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WORK SESSION AGENDA
TUESDAY, JUNE 1, 2021
6:30 PM – 2nd Floor Media Room

CALL TO ORDER
ROLL CALL

1. Building Code Amendments
2. Fee Schedule

BOARD AND STAFF COMMENTS:
ADJOURNMENT

Work sessions are intended to provide opportunities for Commissioners to study issues, gather and analyze information and clarify questions. No votes are conducted during work sessions. These sessions are open to the public but are not the appropriate forum for public comment.



BOAF MODEL ADMINISTRATIVE CODE CHAPTER 1
FOR THE 7th Edition (2020) FLORIDA BUILDING CODE

**Approved by the BOAF Board of Directors
October 1, 2020**

SCOPE AND ADMINISTRATION

BOAF Model Administrative Code – 7th Edition (2020)

The Building Officials Association of Florida is proud to present this model document for use by its members as a tool to facilitate the uniform and consistent application of local amendments to the administrative provisions of the Florida Building Code. Every effort has been made to present the amendments in mandatory language format. The language that is shaded represents those text revisions approved by the BOAF Board of Directors.

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CHAPTER 1
SCOPE AND ADMINISTRATION

PART 1—SCOPE AND APPLICATION
SECTION 101
GENERAL

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

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

Exceptions:

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

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

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

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

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

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

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

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

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

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

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[A] 101.4.4 Property maintenance. (2018 Property Maintenance Code and Appendices) The provisions of the *International Property Maintenance Code* shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

[A] 101.4.5 Fire prevention. For provisions related to fire prevention, refer to the *Florida Fire Prevention Code*. The *Florida Fire Prevention Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

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

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

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

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

SECTION 102 APPLICABILITY

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

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

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

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

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- generation, transmission, or distribution of electricity.
- (g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.
 - (h) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term “chickee” means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other nonwood features.
 - (i) Family mausoleums not exceeding 250 square feet (23 m²) in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
 - (j) Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.
 - (k) A building or structure having less than 1,000 square feet (93 m²) which is constructed and owned by a natural person for hunting and which is repaired or reconstructed to the same dimension and condition as existed on January 1, 2011, if the building or structure:
 - 1. Is not rented or leased or used as a principal residence;
 - 2. Is not located within the 100-year flood plain according to the Federal Emergency Management Agency’s current Flood Insurance Rate Map; and
 - 3. Is not connected to an off-site electric power or water supply.

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

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

- 1. The building or structure is structurally sound

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

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

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

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

- 1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the *Florida Building Code* relating to:
 - a. Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition or alteration shall not exceed 1,000 square feet (93 m²) or the square footage of the primary structure, whichever is less.
 - b. Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not exceed \$5,000 within any 12-month period.
 - c. Building and inspection fees.

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2. However, the exemptions under subparagraph 1 do not apply to single-family residences that are located in mapped flood hazard areas, as defined in the code, unless the enforcement district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.
3. Each code exemption, as defined in subparagraphs 1a, 1b, and 1c shall be certified to the local board 10 days prior to implementation and shall only be effective in the territorial jurisdiction of the enforcement district or local enforcement agency implementing it.

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

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

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

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

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

[A] 102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or the Florida Codes listed in Section 101.4, the provisions of this code or the Florida Codes listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

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

illegal any of the other parts or provisions.

[A] 102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *Florida Building Code, Existing Building, International 2018 Property Maintenance Code and Appendices* or the *Florida Fire Prevention Code*.

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

[A] 102.6.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *Florida Fire Prevention Code, 2018 Property Maintenance Code and Appendices* or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

102.7 Relocation of manufactured buildings.

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

102.8 Existing mechanical equipment. An agency or local government may not require that existing mechanical equipment located on or above the surface of a roof be installed in compliance with the requirements of the *Florida Building Code* except

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during reroofing when the equipment is being replaced or moved and is not in compliance with the provisions of the *Florida Building Code* relating to roof-mounted mechanical units.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103
DEPARTMENT OF BUILDING SAFETY

103.1 Creation of enforcement agency. The Department of Building Safety is hereby created and the official in charge thereof shall be known as the *building official*.

103.2 Appointment. The *building official* shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *building official* shall have the authority to appoint a deputy *building official*, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the *building official*.

For the maintenance of existing properties, see the *International 2018 Property Maintenance Code and Appendices*

SECTION 104
DUTIES AND POWERS OF BUILDING OFFICIAL

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

[A] 104.2 Applications and permits. The *building official* shall receive applications, review *construction documents* and issue *permits* for the erection, and *alteration*, demolition and moving of buildings and structures, inspect the premises for which such *permits* have been issued and enforce

compliance with the provisions of this code.

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

[A] 104.3 Notices and orders. The *building official* shall issue all necessary notices or orders to ensure compliance with this code.

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

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

[A] 104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the *building official* has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the *building official* is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the *building official* shall first make a

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reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the *building official* shall have recourse to the remedies provided by law to secure entry.

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

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

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

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

[A] 104.9.1 Used materials and equipment. The use

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

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

104.10.1 Flood hazard areas. The *building official* shall coordinate with the floodplain administrator to review requests submitted to the *building official* that seek approval to modify the strict application of the flood resistant construction requirements of the *Florida Building Code* to determine whether such requests require the granting of a variance pursuant to Section 117.

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

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

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

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

SECTION 105 PERMITS

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

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

shall be obtained for each facility and for each construction trade, as applicable. The *permit* application shall contain a general description of the parameters of work intended to be performed during the year.

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

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

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

[A] **105.2 Work exempt from permit.** Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of the *local floodplain management ordinance*. Permits shall not be required for the following: **(This section may need to be adjusted to your local jurisdictions requirements)**

Building:

1. One-story detached non engineered accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 80 square feet (11 m2).

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2. Fences not over 7 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support, of Groups R-3 and U occupancies.
13. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

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

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and

wiring for a power supply and the installations of towers and antennas.

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

Gas:

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

Mechanical:

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

Plumbing:

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

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

[A] 105.2.2 Minor repairs. Ordinary minor repairs may be made with the approval of the building

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

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

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

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

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

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

submitted in person in a nonelectronic format, at the discretion of the *building official*.

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

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

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

1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than \$125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 *Florida Statutes*, may design a fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more

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than 49 heads, notwithstanding the size of the existing fire sprinkler system.

3. Heating, ventilation, and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity which is designed to accommodate 100 or more persons or for which the system costs more than \$125,000. This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one-, two-, three-, or four-family structure.

An air-conditioning system may be designed by an installing air-conditioning contractor certified under Chapter 489, *Florida Statutes*, to serve any building or addition which is designed to accommodate fewer than 100 persons and requires an air-conditioning system with a value of \$125,000 or less; and when a 15-ton-per system or less is designed for a singular space of a building and each 15-ton system or less has an independent duct system. Systems not complying with the above require design documents that are to be sealed by a professional engineer.

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

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

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

4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen,

steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than \$5,000.

5. Electrical documents. See *Florida Statutes* 471.003(2)(h). Any electrical or plumbing or air-conditioning and refrigeration system meeting the following thresholds are required to be designed by a Florida Registered Engineer. The system, Requires an electrical system with a value of over \$125,000; and Requires an aggregate service capacity of over 600 amperes (240 volts) on a residential electrical system or over 800 amperes (240 volts) on a commercial or industrial electrical system;
NOTE: It was further clarified by the Commission that the limiting factor of 240 volt or over is required to be designed by an Engineer. Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, *Florida Statutes*.
6. All public swimming pools and public bathing places defined by and regulated under Chapter 514, *Florida Statutes*.

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

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

105.3.4 A building *permit* for a single-family residential dwelling must be issued within 30 working days of application therefor unless unusual

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circumstances require a longer time for processing the application or unless the *permit* application fails to satisfy the *Florida Building Code* or the enforcing agency's laws or ordinances.

105.3.5 Identification of minimum premium policy.

Except as otherwise provided in Chapter 440, *Florida Statutes*, Workers' Compensation, every employer shall, as a condition to receiving a building *permit*, show proof that it has secured compensation for its employees as provided in Sections 440.10 and 440.38, *Florida Statutes*.

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

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

105.3.7 Applicable Code for Manufactured Buildings. Manufacturers should be permitted to complete all buildings designed and approved prior to the effective date of a new code edition, provided a clear signed contract is in place. The

contract shall provide specific data mirroring that required by an application for *permit*, specifically, without limitation, date of execution, building owner or dealer, and anticipated date of completion. However, the construction activity must commence within 6 months of the contract's execution. The contract is subject to verification by the Department of Business and Professional Regulation.

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

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

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

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

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

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

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

105.5 Expiration. Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* holder and property owner shall be responsible to either complete all work in accordance with the permitted plans and inspection or remove any partially completed work in a safe and code compliant manner. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated as determined by the *building official*.

105.5.1 Additional options for closing a permit.

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

1. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in

this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspection in order to close the *permit*. If a contractor other than the original contractor listed on the *permit* is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that he or she performs.

2. The property owner may assume the role of an owner-builder, in accordance with Sections 489.103(7) and 489.503(6), *Florida Statutes*.
3. If a building *permit* is expired and its requirements have been substantially completed, as determined by the local enforcement agency, the *permit* may be closed without having to obtain a new building *permit*, and the work required to close the *permit* may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the *permit*, unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design or method of construction.
4. A local enforcement agency may close a building *permit* 6 years after the issuance of the *permit*, even in the absence of a final inspection, if the local enforcement agency determines that no apparent safety hazard exists.

For purposes of this section, the term "close" means that the requirements of the *permit* have been satisfied.

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

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

[A] 105.6 Denial or revocation. Whenever a *permit* required under this section is denied or revoked because the plan, or the construction, erection, alteration, modification, repair, or demolition of a building, is found by the local enforcing agency to be not in compliance with the *Florida Building Code*, the local enforcing agency shall identify the specific plan or project features that do not comply with the

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applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the *permit* applicant. If the local building code administrator or inspector finds that the plans are not in compliance with the *Florida Building Code*, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the *permit* applicant.

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

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

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

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

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

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

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

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

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

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105.14 Permit issued on basis of an affidavit.

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

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

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

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

105.16 Inspection of existing residential building not impacted by construction.

- (a) A local enforcing agency, and any local building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building *permit* the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the *permit* is sought.
- (b) This subsection does not apply to a building *permit* sought for:
 - 1. A substantial improvement as defined in s. 161.54, *Florida Statutes* or as defined in the *Florida Building Code*.
 - 2. A change of occupancy as defined in the *Florida Building Code*.
 - 3. A conversion from residential to nonresidential or mixed use pursuant to s. 553.507(2)(a), *Florida Statutes* or as defined in the *Florida Building Code*.
 - 4. A historic building as defined in the *Florida Building Code*.
- (c) This subsection does not prohibit a local enforcing agency, or any local building code administrator, inspector, or other official or entity, from:
 - 1. Citing any violation inadvertently observed in plain view during the ordinary course of an inspection conducted in accordance with the prohibition in paragraph (a).
 - 2. Inspecting a physically nonadjacent portion of a building, structure, or real property that is directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the *permit* is sought in accordance with the prohibition in paragraph (a).
 - 3. Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented to the inspection of that portion of the building, structure, or real property in accordance with the prohibition in paragraph (a).
 - 4. Inspecting any portion of a building, structure, or real property pursuant to an inspection warrant issued in accordance with ss. 933.20-933.30, *Florida Statutes*.

