owner, a
9 contractor certified by the State or County to practice in the area of work proposed, or his
10 authorized agent. The building permit application shall indicate the proposed occupancy of all
11 parts of the building and of that portion of the site or lot, if any, not covered by the building or
12 structure and shall contain such other information as may be required by the building official.
13 Permit application forms shall be in the format prescribed by the building division, and must
14 comply with the requirements of s. 713.135(5) & (6) Florida Statutes. Each application shall be
15 inscribed with the date of application and the code in effect as of that date. For a building permit
16 for which an application is submitted prior to the effective date of this code, the state minimum
17 building code in effect in Hernando County on the date of the application governs the permitted
18 work for the life of the permit and any extension granted to the permit.
19

20 **105.3.1 Action on Applications.** The building official shall act upon an application for a permit
21 without unreasonable or unnecessary delay. If the application or the construction documents do
22 not conform to the requirements of pertinent laws, the building official shall reject such
23 application in writing, stating the reasons therefore. If the building official is satisfied that the
24 work described in an application for a permit and the contract documents filed conform to the
25 requirements of the technical codes and other pertinent
26 laws and ordinances, he shall issue a permit to the applicant as soon as practicable. When
27 authorized through contractual agreement with a school board, in acting on applications for
28 permits, the building official shall give first priority to any applications for the construction of, or
29 addition or renovation to, any school or educational facility.
30

31 **105.3.1.1** If a state university, state community college, or public school district elects to use a
32 local government's code enforcement offices, fees charged by counties and municipalities for
33 enforcement of the Florida Building Code on buildings, structures, and facilities of state
34 universities, state colleges, and public school districts shall not be more than the actual labor and
35 administrative costs incurred for plans review and inspections to ensure compliance with the
36 code.
37

38 **105.3.1.2** No permit may be issued for any building construction, erection, alteration,
39 modification, repair, or addition unless the applicant for such permit provides to the enforcing
40 agency which issues the permit any of the following documents which apply to the construction
41 for which the permit is to be issued and which shall be prepared by or under the direction of an
42 engineer registered under Chapter 471 Florida Statutes:
43

- 44 1. Plumbing documents for any new building or addition which requires a plumbing
45 system with more than 250 fixture units or which costs more than \$125,000.
46

1 2. Fire sprinkler documents for any new building or addition that includes a fire sprinkler
2 system that contains 50 or more sprinkler heads. Personnel as authorized by chapter 633
3 Florida Statutes, may design a fire sprinkler system of 49 or fewer heads and may design
4 the alteration of an existing fire sprinkler system if the alteration consists of the
5 relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the
6 existing fire sprinkler system.

7
8 3. Heating, ventilation and air-conditioning documents for any new building or addition
9 that requires more than a 15-ton-per-system capacity which is designed to accommodate
10 100 or more persons or for which the system costs more than \$125,000. This paragraph
11 does not include any
12 document for the replacement or repair of an existing system in which the work does not
13 require altering a structural part of the building or for work on a residential one-family,
14 two-family, three-family or four-family structure. An air-conditioning system may be
15 designed by an installing air conditioning contractor certified under Chapter 489, Florida
16 Statutes to serve any building or addition which is designed to accommodate fewer than
17 100 persons and requires an air-conditioning system with value of \$125,000 or less; and
18 when a 15-ton-per-system or less is
19 designed for a singular space of a building and each 15-ton system or less has an
20 independent duct system. Systems not complying with the above require design
21 documents that are to be sealed by a professional engineer.

22
23 **Example 1:** When a space has two 10-ton systems with each having an independent duct
24 system, the contractor may design these two systems since each system is less than 15
25 tons.

26
27 **Example 2:** Consider a small single-story office building which consists of 6 individual
28 offices where each office has a single three-ton package air conditioning heat pump. The
29 six heat pumps are connected to a single water cooling tower. The cost of the entire
30 heating, ventilation and air conditioning work is \$47,000 and the office building
31 accommodates fewer than 100 persons.
32 Because the six mechanical units are connected to a common water tower, this is
33 considered to be an 18- ton system. It therefore could not be designed by a mechanical or
34 air-conditioning contractor.

35
36 **Note:** It was further clarified by the Florida Building Commission that the limiting
37 criteria of 100 persons and \$125,000 apply to the building occupancy load and the cost of
38 the total air-conditioning system of the building.

39
40 4. Any specialized mechanical, electrical, or plumbing document for any new building or
41 addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon,
42 or fire detection and alarm system which costs more than \$5,000.

43
44 5. Electrical documents. Any electrical or plumbing or air conditioning and refrigeration
45 system that requires an aggregate service capacity of 600 amperes (240 volts) or less on a

1 residential electrical system or 800 amperes (240 volts) or less on a commercial or
2 industrial electrical system. See Florida Statutes 471.003(2) (h).

3
4 NOTE: It was further clarified by the Florida Building Commission that the limiting
5 factor of 240 volts or over is required to be designed by an engineer.

6
7 Documents requiring an engineer seal by this part shall not be valid unless a professional
8 engineer who possesses a valid certificate of registration has signed, dated, and stamped
9 such document as provided in s. 471.025, Florida Statutes.

10
11 6. All public swimming pools and public bathing places defined by and regulated under
12 Chapter 514, Florida Statutes.

13
14 **105.3.2 Time limitation of application.** An application for a permit for any proposed work shall
15 be deemed to have been abandoned becoming null and void 180 days after the date of filing,
16 unless such application has been pursued in good faith or a permit has been issued; except that
17 the building official is authorized to grant one or more extensions of time for additional periods
18 not exceeding 90 days each. The extension shall be requested in writing and justifiable cause
19 demonstrated.

20
21 **105.3.3** An enforcing authority may not issue a building permit for any building construction,
22 erection, alteration, modification, repair or addition unless the permit either includes on its face
23 or there is attached to the permit the following statement: “**NOTICE:** In addition to the
24 requirements of this permit, there may be additional restrictions applicable to this property that
25 may be found in the public records of this county, and there may be additional permits required
26 from other governmental entities such as water
27 management districts, state agencies or federal agencies.”

28
29 **105.3.4** A building permit for a single-family residential dwelling must be issued within 30
30 working days of application thereof unless unusual circumstances require a longer time for
31 processing the application or unless the permit application fails to satisfy the Florida Building
32 Code or the enforcing agency’s laws or ordinances.

33
34 **105.3.5 Identification of minimum premium policy.** Except as otherwise provided in Chapter
35 440, Workers Compensation, every employer shall, as a condition to receiving a building permit,
36 show proof that it has secured compensation for its employees as provided in SECTION 440.10
37 and 440.38, Florida Statutes.

38
39 **105.3.6 Asbestos removal.** Moving, removal or disposal of asbestos-containing materials on a
40 residential building where the owner occupies the building, the building is not for sale or lease,
41 and the work is performed according to the owner-builder limitations provided in this paragraph.
42 To qualify for exemption under this paragraph, an owner must personally appear and sign the
43 building permit application. The permitting agency shall provide the person with a disclosure
44 statement in substantially the following form:

45
46 **Disclosure Statement:**

1 State law requires asbestos abatement to be done by licensed contractors. You have
2 applied for a permit under an exemption to that law. The exemption allows you, as the
3 owner of your property, to act as your own asbestos abatement contractor even though
4 you do not have a license. You must supervise the construction yourself. You may move,
5 remove or dispose of asbestos-containing materials on a residential building where you
6 occupy the building and the building is not for sale or lease, or the building is a farm
7 outbuilding on your property. If you sell or lease such building within 1 year after the
8 asbestos abatement is complete, the law will presume that you intended to sell or lease
9 the property at the time the work was done, which is a violation of this exemption. You
10 may not hire an unlicensed person as your contractor. Your work must be done according
11 to all local, state and federal laws and regulations that apply to asbestos abatement
12 projects. It is your responsibility to make sure that people employed by you have licenses
13 required by state law and by county or municipal licensing ordinances.
14

15 **105.3.7 Public right of way.** A permit shall not be given by the Building Official for the
16 construction of any building, or for the alteration of any building where said building is to be
17 changed and such change will affect the exterior walls, bays, balconies, or other appendages or
18 projections fronting on a right-of-way, easement, conservation area or zoning minimum lot line
19 setback, unless the applicant has obtained authorization for such encroachment from the
20 appropriate regulatory body.
21

22 **105.3.8 Applicable Code for Manufactured Buildings.** Manufacturers should be permitted to
23 complete all buildings designed and approved prior to the effective date of a new code edition,
24 provided a clear signed contract is in place. The contract shall provide data mirroring that
25 required by an application for permit, specifically, without limitation, date of execution, building
26 owner or dealer, and anticipated date of completion. However, the construction activity must
27 commence within 180 days of the contract's execution. The contract is subject to verification by
28 the Department of Business and Professional Regulation.
29

30 **105.4 Conditions of permit.** The issuance or granting of a permit shall not be construed to be a
31 permit for, or an approval of, any violation of any of the provisions of this code or any other
32 ordinance of this jurisdiction. Permits presuming to give authority to violate or cancel the
33 provisions of this code or other ordinances of this jurisdiction shall not be valid. The issuance of
34 a permit based on construction documents and other data shall not prevent building official from
35 requiring the corrections of errors in the construction documents and other data. The building
36 official is also authorized to prevent occupancy or use of a structure where in violation of this
37 code or any other ordinances of Hernando County.
38

39 **105.4.1 Permit intent.** A permit issued shall be construed to be a license to proceed with the
40 work detailed in the approved plans and specifications and not as authority to violate, cancel,
41 alter or set aside any of the provisions of the technical codes or any other code or ordinance, nor
42 shall issuance of a permit prevent the building official from thereafter requiring a correction of
43 errors in plans, construction, or violations of this code. Every permit issued shall become invalid
44 unless the work authorized by such permit is commenced within the time limitations described in
45 subsection 105.3.2 (90 days for stand-alone permits or 180 days for all other permits) after its
46 issuance, or if the work authorized by such permit is suspended or abandoned for a period of 90

1 or 180 days, per the time limitations described above, after the time the work is commenced. One
2 or more extensions of time for a period of not more than 90 days each may be allowed by the
3 building official for the application provided the extension is requested in writing and justifiable
4 cause is demonstrated.

5
6 **105.4.1.1** If work has commenced and the permit is revoked, becomes null and void, or expires
7 because of lack of progress or abandonment, a new permit covering the proposed construction
8 shall be obtained before proceeding with the work. Permits may be reinstated or renewed at the
9 discretion of the building
10 official or his/her designee for just cause.

11
12 **105.4.1.2** If a new permit is not obtained within 180 days, from the date the initial permit became
13 null and void, the building official is authorized to require that any work that has been
14 commenced or completed be removed from the building site. Alternately, a new permit may be
15 issued on application, providing
16 the work in place and required to complete the structure meets all applicable regulations in effect
17 at the time the initial permit became null and void and any regulations which may have become
18 effective between the date of expiration and the date of issuance of the new permit.

19
20 **105.4.1.3** Work shall be considered to be in active progress when the permit has received an
21 approved inspection within 180 days. This provision shall not be applicable in case of civil
22 commotion or strike or when the building work is halted due directly to judicial injunction, order
23 or similar process.

24
25 **105.4.1.4** A fee for a renewal reissuance and an extension of a permit shall be assessed by
26 Administrative Authority in accordance with the adopted fee schedule.

27
28 **105.4.1.5** A permit holder (owner/contractor) is responsible for requesting; a final inspection
29 within (10) ten days of completion of permitted work; and if applicable; a reinspection within (7)
30 seven days of issuance of a red-tag.

31
32 **105.5 Expiration.** Every permit issued shall become null and void unless the work on the site
33 authorized by such permit is commenced within 180 days after its issuance, or if the work
34 authorized on the site by such permit is suspended or abandoned for a period of 180 days after
35 the time the work is commenced. All permits shall expire 2 years from the date of issuance. The
36 building official is authorized to reactivate an expired permit with just caused. The building
37 official is authorized to grant, in writing, one or more extensions of time, for periods not more
38 than 90 days each. The extension shall be requested in writing and justifiable cause
39 demonstrated.

40
41 **Exception:**

42 Demolition permits shall expire in 60 days from date of issuance, unless an extension is
43 granted.

44
45 **105.5.1 Additional options for closing a permit. Refer to Section 553.79(15), Florida Statutes.**

1 **105.6 Suspension or revocation.** The building official is authorized to suspend or revoke a
2 permit issued under the provisions of this code wherever the permit is issued in error or on the
3 basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or
4 regulation or any of the provisions of this code. Refer to Section 553.79(16), Florida Statutes for
5 additional requirements.
6

7 **105.7 Placement of Permit.** Work requiring a permit shall not commence until the permit holder
8 or his agent posts the permit card in a conspicuous place near the front of the premises or in an
9 easily identifiable central location. The permit shall be protected from the weather and located in
10 such position as to permit the building official or representative to conveniently make the
11 required entries thereon.
12

13 **105.8 Notice of Commencement.** As per s. 713.135 Florida Statutes, when any person applies
14 for a building permit, the authority issuing such permit shall print on the face of each permit card
15 in no less than 14-point, capitalized, boldfaced type: **“WARNING TO OWNER: YOUR**
16 **FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR**
17 **PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND**
18 **TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY**
19 **BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.”**
20

21 If the direct contract is greater than \$2,500.00 or a direct contract cost of \$7,500 or greater to
22 repair or replace an existing heating or air-conditioning system, the applicant shall file with the
23 issuing authority prior to the first inspection either a certified copy of the recorded notice of
24 commencement or a notarized statement that the notice of commencement has been filed for
25 recording, along with a copy thereof. In the absence of the filing of certified copy of the recorded
26 notice of commencement, the issuing authority shall not perform or approves subsequent
27 inspections until the applicant files by mail, facsimile, hand delivery, or any other means such as
28 certified copy with the issuing authority. The certified copy of the notice of commencement must
29 contain the name and address of the owner, the name and address of the contractor, and the
30 location or address of the property being improved. The issuing authority shall verify that the
31 name and address of the owner, the name of the contractor, and the location or address of the
32 property being improved which is contained in the certified copy of the notice of commencement
33 is consistent with the information in the building permit application.
34

35 **105.9 Asbestos.** The enforcing agency shall require each building permit for the demolition or
36 renovation of an existing structure to contain an asbestos notification statement which indicates
37 the owner’s or operator’s responsibility to comply with the provisions of s. 469.003 Florida
38 Statutes and to notify the Department of Environmental Protection of her or his intentions to
39 remove asbestos, when applicable, in accordance with state and federal law.
40

41 **105.10 Certificate of Protective Treatment for prevention of termites.** A weather resistant
42 jobsite posting board shall be provided to receive duplicate Treatment Certificates as each
43 required protective treatment is completed, providing a copy for the person the permit is issued
44 to and another copy for the building permit files. The Treatment Certificate shall provide the
45 product used identity of the applicator, time and date of the treatment, site location, area treated,
46 and chemical used percent concentration and number of gallons used, to establish a verifiable

1 record of protective treatment. If the soil chemical barrier method for termite prevention is used,
2 final exterior treatment shall be completed prior to final building approval.

3
4 **105.11 Notice of termite protection.** A permanent sign, which identifies the termite treatment
5 provider and need for re-inspection and treatment contract renewal, shall be provided. The sign
6 shall be posted near the water heater or electric panel.

7
8 **105.12 Work Started before Permit Issuance.** Upon review of the building official, the scope
9 of work delineated in the building permit application and plans may be started prior to the final
10 review and issuance of the permit provided any work completed is entirely at risk of the permit
11 applicant and the work does not proceed past the first required inspection.

12
13 **105.13 Phased permit approval.** When application for permit to erect or enlarge a building or
14 for interior work under an existing roof has been filed and pending issuance of such permit, the
15 Building Official may, at his discretion, issue a permit for the foundation only or an early start.
16 Electrical, gas, mechanical and plumbing permits entailing work under or through the foundation
17 or associated with the interior work may be issued based on the existence of a special permit.
18 The holder of such a permit is proceeding at his own risk and without assurance that a permit for
19 the remainder of the work will be granted nor that corrections will not be required in order to
20 meet provisions of the technical codes.

21
22 **105.13.1 Special Foundation Permit.** When application for permit to erect or enlarge a
23 building has been filed and pending issuance of such permit, the building official may, at his
24 discretion, issue a special permit for the foundation only. The holder of such a special permit is
25 proceeding at his/her own risk and without assurance that a permit for the remainder of the work
26 will be granted nor that corrections will not be required in order to meet provisions of the
27 technical codes. The fees for such permit will be 20% of the total cost of the main permit.

28
29 **105.14 Permit issued on basis of an affidavit.** The building official may accept a sworn
30 affidavit from a registered architect or engineer stating that the plans submitted conform to the
31 technical codes and Flood Regulations following verification that said approval is not contrary to
32 the County's participation with the National Flood Insurance Program. For buildings and
33 structures, the affidavit shall state that the plans conform to the laws as to egress, type of
34 construction and general arrangement and, if accompanied by drawings, show the structural
35 design and that the plans and design conform to the requirements of the technical codes as to
36 strength, stresses, strains, loads and stability. The building official may without any examination
37 or inspection accept such affidavit, provided the architect or engineer who made such affidavit
38 agrees to submit to the building official copies of inspection reports as inspections are performed
39 and upon completion of the structure, electrical, gas, mechanical or plumbing systems a
40 certification that the structure, electrical, gas, mechanical or plumbing system has been erected in
41 accordance with the requirements of the technical codes and other pertinent laws, ordinances, or
42 Flood Regulations. Where the Building Official relies upon such affidavit, the architect or
43 engineer shall assume full responsibility for the compliance with all provisions of the technical
44 codes and other pertinent laws or ordinances and provide the Building Official with a signed and
45 sealed statement to this effect prior to the issuance of a certificate of occupancy or letter of
46 completion. The building official shall ensure that any person conducting plans review or

1 inspections is qualified as an inspector or plans examiner licensed under Chapter 468 Part XII,
2 Florida Statutes.

3
4 **Exception:**

5 Permits issued on basis of an affidavit shall not extend to the flood load and flood
6 resistance requirements of the Florida Building Code.

7
8 **105.14.1 Work authorized.** A building, electrical, gas, mechanical or plumbing permit shall
9 carry with it the right to construct or install the work, provided the same is shown on the
10 drawings and set forth in the specifications filed with the application for the permit. Where these
11 are not shown on the drawings and covered by the specifications submitted with the application,
12 separate permits shall be required.

13
14 **105.14.2 Exclusivity.** Building permits do not allow the permittee to do the work for which
15 another permit is required.

16
17 **105.15 Opening protection.** When any activity requiring a building permit that is applied for on
18 or after July 1, 2008, and for which the estimated cost is \$50,000 or more for a site-built single-
19 family detached residential structure that is located in the wind-borne debris region as defined in
20 this code and that has an insured value of \$750,000 or more, or, if the site-built single-family
21 detached residential structure is uninsured or for which documentation of insured value is not
22 presented, has a just valuation for the structure for purposes of ad valorem taxation of \$750,000
23 or more; opening protections as required within this code or *Florida Building Code, Residential*
24 for new construction shall be provided.

25
26 **Exception:** Where defined wind-borne debris regions have not changed, single-family
27 residential structures permitted subject to the *Florida Building Code* are not required to
28 comply with this section.

29
30 **105.16 Inspection of existing residential buildings not impacted by construction.**

31
32 (a) A local enforcing agency, and any local building code administrator, inspector, or
33 other official or entity, may not require as a condition of issuance of a one-or two family
34 residential building permit the inspection of any portion of a building, structure, or real
35 property that is not directly impacted by construction, erection, alteration, modification,
36 repair, or demolition of the building, structure, or real property for which the permit is
37 sought.

38
39 (b) This section does not apply to a building permit sought for:

- 40
41 1. A substantial improvement as defined in Section 161.54, Florida Statutes or as
42 defined in the Florida Building Code.
43
44 2. A change of occupancy as defined in the Florida Building Code.
45

- 1 3. A conversion from residential to nonresidential or mixed use pursuant to
2 Section 553.507(2) (a), Florida Statutes or as defined in the Florida Building Code.
3
4 4. A historic buildings as defined in the Florida Building Code.
5

6 (c) This subsection does not prohibit a local enforcing agency, of any local building code
7 administrator, inspector, or other official or entity, from:

- 8
9 1. Citing any violation inadvertently observed in plain view during the ordinary
10 course of an inspection conducted in accordance with the prohibition in paragraph
11 (a).
12
13 2. Inspecting a physically nonadjacent portion of a building, structure, or real
14 property that is directly impacted by the construction, erection, alteration,
15 modification, repair, or demolition of the building, structure, or real property for
16 which the permit is sought in accordance with the prohibition in paragraph (a).
17
18 3. Inspecting any portion of a building, structure, or real property for which the
19 owner or other person having control of the building, structure, or real property
20 has voluntary consent to the inspection of that portion of the building, structure,
21 or real property in accordance with the prohibition in paragraph (a).
22
23 4. Inspecting any portion of a building, structure, or real property pursuant to an
24 Inspection warrant issued in accordance with Section 933.20 through 933.30,
25 Florida Statutes.
26

27 **105.17 Streamline low-voltage alarm system installation permitting.**

28
29 (1) As used in this section, the term:

- 30
31 (a) “Contractor” means a person who is qualified to engage in the business of electrical or
32 alarm systems contracting pursuant to a certificate or registration issued by the
33 department under Part II of Chapter 489, Florida Statutes.
34
35 (b) “Low-voltage alarm system project” means a project related to the installation,
36 maintenance, inspection, replacement, or service of a new or existing alarm system, as
37 defined in Section 489.505, Florida Statutes, that is hardwired and operating at low
38 voltage, as defined in the National Electrical Code Standard 70, and ancillary components
39 or equipment attached to such a system, including, but not limited to, home-automation
40 equipment, thermostats and video cameras.
41
42 (c) “Wireless alarm system” means a burglar alarm system or smoke detector that is not
43 hardwired.
44

45 (2) Notwithstanding any provision of this code, this section applies to all low-voltage alarm
46 system projects for which a permit is required by local enforcement agency. However, a permit

1 is not required to install, maintain, inspect, replace, or service a wireless alarm system, including
2 and ancillary components or equipment attached to the system.

3
4 (3) This section does not apply to the installation or replacement of a fire alarm if a plan review
5 is required.

6
7 (4) A local enforcement agency shall make uniform basic permit labels available for purchase by
8 a contractor to be used for the installation or replacement of a new or existing alarm system at a
9 cost as indicated in Section 553.793, Florida Statutes. The local enforcement agency may not
10 require the payment of any additional fees, charges, or expenses associated with the installation
11 or replacement of a new or existing alarm.

12
13 (a) A local enforcement agency may not require a contractor, as a condition of purchasing
14 a label, to submit information other than identification information of the licensee and
15 proof of registration or certification as a contractor.

16
17 (b) A label is valid for 1 year after the date of purchase and may only be used within the
18 jurisdiction of the label enforcement agency that issued the label. A contractor may
19 purchase labels in bulk for one or more unspecified current or future projects.

20
21 (5) A contractor shall post an unused uniform basic permit label in a conspicuous place on the
22 premises of the low-voltage alarm system project site before commencing work on the project.

23
24 (6) A contractor is not required to notify the local enforcement agency before commencing work
25 on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a
26 Low-voltage Alarm System Project as provided under subsection (7) to the local enforcement
27 agency within 14 days after completing the project. A local enforcement agency may take
28 disciplinary action against a
29 contractor who fails to timely submit a Uniform Notice of a Low-voltage Alarm System Project.

30
31 (7) The Uniform Notice of a Low-voltage Alarm System Project may be submitted electronically
32 or by facsimile if all submissions are signed by the owner, tenant, contractor or authorized
33 representative of such persons. The Uniform Notice of a Low-voltage Alarm System Project
34 shall be in the format prescribed by the local enforcement agency and must comply with the
35 requirements of Section 553.793(7), Florida Statutes.

36
37 (8) A local enforcement agency may coordinate directly with the owner or customer to inspect a
38 low-voltage alarm system to ensure compliance with applicable codes and standards. If a low-
39 voltage alarm system project fails an inspection, the contractor must take corrective action as
40 necessary to pass inspection.

41
42 (9) A municipality, county, district, or other entity of local government may not adopt or
43 maintain in effect any ordinance or rule regarding a low-voltage alarm system project that is
44 inconsistent with this section.

1 (10) A uniform basic permit label shall not be required for the subsequent maintenance,
2 inspection, or service of an alarm system that was permitted in accordance with this section. The
3 provisions of this act are not intended to impose new or additional licensure requirements on
4 persons licensed in accordance with the applicable provisions of Chapter 489, Florida Statute.
5

6 **105.18 Refusal to issue permits.** If the application for a permit and the accompanying contract
7 documents describing the work do not conform to the requirements of the technical codes or
8 other
9 pertinent laws or ordinances, the building official may refuse to issue a permit. Such refusal
10 shall,
11 when requested, be in writing and shall contain the reason for refusal.
12

13 **105.18.1** A permit may not be issued to any contractor or homeowner who:

- 14 1. Has allowed a previous permit to expire without obtaining a final inspection;
15 Or
16
- 17 2. Has a previous permit greater than 30 days old with outstanding code violations or
18 outstanding fees. Or
19
- 20 3. Has outstanding or pending disciplinary action.
21

22 **SECTION 106** 23 **FLOOR AND ROOF DESIGN LOADS**

24 **106.1 Live loads posted.** Where the live loads for which each floor or portion thereof of a
25 commercial or industrial building is, or has been designed to exceed 50 psf, such design live
26 loads shall be conspicuously posted by the owner in that part of each story in which they apply,
27 using durable signs. It shall be unlawful to remove or deface such notices.
28
29

30 **106.2 Issuance of certificate of occupancy.** A certificate of occupancy required by Section 111
31 shall not be issued until the floor load signs, required by Section 106.1, have been installed.
32
33

34 **106.3 Restrictions on loading.** It shall be unlawful to place, or cause or permit to be placed, on
35 any floor or roof of a building, structure or portion thereof, a load greater than is permitted by
36 this code.
37

38 **SECTION 107** 39 **DRAWINGS AND SPECIFICATIONS**

40 **107.1 General.** Submittal documents consisting of construction documents, statement of special
41 inspections, geotechnical report and other data shall be submitted in two or more sets with each
42 permit application. The construction documents shall be prepared by a registered design
43 professional where required by Chapter 471, Florida Statutes & 61G15 Florida Administrative
44 Code or Chapter 481, Florida Statutes & 61G1 Florida Administrative Code. Where special
45 conditions exist, the building official is authorized to require additional construction documents
46 to be prepared by a registered design professional.

1
2 **Exception:** The building official is authorized to waive the submission of construction
3 documents and other data not required to be prepared by a registered design professional
4 if it is found that the nature of the work applied for is such that review of construction
5 documents is not necessary to obtain compliance with this code. If the design
6 professional is an architect or engineer legally registered under the laws of this state
7 regulating the practice of architecture as provided for in Chapter 481, *Florida Statutes*,
8 Part I, or engineering as provided for in Chapter 471, *Florida Statutes*, then he or she
9 shall affix his or her official seal to said drawings, specifications and accompanying data,
10 as required by *Florida Statute*. If the design professional is a landscape architect
11 registered under the laws of this state regulating the practice of landscape architecture as
12 provided for in Chapter 481, *Florida Statutes*, Part II, then he or she shall affix his or her
13 seal to said drawings, specifications and accompanying data as defined in Section
14 1.303(6)(a)(b)(c)(d), *FS*. Such information shall be specific, and the technical codes shall
15 not be cited as a whole or in part, nor shall the term “to code” or “legal” or its equivalent
16 be used as a substitute for specific information.

17
18 **Exception:** Master plans on file or Electronic submittal, may require 2 or more sets.