105.17 Streamlined low-voltage alarm system installation permitting.

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

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- (a) "Contractor" means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under Part II of Chapter 489, *Florida Statutes*.
 - (b) "Low-voltage alarm system project" means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in s. 489.505, *Florida Statutes*, that is hardwired and operating at low voltage, as defined in the *National Electrical Code Standard 70*, Current Edition, or a new or existing low-voltage electric fence, and ancillary components or equipment attached to such a system, or fence, including, but not limited to, home-automation equipment, thermostats, closed-circuit television systems, access controls, battery recharging devices, and video cameras.
 - (c) "Low-voltage electric fence" means an alarm system, as defined in s. 489.505, that consists of a fence structure and an energizer powered by a commercial storage battery not exceeding 12 volts which produces an electric charge upon contact with the fence structure.
 - (d) "Wireless alarm system" means a burglar alarm system of smoke detector that is not hardwired.
- (2) Notwithstanding any provision of this code, this section applies to all low-voltage alarm system projects for which a *permit* is required by a local enforcement agency. However, a *permit* is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment attached to the system.
- (3) A low-voltage electric fence must meet all of the following requirements to be permitted as a low-voltage alarm system project and no further *permit* shall be required for the low-voltage alarm system project other than as provided in this section:
- (a) The electric charge produced by the fence upon contact must not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International Electrotechnical Commission Standard No. 60335-2-76, Current Edition.
 - (b) A nonelectric fence or wall must completely enclose the low-voltage electric fence. The low-voltage electric fence may be up to 2 feet higher than the perimeter nonelectric fence or wall.
 - (c) The low-voltage electric fence must be identified using warning signs attached to the fence at intervals of not more than 60 feet.
 - (d) The low-voltage electric fence shall not be installed in an area zoned exclusively for single-family or multi-family residential use.
 - (e) The low-voltage electric fence shall not enclose the portions of a property which are used for residential purposes.
- (4) This section does not apply to the installation or replacement of a fire alarm if a plan review is required.
- (5) A local enforcement agency shall make uniform basic *permit* labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated in s. 553.793, *Florida Statutes*. The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.
- (a) A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit information other than identification information of the licensee and proof of registration or certification as a contractor.
 - (b) A label is valid for 1 year after the date of purchase and may only be used within the jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels in bulk for one or more unspecified current or future projects.
- (6) A contractor shall post an unused uniform basic *permit* label in a conspicuous place on the premises of the low-voltage alarm system project site before commencing work on the project.
- (7) A contractor is not required to notify the local enforcement agency before commencing work on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a Low-Voltage Alarm System Project as provided under subsection (7) to the local enforcement agency within 14 days after completing the project. A local enforcement agency may take disciplinary action against a contractor who fails to timely submit a

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Uniform Notice of a Low-Voltage Alarm System Project.

- (8) The Uniform Notice of a Low-Voltage Alarm System Project may be submitted electronically or by facsimile if all submissions are signed by the owner, tenant, contractor, or authorized representative of such persons. The Uniform Notice of a Low-Voltage Alarm System Project shall be in the format prescribed by the local enforcement agency and must comply with the requirements of s. 553.793(7), *Florida Statutes*.
- (9) A local enforcement agency may coordinate directly with the owner or customer to inspect a low-voltage alarm system to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.
- (10) A municipality, county, district, or other entity of local government may not adopt or maintain in effect any ordinance or rule regarding a low-voltage alarm system project that is inconsistent with this section.
- (11) A uniform basic *permit* label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section. The provisions of this act are not intended to impose new or additional licensure requirements on persons licensed in accordance with the applicable provisions of Chapter 489, *Florida Statutes*.

SECTION 106
FLOOR AND ROOF DESIGN LOADS

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

[A] 106.2 Issuance of certificate of occupancy. A certificate of occupancy required by Section 111 shall not be issued until the floor load signs, required by Section 106.1, have been installed.

[A] 106.3 Restrictions on loading. It shall be unlawful to place, or cause or *permit* to be placed, on any floor or roof of a building, structure or

portion thereof, a load greater than is permitted by this code.

SECTION 107
SUBMITTAL DOCUMENTS

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

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

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

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

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[A] 107.2.2 Fire protection system shop drawings.

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

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

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

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

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

[A] 107.2.6 Site plan. The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing to scale the size and location of new construction and existing

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

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

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

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

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

Exceptions:

1. Building plans approved pursuant to Section 553.77(5), *Florida Statutes*, and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly and construction at the site are subject to local permitting and inspections. Photocopies of plans approved according to Rule 61-41.009, *Florida Administrative Code*, shall be sufficient for local *permit* application documents of record for the modular building portion of the permitted project.
2. Industrial construction on sites where design, construction and fire safety are supervised by appropriately licensed design and inspection professionals and which contain adequate in-

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house fire departments and rescue squads is exempt, subject to approval by the *building official*, from review of plans and inspections, providing the appropriate licensed design and inspection professionals certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.

[A] 107.3.1 Approval of construction documents.

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

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

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

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

professional in responsible charge. The *building official* shall be notified in writing by the *owner* or *owner's* authorized agent if the *registered design professional in responsible charge* is changed or is unable to continue to perform the duties.

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

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

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

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

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

Commented [KP16]: This is referenced from Florida statute

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

Commercial Buildings:

Building:

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

- Stairs construction/geometry and protection
 - Doors
 - Emergency lighting and exit signs
 - Specific occupancy requirements
 - Construction requirements
 - Horizontal exits/exit passageways
8. Structural requirements shall include:
 - Soil conditions/analysis
 - Termite protection
 - Design loads
 - Wind requirements
 - Building envelope
 - Impact resistant coverings or systems
 - Structural calculations (if required)
 - Foundation
 - Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, flood damage-resistant materials
 - Wall systems Floor systems
 - Roof systems
 - Threshold inspection plan
 - Stair systems
 9. Materials shall be reviewed and shall at a minimum include the following:
 - Wood
 - Steel
 - Aluminum
 - Concrete
 - Plastic
 - Glass
 - Masonry
 - Gypsum board and plaster Insulating (mechanical)
 - Roofing
 - Insulation
 - Building envelope portions of the Energy Code (including calculation and mandatory requirements)
 10. Accessibility requirements shall include the following:
 - Site requirements
 - Accessible route
 - Vertical accessibility
 - Toilet and bathing facilities
 - Drinking fountains
 - Equipment
 - Special occupancy requirements
 - Fair housing requirements
 11. Interior requirements shall include the following:
 - Interior finishes (flame spread/smoke development)
 - Light and ventilation (including corresponding portion of the energy code)
 - Sanitation

Commented [KP17]: Adds reference to the energy code

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12. Special systems:
 - Elevators
 - Escalators
 - Lifts
 13. Swimming pools:
 - Barrier requirements
 - Spas

 - Wading pools
 14. Location and installation details. The specific location and installation details of each fire door, fire damper, ceiling damper and smoke damper shall be shown and properly identified on the building plans by the designer.
- Electrical:**
1. Electrical:
 - Wiring
 - Services
 - Feeders and branch circuits
 - Overcurrent protection
 - Grounding
 - Wiring methods and materials
 - GFCIs
 - Electrical portions of the Energy Code (including calculation and mandatory requirements)
 2. Equipment
 3. Special occupancies
 4. Emergency systems
 5. Communication systems
 6. Low voltage
 7. Load calculations
 8. Design flood elevation
- Plumbing:**
1. Minimum plumbing facilities
 2. Fixture requirements
 3. Water supply piping
 4. Sanitary drainage
 5. Water heaters
 6. Vents
 7. Roof drainage
 8. Back flow prevention
 9. Irrigation
 10. Location of water supply line
 11. Grease traps
 12. Environmental requirements
 13. Plumbing riser
 14. Design flood elevation
 15. Water/plumbing portions of the Energy Code (including calculation and mandatory requirements)
- Mechanical:**
1. Mechanical portions of the Energy calculations
 2. Exhaust systems: Clothes dryer exhaust
Kitchen equipment exhaust
Specialty exhaust systems
3. Equipment
 4. Equipment location
 5. Make-up air
 6. Roof-mounted equipment
 7. Duct systems
 8. Ventilation
 9. Combustion air

 10. Chimneys, fireplaces and vents
 11. Appliances
 12. Boilers
 13. Refrigeration
 14. Bathroom ventilation

 15. Laboratory
 16. Design flood elevation
- Gas:**
1. Gas piping
 2. Venting
 3. Combustion air
 4. Chimneys and vents
 5. Appliances
 6. Type of gas
 7. Fireplaces
 8. LP tank location
 9. Riser diagram/shutoffs
 10. Design flood elevation
 11. Gas portions of the Energy Code (including calculation and mandatory requirements)
- Demolition:**
1. Asbestos removal
- Residential (one- and two-family):**
1. Site requirements:
 - Set back/separation (assumed property lines)
 - Location of septic tanks
 2. Fire-resistant construction (if required)
 3. Fire
 4. Smoke detector locations
 5. Egress:
 - Egress window size and location stairs construction requirements
 6. Structural requirements shall include:
 - Wall section from foundation through roof, including assembly and materials connector
 - tables wind requirements structural calculations (if required)
 - Termite protection
 - Design loads
 - Wind requirements
 - Building envelope
 - Foundation
 - Wall systems
 - Floor systems
 - Roof systems
 - Flood hazard areas, flood zones, design flood

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elevations, lowest floor elevations, enclosures, equipment, and flood damage-resistant materials

7. Accessibility requirements:

Show/identify
Accessible bath

8. Impact resistant coverings or systems
9. Residential Energy Code submittal (including calculation and mandatory requirements)

Manufactured buildings/housing:

1. Site requirements
 - Setback/separation (assumed property lines)
 - Location of septic tanks (if applicable)
2. Structural
 - Wind zone
 - Anchoring
 - Blocking
3. Plumbing
 - List potable water source and meter size (if applicable)
4. Mechanical
 - Exhaust systems
 - Clothes dryer exhaust
 - Kitchen equipment exhaust
5. Electrical exterior disconnect location

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

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

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

[A] 107.5 Retention of construction documents. One set of *approved construction documents* shall be retained by the *building official* for a period of

not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

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

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

SECTION 108 TEMPORARY STRUCTURES AND USES

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

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

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

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

SECTION 109 FEES

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

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

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

- *Permits*;
- Plans examination;
- Certificates of competency (including fees for applications, examinations, renewal, late renewal, and reciprocity);
- Re-inspections;
- Administrative fees (including fees for investigative and legal costs incurred in the context of certain disciplinary cases heard by the board);
- Variance requests;
- Administrative appeals;
- Violations; and
- Other fees as established by local resolution or ordinance.