19
20 **107.2 Construction documents.** Construction documents shall be in accordance with Sections
21 107.2.1 through 107.2.5

22
23 **107.2.1 Information on construction documents.** Construction documents shall be
24 dimensioned and drawn to a legible scale upon suitable material. Electronic media documents are
25 permitted to be submitted when approved by the building official. Construction documents shall
26 be of sufficient clarity to indicate the location, nature and extent of the work proposed and show
27 in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules
28 and regulations, as determined by the
29 building official. Such drawings and specifications shall contain information, in the form of
30 notes or otherwise, as to quality of materials, where quality is essential to conformity with the
31 technical codes. Such information shall be specific, and the technical codes shall not be cited as a
32 whole or in part, nor shall the term “legal” or its equivalent be used as a substitute for specific
33 information. All information, drawings, specifications and accompanying data shall bear the
34 name and signature of the person responsible for the design.

35
36 **107.2.1.1 Roof assemblies.** For roof assemblies required by the code, the construction
37 documents shall illustrate, describe, and delineate the type of roofing system, materials, fastening
38 requirements, flashing requirements and wind resistance rating that are required to be installed.
39 Product evaluation and
40 installation shall indicate compliance with the wind criteria required for the specific site or a
41 statement by an architect or engineer for the specific site must be submitted with the construction
42 documents.

43
44 **107.2.1.2 Additional data.** The Building Official may require details, computations, stress
45 diagrams, and other data necessary to describe the construction or installation and the basis of
46 calculations. All drawings, specifications and accompanying data required by the Building

1 Official to be prepared by an architect or engineer shall be affixed with their official seal and
2 signed.

3
4 **107.2.1.3 Structural and fire resistance integrity.** Plans for all buildings shall indicate how
5 required structural and fire resistance integrity will be maintained where a penetration of a
6 required fire resistant wall, floor or partition will be made for electrical, gas, mechanical,
7 plumbing and communication conduits, pipes and systems. Such plans shall also indicate in
8 sufficient detail how the fire
9 integrity will be maintained where required fire resistant floors intersect the exterior walls and
10 where joints occur in required fire resistant construction assemblies

11
12 **107.2.1.4 Hazardous occupancies.** The Building Official may require the following:

13
14 1. General site plan. A general site plan drawn at a legible scale which shall include, but
15 not be limited to, the location of all buildings, exterior storage facilities, permanent
16 access ways, evacuation routes, parking lots, internal roads, chemical loading areas,
17 equipment cleaning areas, storm and sanitary sewer accesses, emergency equipment and
18 adjacent property uses. The exterior storage areas shall be identified with the hazard
19 classes and the maximum quantities per hazard class of hazardous materials stored.

20
21 2. Building floor plan. A building floor plan drawn to a legible scale which shall include,
22 but not be limited to, all hazardous materials storage facilities within the building and
23 shall indicate rooms, doorways, corridors, exits, fire rated assemblies with their hourly
24 rating, location of
25 liquid tight rooms, and evacuation routes. Each hazardous material storage facility shall
26 be identified on the plan with the hazard classes and quantity range per hazard class of
27 the hazardous materials stored.

28
29 **107.2.2 Fire protection system shop drawings.** Shop drawings for the fire protection system(s)
30 shall be submitted to indicate conformance to this code and the construction documents and shall
31 be approved prior to the start of system installation. Shop drawings shall contain all information
32 as required by the referenced installation standards in Chapter 9.

33
34 **107.2.2.1 Structural and fire resistance integrity.** Plans for all buildings shall indicate how
35 required structural and fire integrity will be maintained where a penetration of a required fire
36 resistant wall, floor or partition will be made for electrical, gas, mechanical, plumbing and
37 communication conduits. Such plans shall also indicate in sufficient detail how the fire integrity
38 will be maintained where required fire resistant floors intersect the exterior walls and where
39 joints occur in required fire resistant construction assemblies.

40
41 **107.2.3 Means of egress.** The construction documents shall show in sufficient detail the
42 location, construction, size and character of all portions of the means of egress including path of
43 the exit discharge to the public way in compliance with the provisions of this code. In other than
44 occupancies in Group R-2, R-3 and I-1, the construction documents shall designate the number
45 of occupants to be accommodated on every floor, and in all rooms and spaces.

1 **107.2.4 Exterior wall envelope.** Construction documents for all buildings shall describe the
2 exterior wall envelope in sufficient detail to determine compliance with this code. The
3 construction documents shall provide details of the exterior wall envelope as required, including
4 flashing, intersections with dissimilar materials, corners, end details, control joints, intersections
5 at roof, eaves or parapets, means of drainage, water-resistive membrane and details around
6 openings.

7
8 The construction documents shall include manufacturer's installation instructions that provide
9 supporting documentation that the proposed penetration and opening details described in the
10 construction documents maintain the weather resistance of the exterior wall envelope. The
11 supporting documentation shall fully describe the exterior wall system which was tested, where
12 applicable, as well as the test procedure used.

13
14 **107.2.5 Site plan.** The construction documents submitted with the application for permit shall be
15 accompanied by a site plan showing to scale the size and location of new construction and
16 existing structures on the site, distances from lot lines, the established street grades and the
17 proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood
18 elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case
19 of demolition, the site plan shall show construction to be demolished and the location and size of
20 existing structures and construction that are to remain on the site or plot. The building official is
21 authorized to waive or modify the requirement for a site plan when the application for permit is
22 for alteration or repair or when otherwise warranted.

23
24 **107.2.5.1 Design flood elevations.** Where design flood elevations are not specified, they shall be
25 established in accordance with Section 1612.3.1.

26
27 **107.2.5.2** For the purpose of inspection and record retention, site plans for a building may be
28 maintained in the form of an electronic copy at the worksite. These plans must be open to
29 inspection by the building official or a duly authorized representative, as required by the Florida
30 Building Code.

31
32 **107.2.6 Structural information.** The construction documents shall provide the information
33 specified in Section 1603.

34
35 **107.3 Examination of documents.** The building official shall as deemed necessary examine or
36 cause to be examined each application for a permit and the accompanying documents, consisting
37 of drawings, specifications, computations and additional data, and shall ascertain by such
38 examinations whether the construction indicated and described is in accordance with the
39 requirements of the technical codes and all other pertinent laws or ordinances.

40
41 **Exceptions:**

42 1. Building plans approved pursuant to s. 553.77(5) Florida Statutes and state-approved
43 manufactured buildings are exempt from local codes enforcing agency plan reviews
44 except for provisions of the code relating to erection, assembly or construction at the site.
45 Erection, assembly and construction at the site are subject to local permitting and
46 inspections. Photocopies of plans approved according to F.A.C. 9B-1.009, F.A.C. shall be

1 sufficient for local permit application documents of record for the modular building
2 portion of the permitted project.

3
4 2. Industrial construction on sites where design, construction and fire safety are
5 supervised by appropriate design and inspection professionals and which contain
6 adequate in-house fire departments and rescue squads is exempt, subject to local
7 government option, from review of plans and inspections, providing owners certify that
8 applicable codes and standards have been met and supply appropriate approved drawings
9 to local building and fire-safety inspectors.

10
11 **107.3.1 Approval of construction documents.** When the building official issues a permit, the
12 building official shall endorse, in writing or by stamp, both sets of reviewed plans “Reviewed for
13 Code Compliance.” One set of reviewed drawings shall be retained by the building official and
14 the other set shall be returned to the applicant. The permit drawings shall be kept at the site of
15 work and shall be open to inspection by the building official or his authorized representative.

16
17 **107.3.2 Previous approvals.** This code shall not require changes in the construction documents,
18 construction or designated occupancy of a structure for which a lawful permit has been
19 heretofore issued or otherwise lawfully authorized, and the construction of which has been
20 pursued in good faith within 180 days after the effective date of this code and has not been
21 abandoned.

22
23 **107.3.3 Phased approval.** The building official is authorized to issue a permit for the
24 construction of foundations or any other part of a building or structure before the construction
25 documents for the whole building or structure have been submitted, provided that adequate
26 information and detailed statements have been filed complying with pertinent requirements of
27 this code. The holder of such permit for the foundation or other parts of a building or structure
28 shall proceed at the holder’s own risk with the
29 building operation and without assurance that a permit for the entire structure will be granted.

30
31 **107.3.4 Design professional in responsible charge.**

32 If the design professional is an architect or engineer legally registered under the laws of this state
33 regulating the practice of architecture or engineering, then he/she shall affix his official seal to
34 said drawings, specifications and accompanying data, as required by Florida Statute. The design
35 professional shall be an architect or engineer legally registered under the laws of this State for
36 the following:

- 37
38 1. All new construction not exempted by other provisions of this code.
39
40 2. All renovation of Group A, E, and I occupancies.
41
42 3. Complex construction and or remodeling as required by the building official.
43
44 4. Buildings and structures 5,000 sq. ft. or more in area.
45

1 5. All renovations of any occupancy where the work is structural in nature as defined in
2 the Florida Building Codes.

3
4 6. For all claims of exemption from these requirements, the submittal shall bear the
5 certification of the applicant that a specific legal exception permits its preparation by a
6 person not so registered.

7
8 *The registered design professional in responsible charge* shall be responsible for reviewing and
9 coordinating submittal documents prepared by others, including phased and deferred submittal
10 items, for compatibility with the design of the building.

11
12 Work shall be installed in accordance with the approved construction documents, and any
13 changes made during construction that are not in compliance with the approved construction
14 plans shall be resubmitted for approval as an amended set of construction plans. The building
15 official shall be notified in writing by the owner or the owner's authorized agent if the registered
16 design professional in responsible charge is changed or is unable to continue to perform the
17 duties.

18
19 **107.3.4.1 Deferred submittals.** For the purposes of this section, deferred submittals are defined
20 as those portions of the design that are not submitted at the time of the application and that are to
21 be submitted to the building official within a specified period. Deferral of any submittal items
22 shall have the prior approval of the building official. The registered design professional in
23 responsible charge shall list the deferred submittals on the construction documents for review by
24 the building official. Documents for deferred submittal items shall be submitted to the registered
25 design professional in responsible charge that shall review them and forward them to the
26 building official with a notation indicating that the deferred submittal documents have been
27 reviewed and found to be in accordance to the design. The deferred submittal items shall not be
28 installed until the deferred submittal documents have been approved by the building official.

29
30 **107.3.4.2 Certification by contractors authorized under the provisions of s.489.115(4)(b) Florida**
31 **Statutes shall be considered to be equivalent to sealed plans and specifications by a person**
32 **licensed under Chapter 471 Florida Statutes or Chapter 481 Florida Statutes by local**
33 **enforcement agencies for plans review**
34 **for permitting purposes relating to compliance with the wind resistance provisions of the code or**
35 **alternate methodologies approved by the Florida Building Commission for one- and two-family**
36 **dwellings. Local enforcement agencies may rely upon such certification by contractors that the**
37 **plans and specifications submitted conform to the requirements of the code for wind resistance.**
38 **Upon good cause shown, local government code enforcement agencies may accept or reject**
39 **plans sealed by persons licensed under Chapters 471, 481 or 489, Florida Statutes.**

40
41 **107.3.5 Minimum plan review criteria for buildings.** The examination of the documents by the
42 building official shall include the following minimum criteria and documents, and other criteria
43 as required: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all
44 fenestration penetrations; flashing; and rough opening dimensions; and all exterior elevations:

45
46 **Commercial Buildings:**

1
2 **Building:**

3 1. Site Requirements

- 4 • parking
- 5 • fire access
- 6 • vehicle loading
- 7 • driving/turning radius
- 8 • fire hydrant/water supply/Post Indicator Valve (PIV)
- 9 • set back/separation (assumed property lines)
- 10 • location of specific tanks, water lines and sewer lines
- 11 • flood hazard areas, flood zones, and design flood elevations.

12
13 2. Occupancy group and special occupancy requirements shall be determined. (with cross
14 check with the energy code submittal).

15
16 3. Minimum type of construction shall be determined (Table 503).

17
18 4. Fire resistant construction requirements shall include the following components:

- 19 • fire resistant separations
- 20 • fire resistant protection for type of construction
- 21 • protection of openings and penetrations of rated walls
- 22 • fire blocking and draft-stopping calculated fire resistance

23
24 5. Fire suppression systems shall include:

- 25 • early warning smoke evacuation systems
- 26 • schematic fire sprinklers
- 27 • standpipes
- 28 • pre-engineered systems
- 29 • riser diagram

30
31 6. Life Safety systems shall be determined and shall include the following requirements:

- 32 • occupant load and egress capacities
- 33 • exit access
- 34 • exit
- 35 • exit discharge
- 36 • exit access travel distance
- 37 • common path of travel
- 38 • stairs construction/geometry and protection
- 39 • doors
- 40 • emergency lighting and exit signs
- 41 • electrical panels
- 42 • specific occupancy requirements
- 43 • construction requirements
- 44 • horizontal exits/exit passageways

- 1 • early warning
- 2 • smoke control
- 3 • stair pressurization
- 4 • systems schematic

5

6 7. Occupancy Load/Egress Requirements shall include:

- 7 • Occupancy load
- 8 • gross
- 9 • net
- 10 • means of egress
- 11 • exit access
- 12 • exit
- 13 • exit discharge
- 14 • stairs construction/geometry and protection
- 15 • doors
- 16 • emergency lighting and exit signs
- 17 • specific occupancy requirements
- 18 • construction requirements
- 19 • horizontal exits/exit passageways

20

21 8. Structural requirements shall include:

- 22 • soil conditions/analysis
- 23 • termite protection
- 24 • design loads
- 25 • wind requirements
- 26 • building envelope
- 27 • impact resistant coverings or system
- 28 • structural calculations (if required)
- 29 • foundation
- 30 • flood requirements in accordance with Section 1612, including lowest floor
- 31 elevation, enclosures, flood damage-resistant materials
- 32 • wall systems
- 33 • floor systems
- 34 • roof systems
- 35 • threshold inspection plan
- 36 • stair systems

37

38 9. Materials shall be reviewed and shall at a minimum include the following:

- 39 • wood
- 40 • steel
- 41 • aluminum
- 42 • concrete
- 43 • plastic
- 44 • glass

- 1 • masonry
- 2 • gypsum board and plaster
- 3 • insulating (mechanical)
- 4 • roofing
- 5 • insulation
- 6 Building envelope portions of the Energy Code (including calculation and mandatory
- 7 requirements)

8

9

10 10. Accessibility requirements shall include the following:

- 11 • site requirements
- 12 • accessible route
- 13 • vertical accessibility
- 14 • toilet and bathing facilities
- 15 • drinking fountains
- 16 • equipment
- 17 • special occupancy requirements
- 18 • fair housing requirements

19

20 11. Interior requirements shall include the following:

- 21 • interior finishes (flame spread/smoke develop)
- 22 • light and ventilation
- 23 • sanitation
- 24 (including corresponding portion of the energy code)

25

26

27 12. Special systems

- 28 • elevators
- 29 • escalators
- 30 • lifts

31

32 13. Swimming Pools

- 33 • barrier requirements
- 34 • spas
- 35 • wading pools

36

37 14. Location and installation details. The specific location and installation details of each

38 fire door, fire damper, ceiling damper, and smoke damper shall be shown and properly

39 identified on the building plans by the designer.