[A] **109.3 Building permit valuations.** The applicant

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

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

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

[A] **109.6 Refunds.** The *building official* is authorized to establish a refund policy.

SECTION 110 INSPECTIONS

[A] **110.1 General.** Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain exposed and provided with access for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be

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an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *owner* or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The *building official* shall be permitted to require a boundary line survey prepared by a Florida licensed professional surveyor and mapper whenever the boundary lines cannot be readily determined in the field. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

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

110.1.2 Inspection service. The *building official* may make, or cause to be made, the inspections required by Section 110. He or she may accept reports of department inspectors, independent inspectors or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, qualifications and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the *building official*. The *building official* shall ensure that all persons making such inspections shall be certified in accordance to Chapter 468 Florida Statutes.

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

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

official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

Building

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

Commented [KP20]: All additions under the inspection process are implied tasks, and address the use of the energy code

Commented [KP19]: Currently is required, this will give us a code section to quote (tie-in survey)

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- (including truss layout and engineered drawings)
 - *Draftstopping/fireblocking*
 - Curtain wall framing
 - Energy insulation (Insulation R-factor as indicated on approved energy calculations)
 - Accessibility
 - Verify rough opening dimensions are within tolerances.
 - Window/door buck attachment
- 2.1 Insulation Inspection: To be made after the framing inspection is approved and the insulation is in place, according to approved energy calculation submittal. Includes wall and ceiling insulation.
- 2.2 Lath and gypsum board inspection for fire-resistance rated or shear assemblies. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before ant plastering is applied or gypsum board joints and fasteners are taped and finished.
3. Sheathing inspection. To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:
- Roof sheathing
 - Wall sheathing
 - Continuous air barrier
 - Exterior siding/cladding
 - Sheathing fasteners
 - Roof/wall dry-in
- NOTE: Sheathing fasteners installed and found to be missing the structural member (shiners) shall be removed and properly reinstalled prior to installation of the dry-in material.
4. Exterior wall coverings. Shall at a minimum include the following building components in progress inspections:
- Exterior wall coverings and veneers
 - Soffit coverings
5. Roofing inspection. Shall at a minimum be made in at least two inspections and include the following building components:
- Dry-in
 - Insulation
 - Roof coverings (including In Progress as necessary)
 - Insulation on roof deck (according to submitted energy calculation)
- Flashing
6. Final inspection. To be made after the building is completed and ready for occupancy.
- 6.1. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation shall be submitted to the authority having jurisdiction.
7. Swimming pool inspection. First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete.
- a. Steel reinforcement inspection
 - b. Underground electric inspection
 - c. Underground piping inspection including a pressure test.
 - d. Underground electric inspection under deck area (including the equipotential bonding)
 - b. Underground piping inspection under deck area
 - c. Deck inspection: to be made prior to installation of the deck material (with forms, deck drains, and any reinforcement in place
 - d. Safety Inspection; Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed.
 - e. Final pool piping
 - f. Final Electrical inspection
 - g. Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.
In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17 of this code.
8. Demolition inspections. First inspection to be made after all utility connections have been dis- connected and secured in such manner

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that no unsafe or unsanitary conditions shall exist during or after demolition operations. Final inspection to be made after all demolition work is completed.

- 9. Manufactured building inspections. The building department shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility cross-overs; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the *Florida Building Code*. Additional inspections may be required for public educational facilities (see Section 453.27.20 of this code).
- 10. Where impact-resistant coverings or impact-resistant systems are installed, the *building official* shall schedule adequate inspections of impact-resistant coverings or impact-resistant systems to determine the following:
 - The system indicated on the plans was installed.
 - The system is installed in accordance with the manufacturer's installation instructions and the product approval.

Electrical

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

Plumbing

- 1. Underground inspection. To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
- 2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing is in place and all soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes. Includes plumbing provisions of the energy code and approved energy calculation

provisions.

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

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

Mechanical

- 1. Underground inspection. To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.
- 2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes. Includes mechanical provisions of the energy code and approved energy calculation provisions.
- 3. Final inspection. To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas

- 1. Rough piping inspection. To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected. Includes gas provisions of the energy code and approved energy calculation provisions.
- 2. Final piping inspection. To be made after all piping authorized by the *permit* has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
- 3. Final inspection. To be made on all new gas work authorized by the *permit* and such portions of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of this code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

Site Debris

- 1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of construction debris or any other materials discarded during the course of the construction project and prior to receiving final inspection approval. Construction j

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must be kept clean and in a safe condition at all times.

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

[A] 110.3.1 Footing and foundation inspection.

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

[A] 110.3.2 Concrete slab and under-floor inspection.

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

[A] 110.3.3 Lowest floor elevation.

In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.4 and Section R322 of the Florida Building Code, Residential, shall be submitted to the building official.

[A] 110.3.4 Frame inspection.

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

[A] 110.3.5 Lath, gypsum board and gypsum panel product inspection.

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

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

110.3.6 Weather-exposed balcony and walking surface waterproofing.

Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or irrigation, and

the structural framing is protected by an impervious moisture barrier, all elements of the impervious-moisture-barrier system shall not be concealed until inspected and approved.

[A] 110.3.7 Fire and smoke-resistant penetrations.

Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

[A] 110.3.8 Energy efficiency inspections.

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

[A] 110.3.9 Other inspections.

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

[A] 110.3.10 Special inspections. Reserved.

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

110.3.11.1 Flood hazard documentation.

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

110.3.11.2 Commercial Energy Code documentation.

If required by energy code path submittal, confirmation that commissioning result requirements have been received by building owner.

110.3.11.3 Residential Energy Code documentation.

If required by energy code path submittal (R405), confirmation that the duct test requirements shall be received by building official.

Commented [KP22]: Implied task

Commented [KP23]: Implied task

Commented [KP24]: Addressed in chapter 110

Commented [KP25]: Implied task

Commented [KP26]: This is addressed in Chapter 110 for required inspections, this outlines that it is required prior to final inspections. This gives the floodplain coordinator time to review for compliance.

Commented [KP27]: Outlined in the energy code

Commented [KP28]: Requirement in the energy code

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

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

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

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

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

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

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

110.8 Threshold building.

110.8.1 During new construction or during repair or restoration projects in which the structural system or structural loading of a building is being modified, the enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building *permit* for the construction of a threshold building. The purpose of the structural inspection plans is to provide specific inspection procedures and schedules so that the building can be adequately inspected for compliance with the permitted documents. The special inspector may not serve as a surrogate in carrying out the responsibilities of the *building official*, the architect, or the engineer of record. The contractor's contractual or statutory obligations are not relieved by any action of the special inspector.

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

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

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

110.8.4.1 The special inspector, upon completion of the building and prior to the issuance of a certificate of occupancy, file a signed and sealed statement with the enforcement agency in substantially the following form: "To the best of my knowledge and belief, the above described construction of all

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

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

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

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

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

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

SECTION 111 CERTIFICATE OF OCCUPANCY

[A] 111.1 Use and occupancy. A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: Certificates of occupancy are not required for work exempt from *permits* in accordance with Section 105.2.

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

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

[A] 111.3 Temporary occupancy. The *building official* is authorized to issue a temporary certificate

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

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

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

SECTION 112 SERVICE UTILITIES

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

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

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

SECTION 113 BOARD OF APPEALS

(If your jurisdiction has a process in place or this process)

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the *building official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

113.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

SECTION 114 VIOLATIONS

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

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

Commented [KP29]: Tarpon Springs does not have a Board of Appeals, this section can be eliminated, or the Board can establish one.

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

114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any

116.3 Notice. If an unsafe condition is found, the of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a *permit* or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

SECTION 115 STOP WORK ORDER

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

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

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

SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT

116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate *means of egress* facilities, inadequate light and ventilation, or which

constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

116.2 Record. The *building official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the *building official* acceptance or rejection of the terms of the order.

116.4 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

116.5 Restoration. Where the structure or equipment determined to be unsafe by the *building official* is restored to a safe condition, to the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions and change of occupancy shall comply with the requirements of Section 105.2.2 and the *Florida Building Code, Existing Building*.

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**SECTION 117
VARIANCES IN FLOOD HAZARD AREAS**

117.1 Flood hazard areas. Pursuant to Section 553.73(5), *Florida Statutes*, the variance procedures adopted in the local flood plain management ordinance shall apply to requests submitted to the *building official* for variances to the provisions of

Section 1612.4 of the *Florida Building Code, Building* or, as applicable, the provisions of Section R322 of the *Florida Building Code, Residential*. This section shall not apply to Section 3109 of the *Florida Building Code, Building*.

Legend:

Plain Text is from the FBC 7th Edition (2020)

Shaded Text is BOAF recommendations

The red text is guidance and should be removed before adoption.

Permit exemptions.

1. Residential non-engineered detached accessory structure (storage shed, playhouses, firepit, sunshade and similar uses) not exceeding 80 sq ft
2. Residential roof repair less than 1 square annually.
3. Residential landscape retaining wall not exceeding 18" in height
4. Residential nonstructural concrete pad/walkway not exceeding 80 sq ft
5. Residential paver patio/walkway not exceeding 80 sq ft
6. Residential flagpole not exceeding 25 feet in height
7. Residential stucco repair not exceeding 80 sq ft
8. Residential prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep and do not exceed 1,000 gallons and are installed entirely above ground.
9. Residential painting, papering, tile, carpeting, cabinets, countertops and similar finish work.
10. Residential swings and other playground equipment accessory to R-3
11. Temporary motion picture, television and theater stage sets and scenery.

Electrical:

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

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

Exempt permits may be subject to zoning and flood requirements.