40

41 **Electrical:**

42 1. Electrical

- 43 • wiring
- 44 • services
- 45 • feeders and branch circuits

- 1 • overcurrent protection
- 2 • grounding
- 3 • wiring methods and materials
- 4 • GFCIs
- 5 Electrical portions of the Energy Code (including calculation and mandatory
- 6 requirements)
- 7 2. Equipment
- 8 3. Special Occupancies
- 9 4. Emergency Systems
- 10 5. Communication Systems
- 11 6. Low-voltage
- 12 7. Load calculations
- 13 8. Design flood elevation

14
15 **Plumbing:**

- 16 1. Minimum plumbing facilities
- 17 2. Fixture requirements
- 18 3. Water supply piping
- 19 4. Sanitary drainage
- 20 5. Water heaters
- 21 6. Vents
- 22 7. Roof drainage
- 23 8. Backflow prevention
- 24 9. Irrigation
- 25 10. Location of water supply line
- 26 11. Grease traps
- 27 12. Environmental requirements
- 28 13. Plumbing riser
- 29 14. Design flood elevation.
- 30 15. Water/plumbing portions of the Energy Code (including calculation and mandatory
- 31 requirements)

32
33
34
35 **Mechanical:**

- 36 1. Mechanical portions of the Energy calculations
- 37 2. Exhaust systems
- 38 • clothes dryer exhaust
- 39 • kitchen equipment exhaust
- 40 • specialty exhaust systems
- 41 3. Equipment
- 42 4. Equipment location
- 43 5. Make-up air
- 44 6. Roof-mounted equipment
- 45 7. Duct systems
- 46 8. Ventilation

- 1 9. Combustion air
- 2 10. Chimneys, fireplaces and vents
- 3 11. Appliances
- 4 12. Boilers
- 5 13. Refrigeration
- 6 14. Bathroom ventilation
- 7 15. Laboratory
- 8 16. Design flood elevation

9

10 **Gas:**

- 11 1. Gas piping
- 12 2. Venting
- 13 3. Combustion air
- 14 4. Chimneys and vents
- 15 5. Appliances
- 16 6. Type of gas
- 17 7. Fireplaces
- 18 8. LP tank location
- 19 9. Riser diagram/shut-offs
- 20 10. Design flood elevation
- 21 11. Gas portions of the Energy Code (including calculation and mandatory requirements)

22

23

24 **Demolition:**

- 25 1. Asbestos removal

26

27 **Residential (One- and Two-Family):**

- 28 1. Site requirements
 - 29 • setback/separation (assumed property lines)
 - 30 • location of septic tanks
 - 31 • lot grading
- 32 2. Fire
 - 33 • fire resistant construction (if required)
 - 34 • smoke detector locations
- 35 3. Egress
 - 36 • egress window size and location
 - 37 • stairs construction requirements
- 38 4. Structural requirements shall include:
 - 39 • wall section from foundation through roof, including assembly and materials,
 - 40 connector tables, wind requirements, structural calculations (if required)
 - 41 • termite protection
 - 42 • design loads
 - 43 • building envelope
 - 44 • foundation
 - 45 • wall systems

- 1 • floor systems
- 2 • roof systems
- 3 5. Flood requirements in accordance with Section 1612, including lowest floor elevations,
- 4 enclosures, flood damage-resistant materials
- 5 6. Electrical
- 6 • Riser diagram, service size, service feeders, grounding details
- 7 • Arc-Fault protection of habitable space
- 8 7. Accessibility requirements:
- 9 • show/identify accessible bath
- 10 8. Impact resistant coverings or systems.
- 11 9. Residential Energy Code submittal (including calculation and mandatory requirements)

12
13 **Manufactured / Mobile Homes:**

- 14 1. Site requirements
- 15 • setback/separation (assumed property lines)
- 16 • location of septic tanks
- 17 • lot grading
- 18 2. Structural
- 19 • wind zone
- 20 • anchoring
- 21 3. Plumbing
- 22 • List potable water source and meter size (if applicable)
- 23 4. Mechanical
- 24 • Exhaust systems
- 25 • clothes dryer exhaust
- 26 • kitchen equipment exhaust
- 27 5. Electrical
- 28 • exterior disconnect location

29
30 **Exemptions.**

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

- 32 1. Replacing existing equipment such as mechanical units, water heaters, etc.
- 33 2. Re-roof
- 34 3. Minor electrical, plumbing and mechanical repairs.
- 35 4. Annual maintenance permits
- 36 5. Prototype plans
- 37 • except for local site adaptations, siding, foundations and/or modifications
- 38 • except for structures that require waiver
- 39 6. Manufactured building plans except for foundations, accessibility criteria, and
- 40 modifications of the building site.

41
42 **107.4 Amended construction documents.** Work shall be installed in accordance with the
43 reviewed construction documents, and any changes made during construction that are not in
44 compliance with the reviewed construction documents shall be resubmitted for review as an
45 amended set of construction documents.

1
2 **107.5 Retention of construction documents.** One set of reviewed and or as-built construction
3 documents shall be retained by the building official for a period of not less than 180 days from
4 date of completion of the permitted work, or as required by Florida Statutes.
5

6 **107.6 Affidavits.** The building official may accept a sworn affidavit from a registered architect
7 or engineer stating that the plans submitted conform to the technical codes. For buildings and
8 structures, the affidavit shall state that the plans conform to the laws as to egress, type of
9 construction and general arrangement and, if accompanied by drawings, show the structural
10 design and that the plans and design conform to the requirements of the technical codes as to
11 strength, stresses, strains, loads and stability. The building official may, without any examination
12 or inspection, accept such affidavit, provided the architect or engineer who made such affidavit
13 agrees to submit to the building official copies of inspection reports as inspections are performed
14 and upon completion of the structure, electrical, gas, mechanical or plumbing system has been
15 erected in accordance with the requirements of the technical codes. Where the building official
16 relies upon such affidavit, the architect or engineer shall assume full responsibility for
17 compliance with all provisions of the technical codes and other pertinent laws or ordinances. The
18 building
19 official shall ensure that any person conducting plans review is qualified as a plans examiner
20 under Part XII of Chapter 468, Florida Statutes.
21

22 **107.6.1 Building permits issued on the basis of an affidavit.** Pursuant to the requirements of
23 federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Sections
24 59 and 60), the authority granted to the Building Official to issue permits, to rely on inspections,
25 and to accept plans and construction documents on the basis of affidavits and plans submitted
26 pursuant to Section 105.14 and Section 107.6, shall not extend to the flood load and flood
27 resistance construction requirements of the
28 *Florida Building Code*.
29

30 SECTION 108

31 TEMPORARY STRUCTURES AND USES

32

33 **108.1 General.** The building official is authorized to issue a permit for temporary structures and
34 temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for
35 more than 180 days. The Building Official is authorized to grant extensions for demonstrated
36 purposes.
37

38 **108.2 Conformance.** Temporary structures and uses shall conform to the structural strength, fire
39 safety, means of egress, accessibility, light, ventilation, and sanitary requirements of this code as
40 necessary to ensure the public health, safety and general welfare.
41

42 **108.3 Temporary Power.** The Building Official is authorized to give permission to temporarily
43 supply and use power in part of an electric installation before such installation has been fully
44 completed and the final Certificate of Completion has been issued. The part covered by the
45 temporary certificate shall comply with the requirements specified for temporary lighting, heat,
46 or power in NFPA 70.

1
2 **108.4 Termination of approval.** The Building Official is authorized to terminate such permit
3 for a temporary structure or use, and to order the temporary structure or use to be discontinued.
4

5 **SECTION 109**
6 **FEES**
7

8 **109.1 Prescribed fees.** A permit shall not be issued until fees authorized under s. 553.80 Florida
9 Statutes have been paid. Nor shall an amendment to a permit be released until the additional fee,
10 if any, due to an increase in the estimated cost of the building, structure, electrical, plumbing,
11 and mechanical or gas systems, has been paid.
12

13 **109.2 Schedule of Permit Fees.** On all buildings, structures, electrical, plumbing, mechanical
14 and gas systems or alterations requiring a permit, a fee for each permit shall be paid as required
15 at the time of obtaining the permit or submitting the filing an application, as appropriate and in
16 accordance with the schedule as established. Building permit fees are by resolution of The Board
17 of County Commissioners.
18

19 **109.2.1 Types of fees enumerated.** Fees may be charged for, but not limited to, the following:

- 20 • Permits;
- 21 • Plan examination;
- 22 • Certificates of competency (including fees for applications, examinations,
23 renewal,
- 24 • late renewal, and reciprocity);
- 25 • Re-inspections;
- 26 • Administrative fees (including fees for investigative and legal costs incurred in
27 the
- 28 • context of certain disciplinary cases heard by the Board);
- 29 • Administrative appeals;
- 30 • Violations; and
- 31 • Other fees as established by local ordinance.
32

33 **109.3 Building permit valuations.** The applicant for a permit shall provide an estimated permit
34 value at time of application. If, in the opinion of the Building Official, the valuation of building,
35 alteration, structure, electrical, gas, mechanical or plumbing systems appear to be underestimated
36 on the application, permit shall be denied, unless the applicant can show detailed estimates to
37 meet the approval of the Building Official. Permit valuations shall include total cost, such as
38 electrical, gas, mechanical, plumbing equipment and other systems, including materials and
39 labor. The permit valuation may be calculated using the latest Building Valuation Data published
40 by the International Code Council or other applicable model code organization, at the option of
41 the Building Official.
42

43 **109.4 Work commencing before permit issuance.** Any person who commences any work on a
44 building, structure, electrical, gas, mechanical or plumbing system before obtaining the Building
45 Official or his/her designee approval or the necessary permits shall be subject to a penalty of 200
46 percent of the usual permit fee in addition to the required permit fee. The payment of such fees

1 shall not relieve any persons from fully complying with the requirements of this code in the
2 execution of the work nor from any other penalties prescribed by this code. This provision shall
3 not apply to emergency work when delay would clearly have placed life or property in imminent
4 danger. But in all such cases, the Building Official, Deputy Building Official or their designee
5 must be notified of the work as soon as possible and the required permit(s) must be applied for
6 within three (3) business days.

7
8 **Exceptions:**

9 1. Where extenuating circumstances are justified, the Building Official may allow an
10 extension of the permit application deadline.

11
12 2. For just causes, and in cases involving extreme circumstances and unusual hardship,
13 the Building Official may waive the 200 percent penalty fee.

14
15 **109.5 Related fees.** The payment of the fee for the construction, alteration, removal or
16 demolition for work done in connection to or concurrently with the work authorized by a
17 building permit shall not relieve the applicant or holder of the permit from the payment of other
18 fees that are prescribed by law.

19
20 **109.6 Refunds.** The building official is authorized to establish a refund policy.

21
22 **SECTION 110**
23 **INSPECTIONS**

24
25 **110.1 General.** Construction or work for which a permit is required shall be subject to inspection
26 by the building official and such construction or work shall remain accessible and exposed for
27 inspection purposes until approved. Approval as a result of an inspection shall not be construed
28 to be an approval of a violation of the provisions of this code or of other ordinances of the
29 jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this
30 code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner
31 and or permit applicant to cause the work to remain accessible and exposed for inspection
32 purposes. The building official shall be permitted to require a boundary line survey prepared by a
33 qualified surveyor whenever the boundary lines cannot be readily determined in the field.
34 Neither the building official nor the jurisdiction shall be liable for expense entailed in the
35 removal or
36 replacement of any material required to allow inspection.

37
38 **110.1.1 Manufacturers and fabricators.** When deemed necessary by the building official, he
39 shall make, or cause to be made, an inspection of materials or assemblies at the point of
40 manufacture or fabrication. A record shall be made of every such examination and inspection
41 and of all violations of the technical codes.

42
43 **110.1.2 Inspection service.** The building official may make, or cause to be made, the inspections
44 required in Section 110. He or she may accept reports of department inspectors, independent
45 inspectors or of recognized inspection services, provided that after investigation he/she is
46 satisfied as to their licensure, qualifications and reliability. A certificate required by any

1 provision of this code shall not be based on such reports unless the same are recorded by the
2 building code inspector or the architect or engineer
3 performing building code inspections in a manner specified by the building official. The building
4 official shall ensure that all persons making such inspections shall be certified in accordance to
5 Chapter 468 Florida Statutes.

6
7 **110.2 Preliminary Inspection.** Before issuing a permit, the Building Official may examine or
8 cause to be examined any building, electrical, gas, mechanical, or plumbing systems for which
9 an application has been received for a permit to enlarge, alter, repair, move, demolish, install, or
10 change the occupancy. The official shall inspect all buildings, structures, electrical, gas,
11 mechanical and plumbing systems, from time to time, during and upon completion of the work
12 for which a permit was issued. The official shall make a record of every such examination and
13 inspection and of all violations of the technical codes.

14
15 **110.3 Required inspections.** The building official upon notification from the contractor of
16 record or his agent shall make the following minimum inspections, or any other such inspections
17 as deemed necessary and shall either release that portion of the construction or shall notify the
18 contractor of record or his agent of any violations that must be corrected in order to comply with
19 the technical codes. The building official shall determine the timing and sequencing of when
20 inspections occur and what elements are inspected at each inspection.