Building Valuation Data – AUGUST 2020

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2021. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2018 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$179.18/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$179.18/sq. ft x 0.0075 = \$21,502

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	250.39	241.91	235.63	226.10	212.32	206.18	218.83	197.45	190.33
A-1 Assembly, theaters, without stage	229.42	220.94	214.66	205.12	191.35	185.21	197.86	176.48	169.35
A-2 Assembly, nightclubs	196.13	190.29	185.62	178.02	167.82	163.20	171.70	151.89	146.71
A-2 Assembly, restaurants, bars, banquet halls	195.13	189.29	183.62	177.02	165.82	162.20	170.70	149.89	145.71
A-3 Assembly, churches	232.04	223.57	217.29	207.75	194.34	189.19	200.49	179.48	172.35
A-3 Assembly, general, community halls, libraries, museums	194.17	185.69	178.41	169.87	155.09	149.96	162.61	140.23	134.10
A-4 Assembly, arenas	228.42	219.94	212.66	204.12	189.35	184.21	196.86	174.48	168.35
B Business	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
E Educational	212.03	204.70	198.82	190.25	177.27	168.29	183.70	155.00	150.26
F-1 Factory and industrial, moderate hazard	119.53	113.92	107.38	103.45	92.64	88.38	99.02	76.33	71.73
F-2 Factory and industrial, low hazard	118.53	112.92	107.38	102.45	92.64	87.38	98.02	76.33	70.73
H-1 High Hazard, explosives	111.77	106.15	100.62	95.69	86.11	80.85	91.26	69.81	N.P.
H234 High Hazard	111.77	106.15	100.62	95.69	86.11	80.85	91.26	69.81	64.20
H-5 HPM	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
I-1 Institutional, supervised environment	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
I-2 Institutional, hospitals	338.94	331.56	325.08	315.82	299.46	N.P.	308.77	279.79	N.P.
I-2 Institutional, nursing homes	235.48	228.11	221.62	212.37	197.49	N.P.	205.32	177.82	N.P.
I-3 Institutional, restrained	230.03	222.65	216.17	206.91	192.77	185.64	199.86	173.11	164.69
I-4 Institutional, day care facilities	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
M Mercantile	146.21	140.37	134.70	128.11	117.54	113.93	121.78	101.61	97.44
R-1 Residential, hotels	201.71	194.86	188.87	181.59	166.56	162.04	181.74	150.09	145.40
R-2 Residential, multiple family	168.94	162.09	156.10	148.82	135.04	130.52	148.97	118.57	113.88
R-3 Residential, one- and two-family ^d	157.40	153.13	149.31	145.53	140.33	136.62	143.14	131.34	123.68
R-4 Residential, care/assisted living facilities	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
S-1 Storage, moderate hazard	110.77	105.15	98.62	94.69	84.11	79.85	90.26	67.81	63.20
S-2 Storage, low hazard	109.77	104.15	98.62	93.69	84.11	78.85	89.26	67.81	62.20
U Utility, miscellaneous	85.53	80.63	75.42	72.03	64.67	60.42	68.74	51.21	48.79

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$22.45 per sq. ft.

§ 6-4.1. - PERMIT FEES.

(a) *Building permit fees:*

- (1) Where the construction valuation does not exceed \$500.00, no permit shall be required unless an inspection is required, in which case a fee of \$40.00 shall be charged. This exemption does not apply when construction, repair, remodeling, or improvement is a part of a larger or major operation whether undertaken by the same or different contractors or in which a division of the operation is made in contracts of amounts less than \$500 for the purpose evading this part or otherwise. Construction valuation is subject to review and approval by the building official.
- (2) For construction evaluation cost greater than \$500.00 to \$3,000.00 inclusive, the fee shall be \$25.00 plus \$3.00 per \$1,000.00 or fraction thereof.
- (3) For construction evaluation cost from \$3,001 to \$50,000.00 inclusive, the fee shall be \$25.00 plus \$5.00 per \$1,000.00 or fraction thereof.
- (4) For construction evaluation cost greater than \$50,001.00 to \$1,000,000.00, the fee shall be \$215.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof in excess of \$50,001.00.
- (5) For construction evaluation cost greater than \$1,000,000.00, the fee shall be \$1,800.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof in excess of \$1,000,000.00.
- (6) If plan review or inspection is required, an additional surcharge of 50% of the building permit fee shall also be required, except where otherwise indicated.
- (7) Construction valuation shall be estimated as set forth in the most current Building Valuation Data as published by the International Code Council, Inc. or other appropriate model code organization; however, an actual signed contract for the construction valuation may be used to determine the applicable fee, at the option of the applicant.

(8) Miscellaneous building permit fees:

Swimming pools-Residential, each \$50.00

Swimming pools-Commercial or multifamily, each 75.00

Swimming pools-Above ground (no plan review charge), each 40.00

Demolition (no plan review charge), each 50.00

Moving or relocation of building (no plan review charge), each building 75.00

Temporary Trailers (no plan review charge), each 50.00

Tents (no plan review charge), each 40.00

Foundation only, each 50.00

Signs\25.00

Plus, per square foot\0.15

Docks\30.00

Plus, per square foot\0.30

Seawalls and retaining walls\30.00

Plus, per linear foot\0.30

Fences\25.00

Plus, per linear foot\0.10

Additional plan review, each\40.00

All site work Cost of construction

Dredging Cost of construction

Roofing permits Cost of construction

(b) *Electrical permit fees:*

(1) Base fee \$25.00

(2) Plus service-installation service charges—Repair, replacement or relocation as follows:

Outlets and current controlling devices, each \$ 0.40

Outlets controlling window air conditioner, each 3.00

Service:

0—100 amps, each 4.00

101—400 amps, each 6.00

401—800 amps, each 15.00

Over 800 amps, each 20.00

Motors or generators:

Not over 1 hp, each 4.00

Over 1 hp to 3 hp, each 5.00

Over 3 hp to 20 hp, each 10.00

Over 20 hp to 50 hp, each 15.00

Over 50 hp, each 25.00

Over 100 hp, each 35.00

Electric heating:

Central air conditioning, each 5.00

Baseboard or wall, each 4.00

Ceiling heat per room, each 4.00

Strip heat per unit, each 4.00

Electric furnace or oil burner units, each 4.00

Misc. electrical heating units, each 4.00

Cooking:

Residential ranges (free standing), each 4.00

Residential cook top or oven, each 4.00

Commercial ranges, each 15.00

Commercial bake ovens, each 15.00

Kitchen fan and hood, each 3.00

Small appliances:

Dishwashers, vacuum, disposals, water heaters, washing machines, dryers, etc., each 4.00

Fans:

Exhaust fans, 1/8 hp, each 3.00

Over 1/8 hp, each 3.00

Attic fans, ceiling fans, paddle fans, each 3.00

X-ray units, each 20.00

Dental units, each 10.00

Electric elevators, each 20.00

Electric welder-transformer type, each 15.00

Escalator and overhead crane, each 40.00

Transformers:

Transformer, over 1 kva 6.00

Bell type transformer 3.00

Display cases:

10 lights or less, each case 3.00

Over 10 lights, each light 1.00

Spotlight, each 0.50

Floodlight, each 1.50

Load regulator, each 2.00

All signs (plus service size), each 10.00

Swimming pools, each 10.00

Spas, each 10.00

Sawpole, each 10.00

Power pole replacement, each 10.00

Mobile home or trailer-plus service size, each 5.00

Island or post light, each 2.50

(c) *Mechanical (air conditioning, heating, refrigeration) permit fees:*

(1) Base fee \$25.00

(2) Air conditioning, heating, refrigeration, ventilation and duct systems, per system 20.00

Plus, per each \$1,000.00 or fraction of the cost thereof 5.00

(3) Repairs, alterations and additions to an existing system, per system 15.00

Plus, per each \$1,000.00 or fraction of the cost thereof 4.00

(d) *Gas permit fees:*

(1) Base fee \$25.00

(2) Gas tanks (all types, gas and oil) under 1,000 gals., each tank 20.00

Plus, each \$1,000.00 or fraction of the cost thereof 5.00

(3) Gas tanks (all types, gas and oil) over 1,000 gals., each tank 60.00

Plus, each \$1,000.00 or fraction of the cost thereof 4.00

(4) Natural gas connections, per connection 5.00

Plus, each \$1,000.00 or fraction of the cost thereof 5.00

(e) *Fire prevention permit fees:* All fire prevention permit fees shall be charged on cost of construction, as set forth in building permit fee schedule.

(f) *Plumbing permit fees:*

(1) Base fee \$25.00

(2) Fixtures:

First 8 fixtures, each 5.00

Over 8 fixtures, each 4.00

(3) Hose bibbs:

First 5 hose bibbs, each 5.00

Over 5 hose bibbs, each 4.00

(4) Water hookup, each unit 10.00

(5) Sewer hookup, each unit 10.00

(6) Sewer or water line replacement or repair, per 100 linear feet or fraction thereof 5.00

(7) Deep wells, each 20.00

(8) Shallow wells, each 20.00

Note: Pumps for wells require electrical permit

(9) Irrigation systems, each 20.00

Plus, per zone, each 3.00

- (10) Solar hot water energy systems, each 20.00
- (11) Mobile home or trailer hookup (includes water and sewer hookup), each 20.00
- (12) Lift stations or standpipes, each 20.00

(g) *Miscellaneous fees:*

- (1) In the event of a change in contractor or subcontractor during construction, new permits shall be required and the fees shall be apportioned based upon the percentage of work to be completed.
- (2) If reinspection is required, a fee of \$30.00 shall be imposed. Fees must be received before additional inspections will be made on the project. All reinspections after the initial reinspection for the same noted code violation will be charged at three (3) times the normal reinspection fee.
- (3) In the event that a permit is procured after the start of construction or work on the job site, a permit fee shall be doubled for the first violation for any particular party responsible for the procurement of the applicable permit. In the event of subsequent violations within two years, all fees shall be ten (10) times the normal permit fee for any party required to procure each permit. In addition, the Building Official shall notify the applicable licensing boards of such violations by licensed contractors.
- (4) The cost of obtaining flood elevation certificates shall be \$50.00 per certificate.
- (5) Special purpose or courtesy inspection/investigation shall be \$30.00 each.
- (6) Notary public services shall be \$1.00 per document.
- (7) No refunds unless permit issued in error by City.

('80 Code, § 6-4) (Res. 84-86, passed 6-5-84; Am. Res. 85-62, passed 8-6-85; Am. Ord. 87-36, passed 9-15-87; Am. Ord. 88-31, passed 8-16-88; Am. Ord. 89-08, passed 3-7-89; Am. Ord. 91-28, passed 7-2-91; Am. Ord. 99-11, passed 5-4-99; Am. Ord. 2003-22, passed 5-20-03)

Permit Fees	
Building permit shall be assessed as follows	
\$500 to \$5,000	
Base fee \$ 75.00	
\$5,001 to \$50,000	
75.00 for the first \$5,000 plus 6.00 for each additional thousand or fraction thereof, to and including \$50,000	
\$50,001 to \$500,000	
400.00 for the first \$100,000 plus 5.00 for each additional thousand or fraction thereof, to and including \$500,000	
\$500,001 to \$1,000,000	
1,800.00 for the first \$500,000 plus 4.00 for each additional thousand or fraction thereof	
Cost Greater Than \$1,000,000	
3,600 plus 5.00 for each additional thousand or fraction thereof \$1,000,000.	
ICC Valuation Method	
Construction valuation shall be estimated as set forth in the most current Building Valuation Data as published by the International Code Council, Inc. or an actual signed contract for the construction valuation may be used to determine the applicable fee, at the option of the applicant.	
FEE = ICC Square Foot Date X Square Foot under Roof X Percent Modifier (0.75%)	
EXAMPLE: SFD (R3/VB) - \$123.68 X 2500 sf X .0075 = \$2319.00	
Plan Review	
If plan review is required, an additional surcharge of 50% of the building permit fee shall also be required, except where otherwise indicated.	
Plan revisions/Excessive Plan Review (three or more re-submittals)	
40.00	

Small Scope Single Trade Permits (not requiring plan review)	
Including Building, Mechanical, Electrical, Plumbing, and Fuel/Gas.	
Residential	
One Inspection Trip Permit	75.00
Two Inspection Trip Permit	90.00
Commercial	
One Inspection Trip Permit	90.00
Two Inspection Trip Permit	110.00

Re-roof Permit	
Based on construction value	

Site Permit
Based on construction value

Tree Removal Permit & Inspection Fees	
Existing Residential or Non-Residential	\$50.00
New Residential or Non-Residential	\$100.00
Reinspection Fee	\$40.00
Initial Inspection	No Charge

Floodplain Permit	
Existing Residential or Non-Residential	\$50.00
New Residential or Non-Residential	\$100.00

Expired Permit	
Expired permit fees are based on the percentage of completion for the project. Permits re-issued may be subject to re-review of plans based on code cycle change (Plan Review fee will be based fee schedule)	
Foundation/slab completed and inspected.	80%
Walls/sheathing completed and inspected.	60%
Roof completed and inspected.	40%
Framing and rough-ins completed and inspected.	25%
Insulation completed and inspected.	20%
Final inspection only.	\$75.00
Refunds	
Refunds due to staff error shall be refunded 100%. Expired permits are not eligible for any refunds. All other Refunds will be permit fees only (excludes plan review and other fees)	

Administrative Fees

Change of Prime Contractor	New permit required
Change of Sub-Contractor	\$25.00
Temporary Certificate of Occupancy (TCO)	\$100.00

Technology Fee

Project value \$500 to \$5,000	\$1.00
Project value \$5,001 to \$50,000	\$2.00
Project value \$50,001 to \$500,000	\$3.00
Project value \$500,001 to \$1,000,000	.5% of permit fee
Project value Cost Greater Than \$1,000,000	1% of permit fee

State Fee

Building Code Administrator's and Inspector's Fund - Pursuant to F.S.468.631, a surcharge shall be assessed at a rate of 1.5% of all permits associated with the enforcement of the Florida Building Code. The City shall collect such surcharge and shall remit the funds to the State of Florida for deposit into the Building Code Administrators and Inspector's Fund. The City shall retain 10% of the collected amount to fund participation in building code adoption process and to provide for education related to the enforcement of the Florida Building Code.	1.5% of permit, minimum \$2.00
Department of Business and Professional Regulation Surcharge - Pursuant to F.S. 553.721, a surcharge shall be assessed at a rate of 1% of all permits associated with the enforcement of the Florida Building Code. The City shall collect such surcharge and shall remit the funds to the State of Florida for deposit into the Professional Regulation Trust Fund. The City shall retain 10% of the collected amount to fund participation in building code adoption process and to provide for education related to the enforcement of the Florida Building Code.	1% of permit, minimum \$2.00

Other Services

Services provided by the Building Development Department not specifically addressed in this fee schedule shall be based on the hours of service provided. The proposed fee must be presented to the customer, for acceptance, prior to providing the service based on the rates shown below.	
Administrative	\$30.00
Inspector/Plans Examiner	\$40.00
Building Official or ABO	\$50.00
Floodplain Coordinator	\$30.00
Arborist	\$40.00

After the Fact Permits and Extra/Re-Inspections

Work requiring a permit, pursuant to the Land Development Code or the Florida Building Code, started prior to the issuance of the required permit shall be assessed a penalty of 100% (double) of the normal permit fees for all such permits required for the subject property and the proposed work unless otherwise approved by the building official as early start or emergency work as defined by the Florida Building Code.

A fee of **forty** dollars (**\$40.00**) may be charged for excessive inspections and/or re-inspections pursuant to Chapter 553.80.2(c) F.S. This fee may be waived by the Building Official if deemed excessive.

Private Provider

The permit fee for an application when the Building Official has approved the request of the applicant to have an outside entity, contracted by the applicant, perform the required inspections shall be **forty percent (40%)** of the permit fee of the proposed structure as calculated pursuant to this chapter.
(this does not include any fees paid to the outside entity).

Permit Comparison

	Tarpon Springs Current \$89.00 average	Proposed		Safety Harbor Current	Dunedin Current	Pinellas County Current
Residential mechanical/8.5k value	\$89.00	\$75.00		\$68.00	\$143.00	\$136.00
Residential water heater	\$34.00	\$75.00		\$44.00	\$85.00	\$75.00
Residential re-roof/20k value	\$125.00	\$165.00		\$158.00	\$175.00	\$150.00 +
Residential service change out	\$31.00	\$75.00		\$65.00	\$143.00	\$121.00
Construction Value						
50,000	\$175.00	\$345.00		\$368.00	\$350.00	\$550.00
\$200,000	\$815.00	\$1,400.00		\$1,599.99	\$1,850.00	\$2,200.00
\$600,000	\$1,865.00	\$2,200.00		\$2,200.00	\$5,850.00	\$6,600.00
\$2,000,000	\$3,800.00	\$8,600.00		\$7,800.00	\$19,850.00	\$22,000.00
	Paid	New by value	New by ICC			
Icaria Apartments Bldg 2	26,992.00	\$42,438	\$47,015.00	\$37,000.00	\$66,434.00	\$69,913.00
Plus MEP sub permits	\$3,403.00	Included	Included	add fees	Included	Included
Total	30,395.00	\$42,438.00	\$47,015.00		\$66,434.00	\$69,913.00

The value of building 2 was \$6,658,485.00
Sq Footage 55,047

Building Permit Fees		
Building permit fees shall be assessed as follows:		
Where the construction valuation does not exceed \$500.00, no permit shall be required unless an inspection is required, in which case a fee of \$75.00 shall be charged. This exemption does not apply when construction, repair, remodeling, or improvement is a part of a larger or major operation whether undertaken by the same or different contractors or in which a division of the operation is made in contracts of amounts less than \$500.00 for the purpose evading this part or otherwise.		
For construction valuation cost greater than \$500.00 to \$5,000.00 inclusive, the fee shall be \$50.00 plus \$3.00 per \$1,000.00 or fraction thereof.		
For construction valuation cost greater than \$5,000.00 to \$50,000.00 inclusive, the fee shall be \$100.00 plus \$5.00 per \$1,000.00 or fraction thereof.		
For construction valuation cost greater than \$50,000.00 to \$1,000,000.00, the fee shall be \$350.00 plus \$10.00 for each additional \$1,000.00 or fraction thereof in excess of \$50,000.00.		
For construction valuation cost greater than \$1,000,000.00, the fee shall be \$9,850.00 plus \$10.00 for each additional \$1,000.00 or fraction thereof in excess of \$1,000,000.00.		
If plan review or inspection is required, a charge of 50 percent of the permit fee shall also be required.		
Construction valuation shall include total value of work, including materials and labor, for which the permit is being sought, such as building, electrical, gas, mechanical, plumbing equipment and permanent systems. Combination permits include building, electrical, gas, mechanical and plumbing.		
Construction valuation shall be estimated as set forth in the most current Building Valuation Data as published by the International Code Council, Inc. or an actual signed contract for the construction valuation may be used to determine the applicable fees. Construction valuation shall be calculated on the gross area of the building for new construction and the work areas for additions, alterations, rehabilitations, remodeling and renovations. For one- and two-family residential uses, unconditioned, open and covered areas will be calculated as Utility Occupancy. All permit fees for alterations, rehabilitations, remodeling and renovations shall be calculated the same as new construction, based on the work area. Construction valuation is subject to review and approval by the building official.		
Miscellaneous building permit fees:		
Fence	\$50.00	each
Moving or Relocation of Building	\$75.00	per building
Tent	\$30.00	each
Electrical Permit Fees		
Miscellaneous Work:		
Base Fee	\$75.00	each
Plus installation, repair, replacement or relocation charges as follows:		
Service Change, Alarm System, Fire Sprinkler, Gasoline Pump/Dispenser, Motors, Refrigeration Equipment, Coolers, Mobile Home, Construction/Sales Trailer, Saw Pole, Power Pole, Pedestal, Signs, Exterior Lighting	\$25.00	per system plus \$5.00 per each \$1,000.00 or fraction of the cost thereof
All Other Electrical Work or Per System	\$25.00	per system plus \$5.00 per each \$1,000.00 or fraction of the cost thereof
Gas Permit Fees		
Miscellaneous Work:		
Base Fee	\$75.00	each
Plus installation, repair, replacement or relocation charges as follows:		
Gas Tanks (all types, gas and oil) under 1,000 gallons	\$25.00	per system plus \$5.00 per each \$1,000.00 or fraction of the cost thereof
Gas Tanks (all types, gas and oil) over 1,000 gallons	\$50.00	per system plus \$5.00 per each \$1,000.00 or fraction of the cost thereof
Natural Gas Systems	\$10.00	per connection plus \$5.00 per each \$1,000.00 or fraction of the cost thereof
All Other Gas Work or Per System	\$25.00	per system plus \$5.00 per each \$1,000.00 or fraction of the cost thereof

Mechanical Permit Fees		
Miscellaneous Work:		
Base Fee	\$75.00	each
Plus installation, repair, replacement or relocation charges as follows:		
Air conditioning, heating, refrigeration, ventilation and duct systems	\$25.00	per system plus \$5.00 per each \$1,000.00 or fraction of the cost thereof
All Other Mechanical Work or Per System	\$25.00	per system plus \$5.00 per each \$1,000.00 or fraction of the cost thereof
Plumbing Permit Fees		
Miscellaneous Work:		
Base Fee	\$75.00	each
Plus installation, repair, replacement or relocation charges as follows:		
Fixtures	\$10.00	each
Deep Wells, Shallow Wells, Irrigation Systems, Water Heater Systems, Lift Stations, Standpipes, Sewer "Stub Out"	\$25.00	per system plus \$5.00 per each \$1,000.00 or fraction of the cost thereof
All Other Plumbing Work or Per System	\$25.00	per system plus \$5.00 per each \$1,000.00 or fraction of the cost thereof
Miscellaneous Fees		
Change of Contractor / Subcontractor	\$20.00	per trade
Duplicate Certificate of Occupancy	\$10.00	each
Partial Inspection	\$75.00	each
Plan Revision, Commercial	\$75.00	each
Plan Revision, Residential	\$40.00	each
Reactivate Expired Permit, Commercial	\$115.00	each
Reactivate Expired Permit, Residential	\$55.00	each
Re-Inspection	\$75.00	each
Replacement Placard	\$20.00	each
Reproduction of Plans / Specifications	actual cost	plus \$0.03 per sq. ft. for certification
Residence or Other Building Over Public Ways	\$100.00	each
Stop Work Order Release	\$150.00	each

Refunds

- No refund on permit fees, unless issued in error on part of the city.
- No refund if work has commenced or if permit is over 180 days old.