21 22 **Building**

23 **1. Foundation inspection.** To be made after trenches are excavated, reinforcing steel in
24 place and forms erected and shall at a minimum include the following building components:

- 25 • stem-wall
- 26 • monolithic slab-on-grade
- 27 • piling/pile caps
- 28 • footers/grade beams

29
30 A foundation survey prepared and certified by a registered surveyor may be required for
31 all new construction prior to approval of the slab inspection. The survey shall certify
32 placement of the building on the site, illustrate all surrounding setback dimensions,
33 identification of the flood zone, base flood elevation, and elevation for the lowest floor,
34 and shall be available at the job site for review by the building inspector. In lieu of
35 providing a survey, the contractor may elect to uncover all property line makers and
36 string up all property lines in preparation for inspection. The foundation survey may be
37 required prior to the foundation inspection if there is reason to believe the required
38 setbacks are not being met.

39
40 **1.1 Slab Inspection.** To be made after the reinforcement is in place and all conduit, piping,
41 ducts and vents, electrical, plumbing and mechanical work to be concealed by concrete is
42 complete. Inspection shall be passed prior to placement of concrete.

43
44 **1.2. Flood hazard areas.** Upon placement of the lowest floor, including basement, and prior
45 to further vertical construction, the elevation certification required in Section 1612.5 shall be

1 submitted to the building official. Note: No further work to continue until elevation
2 certificate is received and
3 approved.
4

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

- 8 • window/door framing and installation
- 9 • vertical cells/columns
- 10 • lintel/tie beams
- 11 • framing/trusses/bracing/connectors (including truss layout & engineered
- 12 drawings)
- 13 • draft stopping/fire-blocking
- 14 • curtain wall framing
- 15 • energy insulation
- 16 • accessibility
- 17 • verify rough openings are within tolerances
- 18 • ceiling/wall diaphragms

19
20 **2.1. Insulation Inspection:** To be made after the framing inspection is approved and the
21 insulation is in place.
22

23 **2.2. Lath and gypsum board inspection for fire-resistance-rated or shear assemblies.**

24 Lath and gypsum board inspections shall be made after lathing and gypsum board,
25 interior and exterior, is in place, but before any plastering is applied or gypsum board
26 joints and fasteners are taped and finished.

27
28 **3. Sheathing inspection.** To be made either as part of a dry-in inspection or done separately
29 at the request of the contractor after all roof and wall sheathing and fasteners are complete
30 and shall at a minimum include the following building components:

- 31 • roof sheathing
- 32 • wall sheathing
- 33 • sheathing fasteners
- 34 • roof/wall/dry-in
- 35 • sheathing/cladding inspection
- 36 • window/door buck attachment

37
38 **NOTE:** Sheathing fasteners installed and found to be missing the structural member (shiners)
39 shall be removed and properly reinstalled prior to installation of dry-in material.
40

41 **3.1 Dry-In Inspection.** For projects utilizing an exterior finish of Portland Cement
42 Plaster (stucco) over framed construction or siding, a dry-in inspection shall be
43 performed after the sheathing inspection and prior to plastering for stucco or prior to
44 installation of siding. This inspection shall include:

- 1 • vapor barrier installation (overlap)
- 2 • flashing installation (including Z-channel)
- 3 • metal lath installation
- 4 • control joint installation

5
6 **4. Roofing inspection.** In-progress inspection of roofing installation may be conducted and
7 include, but not limited to:

- 8 • dry-in
- 9 • insulation
- 10 • roof coverings
- 11 • flashing

12
13 **5. Final inspection.** To be made after the building is completed and ready for occupancy and
14 prior to the issuance of a Certificate of Occupancy.

15
16 **5.1** In flood hazard areas, as part of the final inspection, a final certification of the lowest
17 floor elevation shall be submitted to the authority having jurisdiction.

18
19 **6. Swimming pool inspection:**

- 20 • First inspection to be made after excavation and installation of reinforcing steel,
21 bonding and main drain and prior to placing of concrete shell.
- 22 • Deck bond & underground electric inspection.
- 23 • Underground piping inspection including a pressure test
- 24 • Deck inspection to be made prior to installation of the deck material (with forms,
25 deck drains, and any reinforcement in place
- 26 • Safety Inspection and Final Electric inspection made prior to filling the pool with
27 water, the bonding connections made, the proper drain covers installed and the
28 final barriers installed.
- 29 • Final pool piping.
- 30 • Final inspection to be made when the swimming pool is complete and all required
31 enclosures are in place

32
33 In order to pass final inspection and receive a certificate of completion, a residential
34 swimming pool must meet the requirements relating to pool safety features as described in
35 Section 454.2.17, of this code and Section R4501.17 of the Residential Code.

36
37 **7. Demolition inspections:**

- 38 • First inspections to be made after all utility connections have been disconnected
39 and secured in such manner that no unsafe or unsanitary conditions shall exist
40 during or after demolition operations.
- 41 • Final inspection to be made after all demolition work is completed.

42
43 **8. Manufactured Building inspections.** To be made as to construction of foundations;
44 connecting buildings to foundations; installation of parts identified on plans as site installed
45 items; joining the modules; including utility crossovers; utility connections from the building to

1 utility lines on site; and any other work done on site that requires compliance with the Florida
2 Building Code, manufacturer's installation instructions and the product approval. Additional
3 inspections may be required for public educational facilities. (See section 453.27.20)
4

5 **8.1** In flood hazard areas, as part of the final inspection, a final certification of the lowest
6 floor elevation shall be submitted to the authority having jurisdiction.
7

8 **9.** Where impact-resistant coverings are installed to meet requirements of this code, the building
9 official shall schedule adequate inspections of impact-resistant coverings to determine the
10 following:

- 11 • The system indicated on the plan was installed.
- 12 • The system is installed in accordance with the manufacturer's installation
13 instructions and the product approval.
14

15 **Electrical:**

16 **1. Underground inspection.** To be made after trenches or ditches are excavated, conduit
17 or cable installed, and before any backfill is put in place.
18

19 **2. Rough-In inspection.** To be made after the roof, framing, fire-blocking and bracing is
20 in place and all wiring and other components to be concealed are in place and prior to the
21 installation of wall or ceiling membranes.
22

23 **3. Pre-Power inspection.** To be made after the building is complete, all required
24 electrical fixtures are in place and properly connected or protected, and the structure is
25 ready for occupancy.
26

27 **4. Final Electrical Inspection.** To be made after structure is energized.
28

29 **Plumbing:**

30 **1. Underground inspection.** To be made after trenches or ditches are excavated, piping
31 installed, and before any backfill is put in place.
32

33 **2. Rough-In inspection.** To be made after the roof, framing, fire-blocking and bracing is
34 in place and all soil, waste and vent piping is complete, and prior to the installation of
35 wall or ceiling membranes.
36

37 Includes plumbing provisions of the energy code and approved calculations provisions.

38 **3. Final inspection.** To be made once building is energized, all required plumbing
39 fixtures are in place and properly connected, and the structure is ready for occupancy.
40

41 **Note:** See Section P312 of the Florida Building Code, Plumbing for required test.
42

43 **Mechanical:**

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

3
4 **2. Rough-In inspection.** To be made after the roof is dried-in, framing, fire-blocking and
5 bracing is in place and all ducting and other concealed components are complete, and
6 prior to the installation of wall or ceiling membranes.

7 Includes mechanical provisions of the energy code and approved calculations provisions.

8 **3. Final inspection.** To be made once the building is energized, the mechanical system is
9 in place and properly connected, and the structure is ready for occupancy.

10
11 **Gas:**

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

15 Includes gas provisions of the energy code and approved calculations provisions.

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

20
21 **3. Final inspection.** To be made on all new gas work authorized by the permit and such
22 portions of existing systems as may be affected by new work or any changes, to insure
23 compliance with all the requirements of this code and to assure that the installation and
24 construction of the gas system is in accordance with reviewed plans.

25
26 **110.3.1 Footings and foundation inspection.** Footing and foundation inspections shall be made
27 after excavations for footings are complete and any required reinforcing steel is in place. For
28 concrete foundations, any required forms shall be in place prior to inspection.

29
30 **110.3.2 Concrete slab and under-floor inspection.** Concrete slab and under-floor inspections
31 shall be made after in-slab or under-floor reinforcing steel and building service equipment,
32 conduit, piping accessories and other ancillary equipment items are in place, but before any
33 concrete is placed or floor sheathing installed, including the subfloor.

34
35 **110.3.3 Reinforcing steel and structural frames.** Reinforcing steel or structural framework of
36 any part of any building or structure shall not be covered or concealed without first obtaining a
37 release from the building official.

38
39 **110.3.4 Termites.** Building components and building surroundings required to be protected from
40 termite damage in accordance with Section 1503.7, Section 2304.11.6 or Section 2304.13,
41 specifically required to be inspected for termites in accordance with 2114, or required to have

1 chemical soil treatment in accordance with 1816 shall not be covered or concealed until the
2 release from the building official has been received.

3
4 **110.3.5 Lath and gypsum board inspection.** Lath and gypsum board inspections shall be made
5 after lathing and gypsum board, interior and exterior, is in place, but before any plastering is
6 applied or gypsum board joints and fasteners are taped and finished.

7
8 **Exception:** Gypsum board that is not part of a fire-resistance-rated assembly or a shear
9 assembly.

10
11 **110.3.6 Fire- and smoke-resistant penetrations.** Protection of joints and penetrations in fire-
12 resistant-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view
13 until inspected and approved.

14
15 **110.3.7 Energy efficiency inspections.** Inspections shall be made to determine compliance with
16 FBC, Energy Conservation and confirm with the approved energy code submittal (by appropriate
17 trade) and corresponding mandatory requirements and shall include, but not be limited to,
18 inspections for: corresponding envelope insulation R- and U-values, fenestration U-value and
19 Solar Heat Gain Coefficient, duct system R-value, and HVAC, lighting, electrical and water-
20 heating equipment efficiency.

21
22 **110.3.8 Reinspection.** Failure to be found in compliance during any requested inspection may
23 result in a reinspection and associated fee and/or a penalty fee for each violation of the technical
24 codes observed, a reinspection within seven (7) days of issuance of a red-tag. A re-inspection fee
25 shall be charged for each additional visit unless otherwise approved by the building official.

26 27 **110.3.9 Site Debris**

28 1. The contractor and/or owner of any active or inactive construction project shall be
29 responsible for the clean-up and removal of all construction debris or any other
30 miscellaneous discarded articles prior to receiving final inspection approval. Construction
31 job sites must be kept clean; such that excessive accumulation of construction debris
32 must not remain on the property for a period of time exceeding 14 days.

33
34 2. All debris shall be kept in such a manner as to prevent it from being spread by any
35 means.

36
37 **110.3.10 Impact-resistant coverings or systems.** Where impact-resistant coverings or systems
38 are installed to meet requirements of this code, the building official shall schedule adequate
39 inspections of impact-resistant coverings or systems to determine the following:

- 40
41 1. The system indicated on the plans was installed.
42 2. The system is installed in accordance with the manufacturer's installation instructions
43 and the product approval.
44

45 **110.3.11 Final Inspection.** The final inspection shall be made after all work required by the
46 building permit is completed. A permit holder (owner/contractor) is responsible for requesting; a

1 final inspection within ten (10) days of the completion of permitted work, and if applicable; a
2 reinspection within seven (7) days of issuance of a red tag.

3
4 **110.3.12 Other inspections.** In addition to the inspections specified in Sections 110.3 through
5 110.3.11, the Building Official or his/her designee is authorized to make or require other
6 inspections of any construction work to ascertain compliance with the provisions of this code and
7 other laws that are enforced by the department of building safety.

8
9 **110.4 Inspection Agencies.** The building official is authorized to accept reports of approved
10 inspection agencies, provided such agencies satisfy the requirements as to qualifications and
11 reliability.

12
13 **110.5 Inspection Requests.** It shall be the duty of the contractor of the permit or their duly
14 authorized agent to notify the building official when work is ready for inspection. It shall be the
15 duty of the contractor or owner to provide access to and means for inspections of such work
16 required by this code.

17
18 **110.6 Approval Required.** Work shall not be done on any part of a building, structure,
19 electrical, gas, mechanical or plumbing system beyond the point indicated in each successive
20 inspection without first obtaining an approval from the building official. Any portions that do not
21 comply shall be corrected and such portion will not be covered or concealed until authorized by
22 the building official.

23
24 **110.7 Shoring.** For threshold buildings, shoring and associated formwork or falsework shall be
25 designed and inspected by a Florida licensed professional engineer, prior to any required
26 mandatory inspections by the threshold building inspector.

27
28 **110.8 Threshold building.**

29
30 **110.8.1** The enforcing agency shall require a special inspector to perform structural inspections
31 on a threshold building pursuant to a structural inspection plan prepared by the engineer or
32 architect of record. The structural inspection plan must be submitted to the enforcing agency
33 prior to the issuance of a building permit for the construction of a threshold building. The
34 purpose of the structural inspection plans is to provide specific inspection procedures and
35 schedules so that the building can be adequately inspected for compliance with the permitted
36 documents. The special inspector may not serve as a surrogate in carrying out the responsibilities
37 of the building official, the architect, or the engineer of record. The contractor's contractual or
38 statutory obligations are not relieved by any action of the special inspector.

39
40 **110.8.2** The special inspector shall determine that a professional engineer who specializes in
41 shoring design has inspected the shoring and reshoring for conformance with the shoring and
42 reshoring plans submitted to the enforcing agency. A fee simple title owner of a building, which
43 does not meet the minimum size, height, occupancy, occupancy classification, or number-of-
44 stories criteria which would result in classification as a threshold building under s. 553.71(7),
45 may designate such building as a threshold building, subject to more than the minimum number
46 of inspections required by the *Florida Building Code*.

1
2 **110.8.3** The fee owner of a threshold building shall select and pay all costs of employing a
3 special inspector, but the special inspector shall be responsible to the enforcement agency. The
4 inspector shall be a person certified, licensed or registered under Chapter 471, *Florida Statutes*,
5 as an engineer or under Chapter 481, *Florida Statutes*, as an architect.