**PINELLAS COUNTY
ADOPTED FY21 SCHEDULE OF USER FEES**

**NON-PROPRIETARY DEPARTMENTS, THE AIRPORT AND THE UTILITY
DEPARTMENTS, AND THE FLORIDA DEPARTMENT OF HEALTH IN PINELLAS
COUNTY**

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	FY21 Adopted
ALL DEPARTMENTS	
<p>I. Dishonored Check Fee In accordance with Sections 125.0105 and 832.08(5), F.S., a service fee for the collection of a dishonored check, draft, or other order will be charged as follows, whichever is greater:</p> <p>A. Face value of check:</p> <ol style="list-style-type: none"> 1. Does not exceed \$50.00. 2. Is more than \$50.00, but does not exceed \$300.00. 3. Is more than \$300.00, but does not exceed \$800.00. 4. Is more than \$800.00. <p>II. Duplication Charges for Public Records</p> <ol style="list-style-type: none"> A. One-sided copy no more than 8 ½" x 14" B. Two-sided copy no more than 8 ½" x 14" C. One-sided copy 11" x 17" D. Two-sided copy 11" x 17" E. Certified copy of a public record F. Copies on electronic media G. Portions of Construction Plans/Prints 24"x36" <p>NOTE: The first \$5.00 of applicable charges shall be waived based on the cost of processing payments. When the nature or volume of a public records request requires extensive use of information technology resources or extensive clerical or supervisory assistance, a special service charge shall be assessed as provided in section 119.07, F.S.</p>	<p style="text-align: right;">\$25.00</p> <p style="text-align: right;">\$30.00</p> <p style="text-align: right;">\$40.00</p> <p style="text-align: right;">5% of Face Value of the Check</p> <p style="text-align: right;">\$0.15</p> <p style="text-align: right;">\$0.20</p> <p style="text-align: right;">\$0.25</p> <p style="text-align: right;">\$0.30</p> <p style="text-align: right;">\$1.00</p> <p style="text-align: right;">Actual Cost of Duplication \$7.00 per page</p>

AIRPORT ST. PETE-CLEARWATER INTERNATIONAL	FY21 Adopted
I. Ground Transportation Fees	
A. On-Airport Car Rental Companies	Minimum Bid or 10% of gross revenues
B. Off-Airport Car Rental Companies	\$50.00 per month or 10% of gross revenues
C. Transportation Network Companies (TNC) - Uber/Lyft/Ride Share	\$4.00 per pick-up
D. Commercial Ground Transportation Provider (taxicabs, limousines, car services, Super Shuttle, any other provider utilizing Ground Transportation lot)	\$4.00 per pick-up
E. Hotel Courtesy Shuttles	\$600.00/year
II. Aviation Fees	
A1. Daily Terminal Ramp Parking (over 4 hours) (per plane) Passenger Airlines	
1. Category A or B	\$30.00
2. Category C	\$40.00
3. Category D	\$50.00
A2. Daily Terminal Ramp Parking (over 4 hours) (per plane) Cargo Airlines	
1. Category A or B: 0 - 100,000 lbs.	\$60.00
2. Category C: 100,001 - 400,000 lbs.	\$80.00
3. Category D: Over 400,000 lbs.	\$100.00
B. Daily Parking Fee Outside Terminal Ramp (non-leased) (per plane)	
1. Single Engine Aircraft	\$10.00
2. Twin Engine Aircraft	\$15.00
3. Jet Engine Aircraft	\$25.00
C. Terminal Service Charge (per flight) - Determined by number of departures	
1. 0 - 2,500 departures	\$75.00
2. 2,501 - 5,000 departures	\$65.00
3. 5,001 - 7,500 departures	\$55.00
4. >7,500 departures	\$50.00
D. Passenger Screening Fees (per passenger)	
1. Standard	
0 (Zero) to 10,000 passengers enplaned per month	\$0.50
Over 10,000 passengers enplaned per month	\$0.25
2. Flexible Response	
All enplaned passengers per month	\$0.60
E. Fuel Flowage Fees (per gallon)	
1. Airlines	
0 (Zero) to 20,000 gallons per month	\$0.06
20,001 to 100,000 gallons per month	\$0.02
Above 100,000 gallons per month waived for that portion of fuel purchased > 100K	
2. General Aviation	
All other users	\$0.07
F. Airline Landing Fees (per thousand pounds)	
1. With Agreement	\$0.95
2. Without Agreement	\$1.10
G. Passenger Loading Bridge Fee (per plane)	
All Airlines per use	\$50.00

AIRPORT ST. PETE-CLEARWATER INTERNATIONAL	FY21 Adopted
III. Other Fees	
A. Terminal Ticket Counter/Office Rental (per SF per year)	\$20.00
B. Wick Wing Office Rental (per sf per year)	\$14.00
C. Automobile Storage Fees (per day)	\$4.00
D. Security Card Replacement	
Fingerprinting	\$41.00
Badge Renewal	\$20.00
Lost Badge	\$75.00
Unaccounted Badge	\$75.00
Badge Replacement	\$20.00
Tenant Keys	\$25.00
E. Paid Parking Lot Fees	
1. Short Term	
First Ten Minutes of Use	Free
First Hour	\$2.00
Each Additional 20 Minutes of Use	\$1.00
Daily (24 Hours) Maximum Rate	\$18.00
2. Long Term	
First Ten Minutes of Use	Free
First Hour	\$2.00
Each Additional 20 Minutes of Use	\$1.00
Daily (24 Hours) Maximum Rate	\$12.00
3. Remote	
First Ten Minutes of Use	Free
First Hour	\$2.00
Each Additional 20 Minutes of Use	\$1.00
Daily (24 Hours) Maximum Rate	\$8.00
4. Overflow Remote parking Lot(s)	
Daily (24 Hours) Maximum Rate	\$6.00
5. Cell Phone Lot	Free
No Overnight Parking (Overnight vehicles will be towed)	\$60.00
F. Car Rental Lot Space Parking Fee (Car Rental Tenants) per space /month	\$60.00
G. Leased Lot Parking Fee (Tenants) (per space per month)	\$30.00
H. Passenger Facility Charge (per enplaning passenger)	\$4.50
NOTE: Fee is collected by airlines and remitted to Airport.	
I. Customer Facility Charge (CFC) - per on-airport rental car contract (per day)	\$4.00
NOTE: Fee is collected by rental car concessionaires and remitted to Airport.	

	FY21 Adopted
ANIMAL SERVICES	
I. Impoundment	
1. Sterilized	\$75.00
2. Intact	\$125.00
<p>Option 1 - When unaltered animals are impounded and reclaimed by the owner, an incentive will be offered at that time to have the animal spayed/neutered at the suggested price listed under item IV, and in addition the impound fee will be waived. Boarding fees will be assessed as outlined in item III. NOTE: Fee includes microchip and core vaccines (excludes rabies vaccine).</p> <p>Option 2 - When unaltered animals are impounded and reclaimed by the owner, the owner can opt to pay the intact animal reclaim fee and take their animal to a vet of their choice for spay/neuter within 30 days of reclaim. The owner must then submit a request for the difference of Intact animal reclaim fee and the sterilized intact fee (current difference \$50). Boarding fees will be assessed as outlined in item III.</p>	
3. Medical Therapy for Impounded / Reclaimed Animals	
a. Minimum Veterinary Service	\$35.00
b. Limited Veterinary Service	\$60.00
c. Extensive Veterinary Service	\$110.00
d. Emergency Veterinary Service	\$160.00
4. Community Cat First Impound (mandatory microchip included)	\$15.00
II. Vaccinations	
1. Regular Rabies	\$15.00
2. Low Cost Rabies Clinic	\$10.00
III. Board (per day)	
	\$15.00
IV. Spay/Neuter*	
1. Spay – Dog	\$65.00
2. Spay – Cat	\$50.00
3. Neuter – Dog	\$50.00
4. Neuter – Cat	\$40.00
Service provided upon reclaim	
V. Adoptions	
1. Special	
a. Dog Rate	\$25.00
b. Cat Rate	\$25.00
2. Regular	
a. Dog Rate	\$40.00
b. Six (6) Months or Younger Dogs	\$100.00
c. Small Breed Dogs	\$100.00
d. Cat Rate	\$40.00
e. Kittens -Six (6) months or younger	\$50.00

	FY21 Adopted
ANIMAL SERVICES	
VI. Licenses	
1. Dog/Cat (1 year license)	\$20.00 (a) (b)
2. Dog/Cat (3 year license)	\$40.00 (a) (b)
3. License Late Fee (30 days past due)	\$10.00
4. Duplicate Tag	\$5.00
5. Microchip ID	\$20.00
(a) - Incentive - Veterinary Clinics and /or agents for the sale and handling of licenses will receive an incentive in the form of a discount:- 5% discount.	(a) Incentive
(b) - Incentive - Veterinary Clinics and /or agents for utilizing the online licensing reseller portal to perform data entry of licenses sold will receive an incentive in the form of a discount for each license sold: 2%	(a) Incentive
(c) - A rebate in-kind for pet owners who elect to have their Non-Sterilized pets Sterilized. Must show proof of sterilization and current intact license. No cost for next required license. Pinellas County Code Section 14-47(b) authorizes rebate.	(c) Rebate In-Kind
VII. Other	
1. Euthanasia/Cremation	
a. Euthanasia/Cremation (60 lbs. and under)	\$80.00
b. Euthanasia/Cremation (over 60 lbs.)	\$120.00
2. Cremation Only	
a. Cremation Only (60 lbs. and under)	\$50.00
b. Cremation Only (over 60 lbs.)	\$70.00
3. Euthanasia Only	
a. Euthanasia Only (60 lbs. and under)	\$30.00
b. Euthanasia Only (over 60 lbs.)	\$50.00
4. Pickup/Delivery of any Animals	\$60.00
5. Guard Dog Annual Registration	\$100.00
6. Dangerous Dog Registration: Includes one inspection annually	\$500.00
7. Pet Dealer & Kennel Permits	\$200.00
8. Hobby Breeder Application	\$30.00
9. Heartworm and Flea Treatment	Market Value
10. Owner Surrender	\$75.00
11. Owner Surrender with litter	\$100.00
12. Irresponsible Owner Annual License Surcharge	\$75.00
To accomplish the purposes of Pinellas County Code Chapter 14, the fee schedule adopted herein pursuant to the provisions of Section 14-47(a), establishes fees which may be modified or waived by the Animal Services Director or his designee under conditions which may include: hardship; for the protection of public health, safety, and welfare; to address animal welfare issues; and to control disease. License fees may not be waived except in accordance with Pinellas County Code Section 14-61.	

BUILDING SERVICES	FY21 Adopted
<p style="text-align: center;">Table of Contents</p> <p>I. General Notes II. Plan Review III. Combination Permits IV. Express Permits (On-Line Permits) V. Building Trade Section Permit Fees VI. Electrical Trade Section Permit Fees VII. Plumbing Trade Section Permit Fees VIII. Mechanical Trade Section Permit Fees IX. Gas Trade Section Permit Fees X. Building Code Fire Resistance, Life Safety XI. Inspections XII. Appeals XIII. Documents XIV. Services</p> <p>I. General Notes Unincorporated Pinellas County Only</p> <ul style="list-style-type: none"> • A permit is not required where the valuation does not exceed \$500.00, unless an inspection is necessary, in which case there shall be a minimum fee for single trade, single trip inspection permit as described below. • All other permits shall be as specified below. • Other Exceptions: No permit is required for fences of chain link, vinyl or wood 6' or less in height, paving, work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.), or roof work less than \$750.00 in value. • For statistical use and to determine permit fees, the estimated cost of construction used on the permit shall be calculated on the actual cost, but no less than, the latest building valuation data published by the International Code Congress for Florida (http://www.iccsafe.org/cs/techservices) on the gross area of the building for new construction and on the work area for additions and renovations. For 1 and 2 Family Residential, unconditioned and open and covered areas spaces will be calculated as Utility Occupancy. • All Remodel/Rehab Fees shall be calculated the same as new construction, based on the area being remodeled. • Unless otherwise noted, fees include only the one Trade Section of the schedule section that they are located in. <p>Contract Communities Only</p> <p>Pinellas County Building Services performs Building Official, Plan Review, Zoning Verification, Permitting, and Construction inspections by Interlocal Agreement for a number of incorporated municipalities. These municipalities have local ordinances regulations, and zoning that differ from the unincorporated portion of the County. In some cases, items exempted from permitting by the unincorporated ordinances and regulations will require permits and inspection in the municipalities.</p> <p>When in doubt about whether a permit is required in these municipalities, please contact our office at 727-464-3888 or check the Building Services website at http://www.pinellascounty.org/build/.</p>	

BUILDING SERVICES	FY21 Adopted
1. Permit Fee Minimum (Per trade for single trip inspections when there is no specific permit fees specified within the fee schedule)	\$100.00
2. Economy Permit Fee - Routine building maintenance work. Water Heater Replacement, T.U.G. Inspections, Water Conditioner Replacement, Water Service/Sewer Replacement, LPG Change of Supplier, & Gas Appliance Replacement.	\$75.00
3. "After-the-Fact" permit fees	
a. Shall be two (2) times the normal fee.	
b. Any subsequent "After-the-Fact" permit issued to the same licensed contractor within the following twelve (12) months shall be ten (10) times the normal fee.	
* Fixed Fee Permits are calculated on the historical average number of expected inspections. The County reserves the right to limit or increase the number of inspections and adjust fees accordingly.	
* No credit of fee reduction for "Master Plan" permits.	
II. Plan Review (fees are non-refundable)	
1. Plan Review Commercial (Charges on original plan review, revisions, and interiors). Additional review fees may be charged to plans that require a third review for the same previously noted deficiency within any pertinent trade sections and collected in advance of plan review.	25% of permit fee; Min. \$125.00; Min. \$31.00 for revisions
2. Plan Review Residential (Charges on original plan review, revisions, and interiors). Additional review fees may be charged to plans that require a third review for the same previously noted deficiency within any pertinent trade sections and collected in advance of plan review.	25% of permit fee; Min. \$125.00; Min. \$31.00 for revisions
3. Plan Review Fee subject to an Interlocal Agreement where a Building Permit is not issued by Pinellas County Building Services (Charges on original plan review, revisions, and interiors). Additional review fees may be charged to plans that require a third review for the same previously noted deficiency within any pertinent trade section.	Additional 10%
4. <i>Reserved</i>	
5. Expedited Plan Review (Manager approval required)	
a. Residential	
0 - 2,000 ft ²	\$110.00
2,001 - 5,000 ft ²	\$330.00
5,001 - 10,000 ft ²	\$550.00
10,001 ft ² - Above	\$825.00
b. Commercial	
0 - 2,000 ft ²	\$280.00
2,001 - 5,000 ft ²	\$440.00
5,001 - 10,000 ft ²	\$715.00
10,001 ft ² - Above	Add'l 50% of Plan Review
c. Incentive for Economic Development Approved Projects	No Charge
6. Plan Review Additional Fee for Flood Zones - 50% Rule	Add 20% of Plan Review
7. Building Code Site Plan Review (excluding 1 & 2 Family Detached on Single Lots)	\$48.00
8. Piling/Grade Beam Foundation Review Additional Fee	Add 20% of Plan Review
9. Other Structures - Walkthrough (Screen Room, Raised Slab, Shed)	\$62.00
10. Antenna Co-Locates (Plan Review for Structural Analysis)	\$88.00
NOTE: The third and any subsequent plan review of signed & sealed plans, for the same noted Code Violation, will be charged at four (4) times the applicable plan review fee.	

BUILDING SERVICES	FY21 Adopted
III. Combination Permits	
1. Residential Buildings - 1 and 2 Family up to and including the first 5,000 sq. ft. of conditioned space - Includes Building, Electric (includes saw pole or power pole), Plumbing, Mechanical, and Plan Review	\$11.00 per \$1,000.00; Min. \$95.00
2. 1 and 2 family conditioned space 5,001 sq. ft. and over - Includes Building, Electric, Plumbing, Mechanical, and Plan Review	\$8:00 per \$1,000.00; Min. \$100.00
3. Commercial Buildings valuation up to \$ 1 million - Includes Building, Electric, Plumbing, Mechanical, and Plan Review	\$8:00 per \$1,000.00; Min. \$100.00
4. Commercial Buildings valuation portion over \$ 1 million - Includes Building, Electric, Plumbing, Mechanical, and Plan Review	\$7:00 per \$1,000.00; Min. \$100.00
5. Solar Permits (Building, Plan Review for wind resistance engineering)	
a. Domestic Water Heating - Each (includes Building, Plan Review, Plumbing & Electric)	\$290.00
b. Photovoltaic Systems - Each (includes Building, Plan Review & Electric)	\$215.00
c. Pool/Spa Heating System - Each (includes Building, Plan Review & Electric)	\$215.00
d. Space Heating - Each (includes Building, Plan Review, Mechanical, Plumbing & Electric)	\$360.00
6. Spa, Swimming Pools and Hot Tubs	
a. Spa, Swimming Pool and Hot Tubs, with Deck. Includes Building & Electric. Up to \$40,000.00 value.	\$385.00
b. Spa, Swimming Pool and Hot Tubs - additional value exceeding \$40,000.00. Add to fee above at III.6.a.	\$5:00 per \$1,000.00
7. Early Start Permit (Interior work prior to first required inspection - See separate policy for instructions and limitations)	
a. 0 - 10,000 ft ²	\$100.00
b. 10,001 - 50,000 ft ²	\$160.00
c. 50,001 ft ² - Above	\$220.00
IV. Express Permits (On-Line)	
http://www.pinellascounty.org/build/permitting.htm	
V. A. Building Trade Section Permit Fees	
NOTE: Additional fees shall apply for work performed beyond the scope of the building contractor's license (e.g. Electrical, mechanical, plumbing). Fees shall be calculated on the gross value of the work/work area of building as shown below:	
1. Shell-Building permits shall be charged a percentage of the actual total rate.	60%
2. Phased construction. Per phase, per floor. At Owner/Contractor's own risk, jointly and severally.	22.5% of standard permit fee.
3. Threshold Building (Charged on all buildings that meet State of Florida definition of a threshold building)	17 % of standard permit fee.

	FY21 Adopted
BUILDING SERVICES	
B. Miscellaneous Building Trade Section Fees	
1. Antenna (including electric)	\$100.00 Each
2. Aluminum Birdcage (Pool Enclosure) Single Inspection Trip	\$100.00
3. Aluminum Structures	\$6.25 per \$1,000.00
4. Aluminum Mobile Home Accessory Package (Includes Carport, Screen Room, Raised Slab, Utility Shed)	\$142.00 per Pkg.
5. Construction Trailer or Sales Trailer (Add Sub-trade fees listed in trade sections)	\$91.00 Each
6. Demolition Permits	
a. Complete Building - includes Plumbing	\$135.00
b. Complete Building - less Plumbing	\$100.00
c. Interior - includes Plumbing	\$135.00
d. Interior - less Plumbing	\$100.00
e. Mobile Home - Plumbing Only	\$100.00
f. Other Structures - less Plumbing	\$100.00
7. Damage pre-permit inspection, Fire or Structural (Includes Building and Electric Trade sections)	\$153.00 Each
8. Inspection Fee for Municipal Interlocal Agreement (or as per Agreement)	\$70.00 Each
9. Local Regulation Review Fee with plans (contract communities)	\$70.00 Each
10. Local Regulation Commercial Site Plan Review	\$394.00 Each
11. Mobile Home on Lot (Add Sub-trade fees listed in trade sections)	\$173.00 Each
12. Move Building Only (In addition to and after pre-move inspections)	\$173.00 Each
13. Move Building Inspections (Includes Building, Plumbing, Gas, and Electrical; in addition to and done prior to Move Building Only)	\$283 Each
14. Reroof – Residential or Commercial - 1st 20 Squares *	\$150.00
15. Reroof - Residential or Commercial - Each additional square	\$1.00
16. Retaining Walls, Masonry Walls	\$0.87 per Lin. Ft.; Min. \$157.00
18. Seawalls	\$0.87 per Lin. Ft.; \$157.00 Min.
19. Signs (Billboard, Pylon, or Pole Signs) does not include Electric.	\$166.00 Each
20. Signs (Wall) does not include Electric.	\$117.00 Each
21. Vinyl Siding, Soffit & Fascia (all types) no permit required if siding is less than 500 square feet or if soffit or fascia is less than 100 square feet.	\$130.00 Each
22. Stucco over frame. No permit required if siding or stucco is less than 500 square feet.	\$184.00
23. Structures - Other	
a. Screen Rooms - Single Inspection	\$100.00
b. Screen Rooms - Two Inspections	\$130.00
c. Raised Slab	\$125.00
24. Sheds Building (Permit Not Required on sheds 100 ft ² or less)	
a. Frame Built on site - Shell Only (Max 3 Inspection trips)	\$220.00
b. Prefab Shed on Slab (Max 2 Inspection Trips)	\$125.00
c. Prefab tie-downs only (1 Inspection Trip)	\$100.00
25. Tanks (All Types, including Gas and Oils) (550 Gallons and Over above ground, 110 gallons and over underground) No Building Services permits required for tank removal.	\$119.00 Each
26. Tents	\$0.06 per Sq. Ft.; \$75.00 Min.
27. Tents - Additional Tents within 100 ft.	\$37.00 Each