6
7 **110.8.4** Each enforcement agency shall require that, on every threshold building:

8
9 **110.8.4.1** The special inspector, upon completion of the building and prior to the issuance of a
10 certificate of occupancy, file a signed and sealed statement with the enforcement agency in
11 substantially the following form: "To the best of my knowledge and belief, the above described
12 construction of all structural loadbearing components complies with the permitted documents,
13 and the shoring and reshoring conforms to the shoring and reshoring plans submitted to the
14 enforcement agency."

15
16 **110.8.4.2** Any proposal to install an alternate structural product or system to which building
17 codes apply be submitted to the enforcement agency for review for compliance with the codes
18 and made part of the enforcement agency's recorded set of permit documents.

19
20 **110.8.4.3** All shoring and reshoring procedures, plans and details be submitted to the
21 enforcement agency for recordkeeping. Each shoring and reshoring installation shall be
22 supervised, inspected and certified to be in compliance with the shoring documents by the
23 contractor.

24
25 **110.8.4.4** All plans for the building which are required to be signed and sealed by the architect or
26 engineer of record contain a statement that, to the best of the architect's or engineer's
27 knowledge, the plans and specifications comply with the applicable minimum building codes and
28 the applicable fire-safety standards as determined by the local authority in accordance with this
29 section and Chapter 633, *Florida Statutes*.

30
31 **110.8.5** No enforcing agency may issue a building permit for construction of any threshold
32 building except to a licensed general contractor, as defined in Section 489.105(3) (a), *Florida*
33 *Statutes*, or to a licensed building contractor, as defined in Section 489.105(3)(b), *Florida*
34 *Statutes*, within the scope of her or his license. The named contractor to whom the building
35 permit is issued shall have the responsibility for supervision, direction, management and control
36 of the construction activities on the project for which the building permit was issued.

37
38 **110.8.6** The building division may allow a special inspector to conduct the minimum structural
39 inspection of threshold buildings required by this code, Section 553.73, *Florida Statutes*, without
40 duplicative inspection by the building department. The building official is responsible for
41 ensuring that any person conducting inspections is qualified as a building inspector under Part
42 XII of Chapter 468, *Florida Statutes*, or certified as a special inspector under Chapter 471 or
43 481, *Florida Statutes*. Inspections of threshold buildings required by Section 553.79(5), *Florida*
44 *Statutes*, are in addition to the minimum inspections required by this code.

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SECTION 111
CERTIFICATES OF OCCUPANCY AND COMPLETION

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111.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy use, group, or operator classification of a building or structure or portion thereof shall be made until the building official 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.

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

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111.2 Certificate Issued. After the building official inspects the building or structure and finds no violations of the provision of this code or other laws that are enforced by the department, the building official shall issue a certificate of occupancy substantially contains the following:

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

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111.3 Temporary/Partial occupancy. A temporary/ partial Certificate of Occupancy may be issued for a portion or portions of a building that may safely be occupied prior to final

1 completion of the building. The building official shall set a time period with an established fee
2 during which the temporary certificate of occupancy is valid.

3
4 **111.4 Revocation.** The building official is authorized to, in writing, suspend or revoke a
5 certificate of occupancy or completion issued under the provisions of this code wherever the
6 certificate is issued in error, or on the basis of incorrect information supplied, or where it is
7 determined that the building or structure or portion thereof is in violation of any ordinance,
8 regulation, or any of the provisions of this code.

9
10 **111.5 Certificate of Completion.** Upon satisfactory completion of a building, structure,
11 electrical, gas, mechanical or plumbing system, a certificate of completion may be issued. A
12 certificate of completion is proof that a structure or system is complete and for certain types of
13 permits is released for use and may be connected to a utility system. This certificate does not
14 grant authority to occupy or connect a building, such as a shell building, prior to the issuance of a
15 Certificate of Occupancy.

16
17 **Certificates of Completion may be issued for the following types of projects:**

18
19 **1. New Commercial Building Shell:** A certificate of completion shall be issued after all
20 final inspections have been approved and the fees paid. The issuance of a certificate of
21 completion allows permits to be obtained for the completion of the interior tenant spaces.
22 Occupancy of any part of the building is not permitted until a certificate of occupancy is
23 issued in accordance with section 111.2 for the finished spaces. Permanent power for the
24 building shall not be released to the utility company until the first tenant space has been
25 issued a certificate of occupancy.

26
27 **2. New Residential Building Shell:** A certificate of completion shall be issued after all
28 rough-in inspections have been approved and the fees paid. The issuance of a certificate
29 of completion allows permits to be obtained for the completion of the residential
30 dwelling. Occupancy of any part of the building is not permitted until a certificate of
31 occupancy is issued in accordance with section 111.2.

32
33 **3. Existing Buildings:** Any construction project involving the repair, remodeling,
34 renovation, or alteration of an existing residential or commercial building or structure,
35 which is not part of a change of occupancy, as defined in this chapter, may be issued a
36 certificate of completion. Upon specific request, the certificate of completion shall be
37 issued when all permits associated with the construction project have been granted final
38 approval and all fees have been paid.

39
40 **SECTION 112**
41 **SERVICE UTILITIES**

42
43 **112.1 Connection of service utilities.** No person shall make connections from a utility source of
44 energy, fuel or power to any building or system which is regulated by the technical codes for
45 which a permit is required, or to devices and appliances to be used in connection with any

1 carnival or show, or in any place, tent or building to be used as a temporary place of assembly,
2 until released by the building official and a Certificate of Occupancy or Completion is issued.

3
4 **112.2 Temporary connection.** The building official may authorize the temporary connection of
5 the building or system to the utility source of energy, fuel or power for the purpose of testing
6 building service systems or for use under a temporary Certificate of Occupancy.

7
8 **112.3 Authority to disconnect service utilities.** The building official shall have the authority to
9 authorize disconnection of utility service to the building, structure, or system regulated by this
10 code and the referenced codes and standards set forth in Section 101.4 in case of emergency
11 where necessary to eliminate an immediate hazard to life or property or when such utility
12 connection has been made without approval required by Section 112.1 or 112.2. The building
13 official shall notify the serving utility, and whenever possible the owner and occupant of the
14 building, structure or service system of the decision to disconnect prior to taking such action. If
15 not notified prior to disconnecting, the owner or occupant of the building, structure or service
16 system shall be notified in writing, as soon as practical thereafter.

17
18 **SECTION 113**
19 **BOARD OF APPEALS**
20

21 **113.1 Appointment.** There may be established a board to be called the Board of Construction
22 Regulations, which should consist of nine (9) members but not less than seven. The board shall
23 be appointed by the applicable governing body.

24
25 **113.2 Powers.** The Board shall have the power as authorized by and as, further defined in 113.4,
26 and per Hernando County Ordinance Chapter 8, Article 2, and Division 2, Sections 8-55 to hear
27 appeals of decisions and interpretations of the building official and consider variances of the
28 technical codes.

29
30 **113.3 Appeals**
31

32 **113.3.1 Decision of the building official.** The owner of a building, structure or service system,
33 or his duly authorized agent, may appeal a decision of the building official to the Construction
34 Board of Adjustment and Appeals whenever any one of the following conditions are claimed to
35 exist:

- 36
37 1. The building official rejected or refused to approve the mode or manner of
38 construction proposed to be followed or materials to be used in the installation or
39 alteration of a building, structure or service system.
40
41 2. The provisions of this code do not apply to this specific case.
42
43 3. That an equally good or more desirable form of installation can be employed in any
44 specific case.
45

1 4. The true intent and meaning of this code or any of the regulations there under have
2 been misconstrued or incorrectly interpreted.
3

4 **113.3.2 Variances.** The Construction Board of Adjustments and Appeals, when so appealed to
5 and after a hearing, may vary the application of any provision of this code to any particular case
6 when, in its opinion, the enforcement thereof would do manifest injustice and would be contrary
7 to the spirit and purpose of this or the technical codes or public interest, and also finds all of the
8 following:

9
10 1. That special conditions and circumstances exist which are peculiar to the building,
11 structure or service system involved and which are not applicable to others.
12

13 2. That the special conditions and circumstances do not result from the action or inaction
14 of the applicant.
15

16 3. That granting the variance requested will not confer on the applicant any special
17 privilege that is denied by this code to other buildings, structures or service system.
18

19 4. That the variance granted is the minimum variance that will make possible the
20 reasonable use of the building, structure or service system.
21

22 5. That the granting of the variance will be in harmony with the general intent and
23 purpose of this code and will not be detrimental to the public health, safety and general
24 welfare.
25

26 **113.3.2.1 Conditions of the variance.** In granting the variance, the board may prescribe a
27 reasonable time limit within which the action for which the variance is required shall be
28 commenced or completed or both. In addition, the board may prescribe appropriate conditions
29 and safeguards in conformity with this code. Violation of the conditions of a variance shall be
30 deemed a violation of this code.
31

32 **113.3.3 Notice of appeal.** Notice of appeal shall be in writing and filed within 30 calendar days
33 after the decision is rendered by the building official. Appeals shall be in a form acceptable to the
34 building official. Appeals relating to provisions of the "Florida Building Code", other than local
35 amendments, may be appealed to the Florida Building Commission, pursuant to section 120.569
36 Florida Statutes, regarding the local government's action. Notice of Administrative Rights may
37 be obtained from the local building department.
38

39 **113.3.4 Unsafe or dangerous buildings or service systems.** In the case of a building, structure
40 or service system which, in the opinion of the building official, is unsafe, unsanitary or
41 dangerous, the building official may, in his order, limit the time for such appeals to a shorter
42 period.
43
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46

1 **113.4 Procedures of the Board**

2
3 **113.4.1 Rules and regulations.** The board shall establish rules and regulations for its own
4 procedure not inconsistent with the provisions of this code. The board shall meet on call of the
5 chairman. The board shall meet within 30 calendar days after notice of appeal has been received.
6

7 **113.4.2 Decisions.** The Construction Board of Adjustment and Appeals shall, in every case,
8 reach a decision without unreasonable or unnecessary delay. Each decision of the board shall
9 also include the reasons for the decision. If a decision of the board reverses or modifies a refusal,
10 order, or disallowance of the building official or varies the application of any provision of this
11 code, the building official shall immediately take action in accordance with such decision. Every
12 decision shall be promptly filed in writing in the office of the building official and shall be open
13 to public inspection. A certified copy of the decision shall be sent by mail or otherwise to the
14 appellant and a copy shall be kept publicly posted in the office of the building official for two
15 weeks after filing. Every decision of the board shall be final, subject however to such remedy as
16 any aggrieved party might have at law or in equity.
17

18 **SECTION 114**
19 **VIOLATIONS**
20

21 **114.1 Unlawful acts.** It shall be unlawful for any person, firm or corporation to erect, construct,
22 alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment
23 regulated by this code, or cause same to be done, in conflict with or in violation of any of the
24 provisions of this code.
25

26 **114.2 Notice of violation.** The building official is authorized to serve a notice of violation or
27 order on the person responsible for the erection, construction, alteration, extension, repair,
28 moving, removal, demolition or occupancy of a building or structure in violation of the
29 provisions of this code, or in violation of a permit or certificate issued under the provisions of
30 this code. Such order shall direct the discontinuance of the illegal action or condition and the
31 abatement of the violation.
32

33 **114.3 Prosecution of violation.** If the notice of violation is not complied with promptly, the
34 building official is authorized to request the legal counsel of the jurisdiction to institute the
35 appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to
36 require the removal or termination of the unlawful occupancy of the building or structure in
37 violation of the provisions of this code or of the order or direction made pursuant thereto.
38

39 **114.4 Violation penalties.** Any person who violates a provision of this code or fails to comply
40 with any of the requirements thereof or who erects, constructs, alters or repairs a building or
41 structure in violation of the approved construction documents or directive of the building official,
42 or of a permit or certificate issued under the provisions of this code, shall be subject to penalties
43 as prescribed by law.
44

45 **SECTION 115**
46 **STOP WORK ORDER**

1
2 **115.1 Authority.** Whenever the Building Official or his/her designee finds any work regulated
3 by this code being performed in a manner either contrary to the provisions of this code, or
4 dangerous or unsafe, the Building Official or his/her designee is authorized to issue a Stop Work
5 Order.

6
7 **115.2 Issuance.** The Stop Work Order shall be in writing and shall be given to the owner of the
8 property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a
9 Stop Work Order, the cited work shall immediately cease. The Stop Work Order shall state the
10 reason for the order, and the conditions under which the cited work will be permitted to resume.

11
12 **115.3 Unlawful continuance.** Any person who shall continue any work after having been served
13 with a Stop Work Order, except such work as that person is directed to perform to remove a
14 violation or unsafe condition, shall be subject to penalties as prescribed by law.

15
16 **SECTION 116**
17 **UNSAFE STRUCTURES AND EQUIPMENT**

18
19 **116.6 Unsafe buildings or systems.** Refer to Hernando County Code of Ordinances, Chapter 8,
20 Article II, Division 6 for provisions for unsafe structures and equipment.

21
22
23 **SECTION 117**
24 **EMERGENCY MEASURES**

25
26 **117.1 Imminent danger.** When, in the opinion of the *building official*, there is *imminent danger*
27 of failure or collapse of a building or structure which endangers life, or when any structure or
28 part of a structure has fallen and life is endangered by the occupation of the structure, or when
29 there is actual or potential danger to the building *occupants* or those in the proximity of any
30 structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases
31 or materials, or operation of defective or dangerous equipment, the *building official* is hereby
32 authorized and empowered to order and require the *occupants* to vacate the *premises* forthwith.
33 The *building official* shall cause to be posted at each entrance to such structure a notice reading
34 as follows: "This *Structure* Is Unsafe and Its *Occupancy* Has Been Prohibited by the *building*
35 *official*." It shall be unlawful for any person to enter such structure except for the purpose of
36 securing the structure, making the required repairs, removing the hazardous condition or of
37 demolishing the same.

38
39 **117.2 Temporary safeguards.** Notwithstanding other provisions of this code, whenever, in the
40 opinion of the *building official*, there is *imminent danger* due to an unsafe condition, the *building*
41 *official* shall order the necessary work to be done, including the boarding up of openings, to
42 render such structure temporarily safe whether or not the legal procedure herein described has
43 been instituted; and shall cause such other action to be taken as the *building official* deems
44 necessary to meet such emergency.

1 **117.3 Closing streets.** When necessary for public safety, the *building official* shall temporarily
2 close structures and close, or order the authority having jurisdiction to close, sidewalks, streets,
3 *public ways* and places adjacent to unsafe structures, and prohibit the same from being utilized.
4

5 **117.4 Emergency repairs.** For the purposes of this section, the *building official* shall employ the
6 necessary labor and materials to perform the required work as expeditiously as possible.
7

8 **117.5 Costs of emergency repairs.** Costs incurred in the performance of emergency work shall
9 be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action
10 against the *owner* of the *premises* where the unsafe structure is or was located for the recovery of
11 such costs.
12

13 **117.6 Hearing.** Any person ordered to take emergency measures shall comply with such order
14 forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be
15 afforded a hearing as described in this code.
16

17 **Sec. 8-99. - Technical amendment to the Florida Building Code, Residential related to**
18 **flood-resistant construction.**
19

20 **R322 FLOOD RESISTANT CONSTRUCTION**

21

22 **R322.2.1 Elevation requirements.**

23

24 1. Buildings and structures in flood hazard areas not designated as Coastal A Zones shall
25 have the lowest floors elevated to or above the base flood elevation plus 1 foot or the
26 design flood elevation, whichever is higher.
27

28 2. Buildings and structures in flood hazard areas designated as Coastal A Zones shall
29 have the lowest floors elevated to or above the base flood elevation plus 1 foot (305 mm),
30 or to the design flood elevation, whichever is higher.
31

32 3. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest
33 floor (including basement) elevated at least as high above the highest adjacent grade as
34 the depth number specified in feet on the FIRM plus 1 foot, or at least 3 feet if a depth
35 number is not specified.
36

37 4. Basement floors that are below grade on all sides shall be elevated to or above the base
38 flood elevation plus 1 foot or the design flood elevation, whichever is higher. Exception:
39 Enclosed areas below the design flood elevation, including basements whose floors are
40 not below grade on all sides, shall meet the requirements of Section R322.2.2.
41

42 **R322.2.2 Enclosed areas below design flood elevation.** Enclosed areas, including crawl spaces,
43 that are below the design flood elevation shall:
44

45 1. Be used solely for parking of vehicles, building access or storage. The interior portion
46 of such enclosed area shall not be partitioned or finished into separate rooms except for

1 stairwells, ramps, and elevators. The limitation on partitions does not apply to crawlspace
2 foundations.

3
4 **R322.3.2 Elevation requirements.**

5
6 1. All buildings and structures erected within coastal high-hazard areas shall be elevated
7 so that the lowest portion of all structural members supporting the lowest floor, with the
8 exception of mat or raft foundations, piling, pile caps, columns, grade beams and bracing,
9 is:

10
11 1.1 Located at or above the base flood elevation plus 1 foot or the design flood elevation,
12 whichever is higher, if the lowest horizontal structural member is oriented parallel to the
13 direction of wave approach, where parallel shall mean less than or equal to 20 degrees
14 (0.35 rad) from the direction of approach, or

15
16 1.2 Located at the base flood elevation plus 2 feet, or the design flood elevation,
17 whichever is higher, if the lowest horizontal structural member is oriented perpendicular
18 to the direction of wave approach, where perpendicular shall mean greater than 20
19 degrees (0.35 rad) from the direction of approach.

20
21 2. Basement floors that are below grade on all sides are prohibited.

22
23 3. The use of fill for structural support is prohibited.

24
25 4. Minor grading, and the placement of minor quantities of fill, shall be permitted for
26 landscaping and for drainage purposes under and around buildings and for support of
27 parking slabs, pool decks, patios and walkways.

28
29 **Exception:** External walls enclosing areas below the design flood elevation shall meet
30 the requirements of Sections R322.3.4 and R322.3.5.

31
32 **R322.3.4 Walls below design flood elevation.** Walls are permitted below the elevated floor,
33 provided that such walls are not part of the structural support of the building or structure and:

34
35 1. Electrical, mechanical, and plumbing system components are not to be mounted on or
36 penetrate through walls that are designed to break away under flood loads; and

37
38 2. Are constructed with insect screening or open lattice; or

39
40 3. Are designed to break away or collapse without causing collapse, displacement or
41 other structural damage to the elevated portion of the building or supporting foundation
42 system. Such walls, framing and connections shall have a design safe loading resistance
43 of not less than 10 (470 Pa) and no more than 20 pounds per square foot (958 Pa); or
44

1 4. Where wind loading values of this code exceed 20 pounds per square foot (958 Pa), the
2 construction documents shall include documentation prepared and sealed by a registered
3 design professional that:

4
5 4.1 The walls below the design flood elevation have been designed to collapse from a
6 water load less than that which would occur during the design flood.

7
8 4.2 The elevated portion of the building and supporting foundation system have been
9 designed to withstand the effects of wind and flood loads acting simultaneously on all
10 building components (structural and nonstructural). Water loading values used shall be
11 those associated with the design flood. Wind loading values used shall be those required
12 by this code.

13
14 **R322.3.5 Enclosed areas below the design flood elevation.** Enclosed areas below the design
15 flood elevation shall be used solely for parking of vehicles, building access or storage. The
16 interior portion of such enclosed area shall not be partitioned or finished into separate rooms
17 except for stairwells, ramps, and elevators.

18
19 **Sec. 8-100. - Technical amendment to the Florida Building Code, Building related to flood**
20 **loads**
21 **and substantial improvement.**

22 23 **1612 FLOOD LOADS**

24
25 **SUBSTANTIAL IMPROVEMENT.** Any combination of repair, reconstruction, rehabilitation,
26 addition or improvement of a building or structure taking place during a 5-year period prior to
27 the date of permit application, the cumulative cost of which equals or exceeds 50 percent of the
28 market value of the structure before the improvement or repair is started. If the structure has
29 sustained substantial damage, any repairs are considered substantial improvement regardless of
30 the actual repair work performed. The term does not, however, include either:

31
32 1. Any project for improvement of a building required to correct existing health, sanitary
33 or safety code violations identified by the building official and that are the minimum
34 necessary to assure safe living conditions.

35
36 2. Any alteration of a historic structure provided that the alteration will not preclude the
37 structure's continued designation as a historic structure.

38
39 **Sec. 8-101. - Technical amendment to the Florida Building Code, Existing Building related**
40 **to definitions and substantial improvement.**

41 42 **202 GENERAL DEFINITIONS**

43
44 **SUBSTANTIAL IMPROVEMENT.** Any combination of repair, reconstruction, rehabilitation,
45 addition or improvement of a building or structure taking place during a 5-year period prior to
46 the date of permit application, the cumulative cost of which equals or exceeds 50 percent of the

1 market value of the structure before the improvement or repair is started. If the structure has
2 sustained substantial damage, any repairs are considered substantial improvement regardless of
3 the actual repair work performed. The term does not, however, include either:

4
5 1. Any project for improvement of a building required to correct existing health, sanitary
6 or safety code violations identified by the building official and that are the minimum
7 necessary to assure safe living conditions.

8
9 2. Any alteration of a historic structure provided that the alteration will not preclude the
10 structure's continued designation as a historic structure.

11
12 **SECTION 6 - Severability.** It is declared to be the intent of the Board of County
13 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this
14 ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect
15 the validity of the remaining portions of this ordinance.

16
17 **SECTION 7 - Repealer Clause.** Upon the effective date of this ordinance, those previously
18 enacted ordinances and amendments thereto which regulate the construction activities addressed
19 by this ordinance, namely Hernando County Ordinance No. 2017-41 are hereby repealed in its
20 entirety.

21
22 Notwithstanding anything to the contrary herein, the adoption of this ordinance shall not be
23 construed or held to repeal the above-referenced ordinances or the code provisions in effect prior
24 to the adoption of this ordinance as to any violation occurring, pending, or committed in
25 violation of any of the stated ordinances or the prior code provisions. Such pending, occurring, or
26 committed violations will be prosecuted under the applicable ordinance or the prior code
27 provisions under the procedures and penalties of the applicable ordinance or prior code
28 provisions. No violation of the provisions of the applicable ordinance or the prior code
29 provisions shall be prosecuted two (2) years from the effective date of this ordinance.

30
31 **SECTION 8 - Violations and Penalties.** Any person, firm, corporation or agent who shall
32 violate a provisions of this code, or fail to comply therewith, or with any of the requirements
33 thereof, or who shall erect, construct, alter, install, demolish or move any structure, electrical,
34 gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or
35 demolished a building, structure, electrical, gas, mechanical, or plumbing system, in violation of
36 a detailed statement or drawing submitted and permitted there under, shall be guilty of a
37 misdemeanor of the second degree. Each such person shall be considered guilty of a separate
38 offense for each and every day or portion thereof during which any violation of any of the
39 provisions of this code is committed or continued. Upon conviction of any such violation such
40 person shall be punished within the limits as provided by the law and local ordinance.

41
42
43 **SECTION 9 - Inclusion in the Code.** It is the intention of the Board of County
44 Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of
45 this Ordinance shall become and be made a part of the Code of Ordinances of Hernando
46 County, Florida. To this end, the sections of this Ordinance may be renumbered or relettered

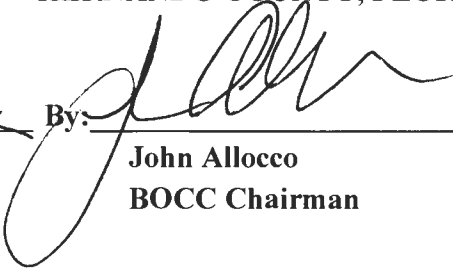
1 to accomplish such intention, and that the word "ordinance" may be changed to "section,"
2 "article," or other appropriate designation.

3
4 **SECTION 10 - Effective Date.** This ordinance shall become effective on ~~December~~
5 ~~31, 2017~~ December 31, 2020.

6
7 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**
8 **HERNANDO COUNTY, FLORIDA, in Regular Session this 15th day of December, 2020.**

9
10 **BOARD OF COUNTY COMMISSIONERS**
11 **HERNANDO COUNTY, FLORIDA**

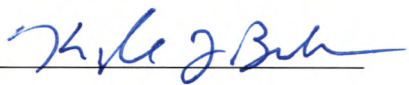
12
13
14 Attest: ~~Susan Burns, Deputy Clerk~~
15 **Doug Chorvat, Jr.**
16 **Clerk of Circuit Court & Comptroller**

14 By: 
15 **John Allocco**
16 **BOCC Chairman**

17
18 (SEAL)

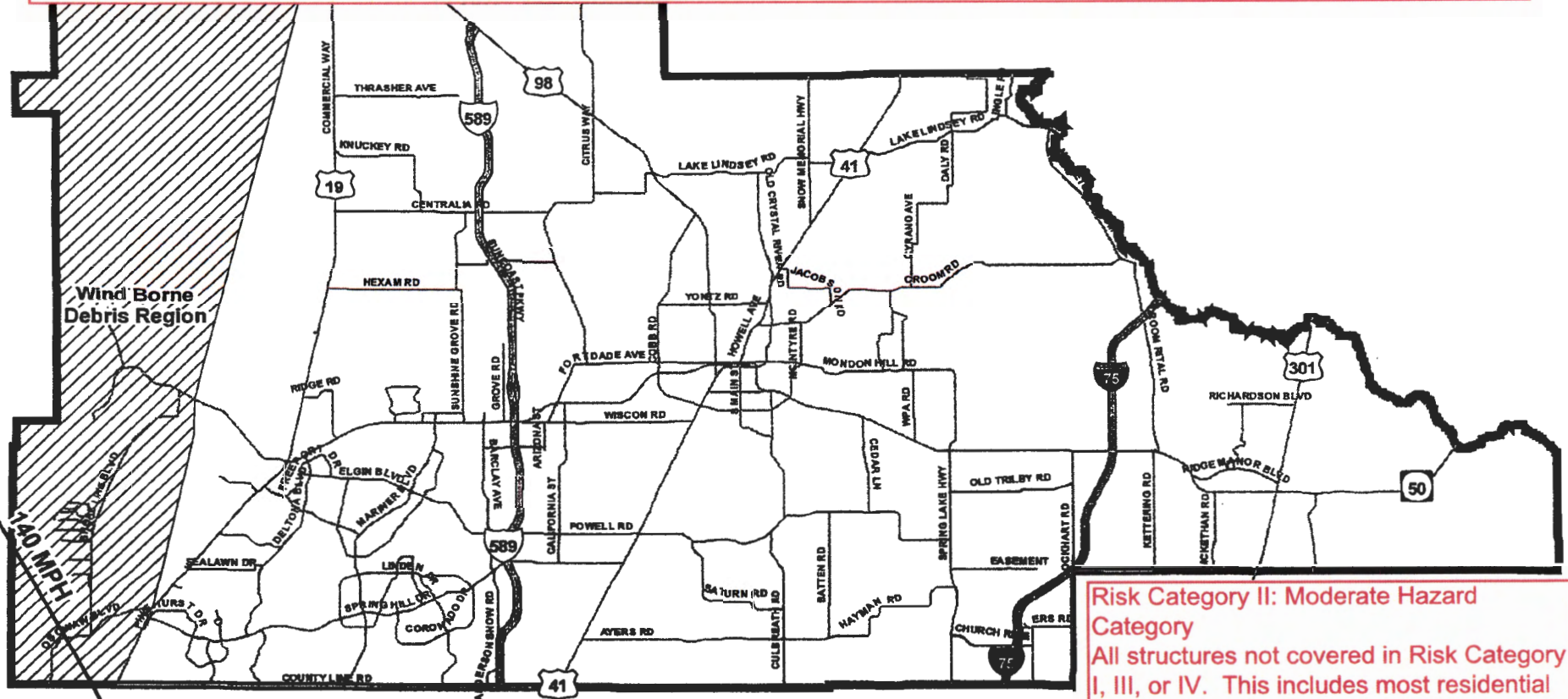


19
20
21 **Approved as to Form and**
22 **Legal Sufficiency**

23
24 BY: 

Wind Borne Debris Area:

- | | | | |
|---|-------------------|--|-------------------|
| (1) Intersection of Lagruga Rd. & Retriever Rd. | 82, 34 w 28, 42 n | (3) Then S approx. 5 mi. to Intersection of Tarpon Blvd., and Hwy 19 | 82, 38 w 28, 28 n |
| (2) Then southerly approx. 11 mi. to Intersection of Cortez Blvd and the first N/S canal E of Shoal Line Blvd. running N and S (approx. 1 mi.) between Cortez Blvd and the Weeki Wachee River | 82, 37 w 28, 33 n | (4) Then southerly approx. 2 mi. to Intersection of County Line Rd. and Hwy 19 | 82, 38 w 28, 26 n |
| | | END | |



Risk Category II: Moderate Hazard Category
 All structures not covered in Risk Category I, III, or IV. This includes most residential and commercial facilities, towers, signs, etc.

NOTE: All areas east of 140 MPH line are 139 MPH unless otherwise interpolated.

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification. Map reflects parcels and boundaries as they existed on 02/28/13



NOT TO SCALE

Wind Zone A

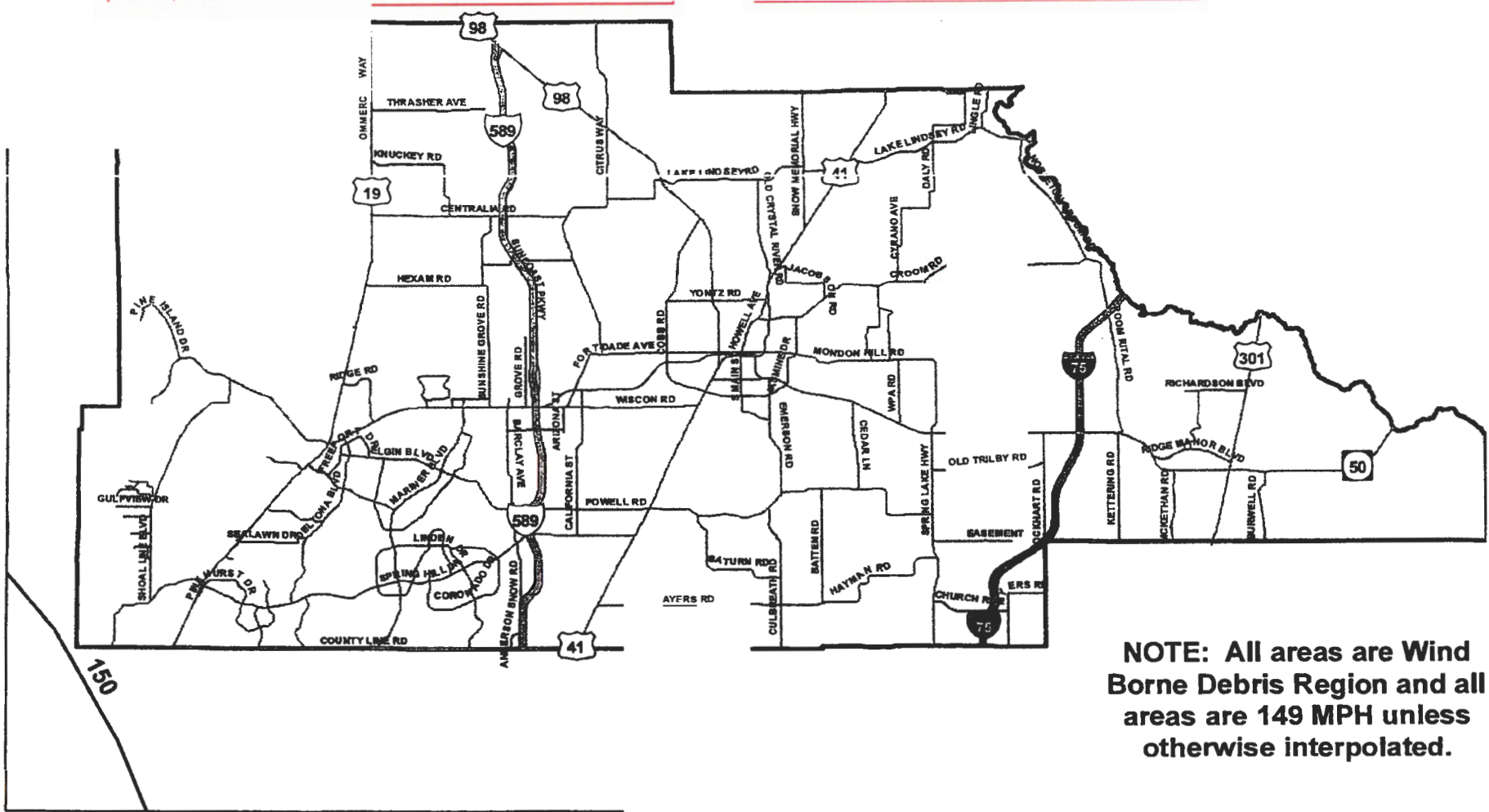
Hernando County, Florida

Florida Building Code, 7th Edition (2020)

- Legend**
- Wind Borne Debris Region
 - Wind Zones
 - Main Roads
 - I-75
 - SUNCOAST
 - County Boundary



Risk Category III: Substantial Hazard Category
 Assembly spaces holding more than 300 people
 (many of these are churches), non-surgical medical
 facilities, schools, power plants, water and sewer
 plants, etc.



NOTE: All areas are Wind Borne Debris Region and all areas are 149 MPH unless otherwise interpolated.

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification. Map reflects parcel and boundaries as they existed on 02/09/2012.



Wind Zone B Hernando County, Florida

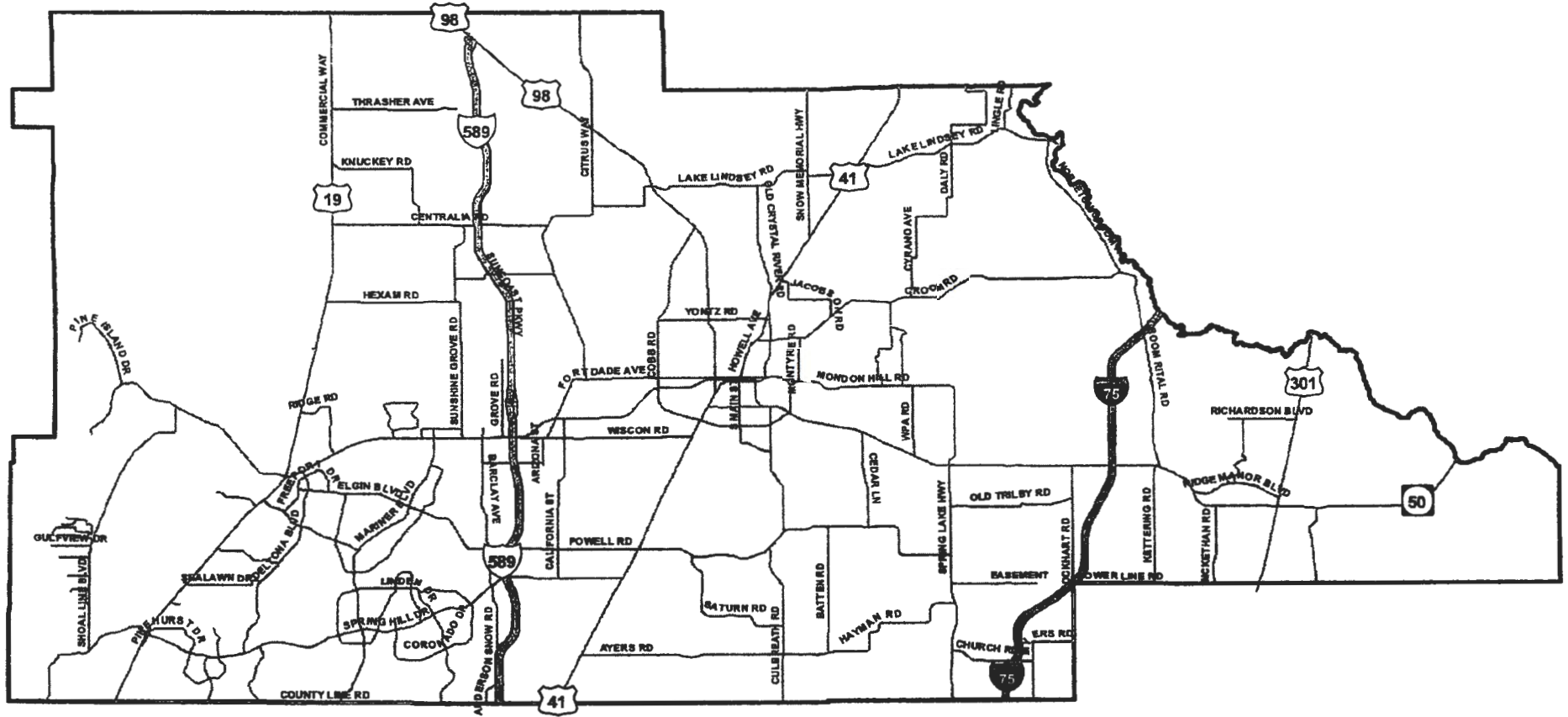
Florida Building Code, 7th Edition (2020)

NOT TO SCALE

- Legend**
- Wind Zone
 - Main Roads
 - I-75
 - SUNCOAST
 - ▭ County Boundary



Risk Category I: Low Hazard Category
 Agricultural facilities, Certain Temporary Facilities,
 Minor Storage Sheds, Screen Enclosures



**NOTE: All areas are 127 mph.
 Interpolation is not allowed.**

NOT TO SCALE

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification. Map reflects parcels and boundaries as they existed on 02/08/12



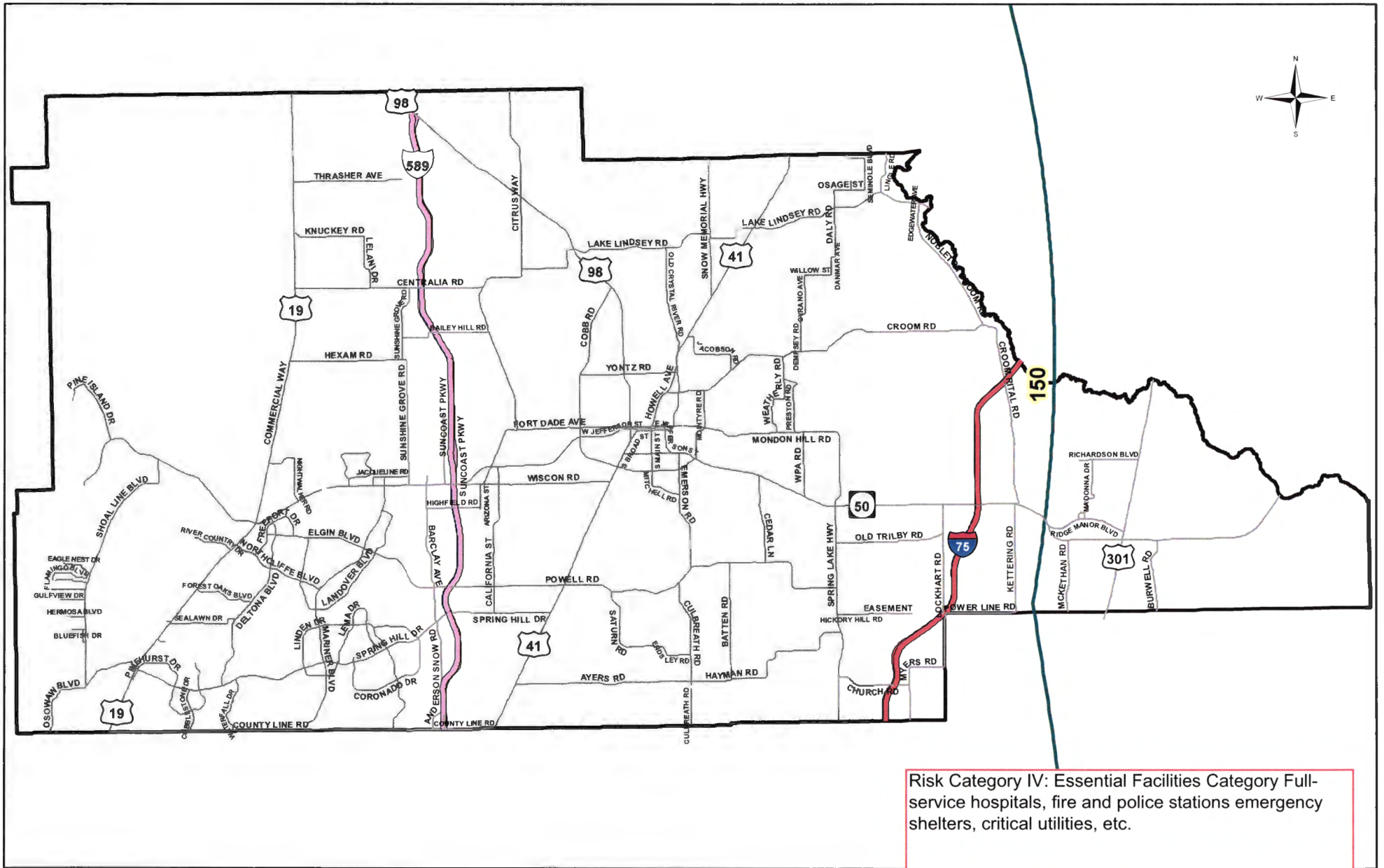
Wind Zone C Hernando County, Florida

Florida Building Code, 7th Edition (2020)

Legend

- Main Roads
- I-75
- SUNCOAST
- ▭ County Boundary





Not To Scale



The map was prepared by this office to be used as an aid in Land Parcel identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verifications. Map reflects parcels and boundaries as they existed on 8/2020.

Wind Zones Cat 4 Hernando County

FLORIDA BUILDING CODE, 7TH ED (2020)

Legend

-  Cat4_WindZones
-  Main Roads
-  I-75
-  SUNCOAST
-  CountyBoundary