	FY21 Adopted
BUILDING SERVICES	
28. Tent Review (Tents with enclosed sides or that have travel distance or number of occupants that require more than one exit)	\$28.00 per tent reviewed
29. Windows/Doors and Shutters residential or commercial (Includes plan Review)	
a. Up to 20 openings*	\$135.00 Up to 20 openings
b. Each additional opening*	\$5.00
VI. A. Electrical Trade Section Permit Fees	
NOTE: Additional fees shall apply for work performed beyond the scope of the electrical contractor's license (e.g. mechanical, plumbing). Fees shall be calculated on the gross value of the work/work area of building as shown below:	
1. T.U.G.* and Pre-Power Inspections Commercial and Residential (See separate policy for instructions) *Temporary Underground Service	\$100.00 Each
2. Commercial Alarm Systems and Low Voltage (Complete System and/or device)	\$0.08 per Sq. Ft.; \$120.00 Min.
3. Residential Alarm Systems and Low Voltage (complete System and/or device(s)) for New Construction, Additions and/or Renovations	\$100.00
B. Miscellaneous Electrical Fees	
1. Sales Trailer, Office Trailer, Construction Trailer	\$121.00 Each
2. Mobile Home	\$121.00 Each
3. Saw Pole, Well Pump	\$121.00 Each
4. Power Pole, or Single/Double Pedestal	\$121.00 Each
5. Residential Service Change	\$121.00 Each
6. Commercial Service Change	\$154.00 Each
7. Re-certification of Residential Electric Service	\$154.00 Each
8. Re-certification of Commercial Electric Service	\$154.00 Each
9. Add Electric to Air Conditioning Unit Removal and Reinstallation for Re-Roofing (Limited to a Single Inspection).	\$124.00 per 5 units or less
10. Safety Inspection	\$100.00
VII. A. Plumbing Trade Section Permit Fees	
NOTE: Additional fees shall apply for work performed beyond the scope of the plumbing contractor's license (e.g. mechanical, electric). Fees shall be calculated on the gross value of the work/work area of building as shown below:	
1. Water Heater Replacement - Electric or Gas Reconnect, same locations	\$75.00 Each
2. Water Heater Replacement - Electric or Gas Reconnect, relocated	\$184.00 Each
3. Tankless Water Heaters - Electric (Includes Plumbing and Electric)	\$184.00 Each
4. Tankless Water Heaters - Corded Electric (Includes Plumbing Only)	\$150.00 Each
5. Tankless Water Heaters - Gas (Includes Plumbing, Electric and Gas)	\$184.00 Each
6. Tankless Water Heaters - Corded Gas (Includes Plumbing and Gas)	\$150.00 Each

	FY21 Adopted
BUILDING SERVICES	
B. Miscellaneous Plumbing Trade Section Fees	
1. Construction Trailer	\$91.00 Each
2. Mobile Home On Lot, Sales Trailer, Office Trailer (DCA, FBC, modular)	\$132.00 Each
3. Water Conditioner - New Installation or Relocation	\$128.00 Each
4. Water Conditioner - Replacement - Same Location	\$75.00 Each
	\$100.00 - first 100 Ft.
5. Commercial Utility Site Work, Sewer or Water*	\$68.00 - each add'l 100 Ft.
6. Residential Water Service or Sewer Replacement (Per 100 Feet or Fraction Thereof)	\$75.00 Each
7. Re-pipe Water Distribution - Residential per dwelling unit	\$121.00
8. Re-pipe Water Distribution - Commercial (Limited to a Single Inspection)	\$121
9. Submeters	\$125.00 per Every 10 or Less
	\$125.00 per Every 10 or Less
10. Medical Gas/Vacuum	\$125.00 per Every 10 or Less
11. Shower Pan Replacement -Plumbing Only	\$184.00
12. Bathtub to Shower Conversion including Building (for wallboard replacement over 25 sq. ft.)	\$273.00
VIII. A. Mechanical Trade Section Permit Fees	
NOTE: Additional fees shall apply for work performed beyond the scope of the mechanical contractor's license (e.g. - electric, gas). Fees shall be calculated on the value of the work/work area as shown below:	
1. Fire Sprinkler System (includes standpipe, Fire Line and FDC)	\$25.00 per \$1,000.00
2. Standpipe System	\$215.00 Each \$100.00 - first 100 Ft.
3. Fire Line and FDC Line (Only)*	\$68.00 - each add'l 100 Ft.
4. Arm-Over or Add Heads to Existing Sprinkled Spaces	\$1.83 per Head, \$120.00 Minimum
B. Miscellaneous Mechanical Trade Section Fees	
1. Air Conditioning Equal Change-Out (Does Not Include Gas, Oil, or Electric)	\$136.00
2. Heat Recovery (includes Electric & Plumbing)	\$184.00
3. Mobile Home on Lot	\$132.00 Each
4. Commercial Hood, Refrigeration, Chemical System, Boiler, Spray Booth, Chiller, etc.	\$150.00 Each
5. Construction Trailer, Sales Trailer, Manufactured Office Building (DCA, FBC modular)	\$91.00 Each
6. Furnace Change Out (does not include Electric or Gas) without Condensing Unit	\$98.00 Each
7. Refrigeration Change Out/Equal Change Out	\$190.00 Each
8. Mobile Home Change Out/Replacement (includes ducts)	\$201.00
9. Duct Replacement, additions or alterations, or Mobile Home (per system up to \$10,000 in value)	\$111.00
10. Duct Replacement, additions or alterations, or Mobile Home (per system over \$10,000 in value)	\$111.00
11. Air Conditioning Component (air handler, furnace or condenser) removal and reinstallation for system or building maintenance	\$91.00
12. Air Conditioning Changeout with Electric	\$236.00
13. Air Conditioning Changeout with Electric and Ducts	\$336.00

	FY21 Adopted
BUILDING SERVICES	
14. Air Conditioning package to Split System with Electric	\$236.00
15. 2 Air Conditioning system Changeouts with Electric	\$508.00
16. 2 Air Conditioning Equal Changeouts	\$260.00
17. Air Conditioning Unit Removal and Reinstallation for Re-Roofing less Electric (Limited to a Single Inspection)	\$124.00 per 5 units or less
IX. Gas Trade Section Permit Fees	
1. Residential	\$173.00
2. Commercial	\$68.00 per appliance; Min. \$173.00
3. Water Heater Gas - Electric Conversion (includes plumbing)	\$184.00
4. Gas Appliance Replacement	\$75.00 Each
5. Change of Supplier LPG	\$75.00 Each
6. Add Single Gas Appliance to an Operating System	\$154.00
X. Building Code Fire Resistance, Life Safety	
Minimum Fee per permit or dwelling or sleeping unit, whichever is more. (Not Charged on 1 & 2 family.) This is separate from and in addition to any fees charged by Fire Departments.	\$58.00 Residential, \$106.00 Commercial
XI. Inspections (after-hours fees are non-refundable)	
Weekday is a business day from 7:45am through 4:15pm	
Weekend begins 4:15 pm the last business day prior to a non-business day and ends at 7:45 am the next business day.	
Holidays start at 4:15pm the last business day before a holiday and end at 7:45am the first business day after a holiday. and include weekends with holidays.	
1. After hours inspection weekday, inspection within 90 minutes of normal inspection business hours. Per inspector. (2 hour minimum)	\$266.00
2. After hours inspection weekday beyond 90 minutes of normal inspection business hours. Per inspector. (3 hour minimum)	\$378.00
3. After hours inspection weekend. Per inspector. (4 hour minimum)	\$490.00
4. After hours inspection additional hours or fraction thereof. Per inspector. Weekend or weekday.	\$112.00
5. After hours inspection holiday. Per inspector. (4 hour minimum)	\$641.00
6. After hours inspection additional hours or fraction thereof. Per inspector. Holiday	\$150.00
7. Change Occupancy - Inspections only - Includes Bldg., Elec. & Fire Life-Safety	\$165.00 Each
8. Daycare - Inspections only - Includes Bldg., Elec. & Fire Life-Safety.	\$265.00 Each
9. Re-inspection Fee	\$68.00 Each
10. Re-inspection Fee for Lockout	\$25.00 Each
11. Re-inspection Fee for third and any subsequent Re-inspection, for the same noted Code Violation - Four (4) times Re-inspection Fee.	\$272 Each
XII. Appeals	
1. Building Official Determination	\$128.00 Each
2. Flood Variance Request	\$394.00 Each
XIII. Documents	
1. Duplicate Certificate of Occupancy or Duplicate Placard	\$32.00 Each
2. Duplicate Plan Certification - for all projects over 600 sq. ft. (may be charged on a percentage basis per trade section)	\$0.03 per Sq. Ft.
3. Certificate of Completion Request – More than 15 days after Final Inspection	\$17.00 Each

	FY21 Adopted
BUILDING SERVICES	
XIV. Services	
1. Address change (numbers only) while permit is active and open.	No Charge
2. Address change (numbers only) after permit is closed.	\$87.00 Each
	\$118.00 Not to Exceed the Original Permit Fee When Within 1 Year of Issue
3. Contractor Change. Includes all Trade Sections. Can be combined with reinstatement of permit for one fee if both are done with the same transaction.	
4. Permit Plus Contractor Information Registration	
a. Initial Set Up and Issue I.D. and Pin Numbers	\$24.00
5. Mail-In Commercial Permit submittal processing fee.	\$48.00 Each
6. Notarize signature	\$6.00 Each
7. Notice of Commencement Form Process Filing Fee - for Clerk certification (optional) + Costs as Billed by Clerk	\$6.00
8. Refund processing Fee: No refund of permits unless issued in error on part of County; or if work has commenced or if permit is over 180 days old. Subject to management determination.	\$100.00 Each
9. Reinstatement/Extension of Permits	
a. Reinstatement - Not to exceed the original permit fee within 1 year of issue	\$118.00
b. 1st extension	\$36.00
c. 2nd extension	\$73.00
d. 3rd extension	\$73.00
10. Stocking Authorization Permit (commercial)	\$186.00 Each
11. Stop Work Order Release	\$152.00 Each
12. Technology Fee	
a. Re-Roofing, Web Permits, Window and Door Replacements, A/C, Water Heater replacements.	\$1.00
b. Alterations up to 5,000 square feet	\$2.25
c. New & Additions up to 5,000 square feet	\$3.50
Alterations 5,001 to 10,000 square feet	
d. New & Additions 5,001 to 10,000 square feet	\$5.50
Alterations over 10,000 square feet.	
e. New and Alterations over 10,000 square feet	\$11.00
13. Contract Community Board of Adjustment variance advisory process	\$91.00 per staff hour
14. Private Provider Administrative Fees	
a. Commercial Plan Review and Inspections	\$700.00
b. Residential Plan Review and Inspections	\$660.00
c. Inspections Only	\$600.00
15. Credit Card Convenience Fee*	2.25% with a minimum fee of \$1.50
* Fee will take effect with the implementation of Accela. Previous fee amount will remain in effect until that time.	

	FY21 Adopted
CONTRACTOR LICENSING	
I. Application for Examination or Reciprocity:	
a. Journeyman	\$75.00
b. Contractor	\$250.00
II. Registration/Renewals of State Certified Contractors	\$35.00
III. Renewals:	
a. Active License	\$150.00
b. Inactive License	\$75.00
c. Journeyman	\$35.00
IV. Late Fees:	
a. After September 30 for Six (6) Months	\$100.00
b. After Six (6) Months	\$150.00
V. Reinstatement of License (See exception for State Certified Contractors)	\$125.00
VI. Countywide Board of Adjustments and Appeals Appeal	\$100.00
VII. Product Approval	\$100.00
VIII. Change of Status Applicants Qualifying a Corporation, LLC, or a Fictitious Name	\$100.00
IX. Verification of License Status	\$20.00
X. Reciprocity Letters	\$20.00
XI. Duplicate or Replacement of Competency License	\$1.00
<i>NOTE: The Construction Licensing Board will be assessing equity and market competitiveness of fees and fines. These may require modification during the course of the year.</i>	

DEVELOPMENT REVIEW SERVICES	FY21 Adopted
<u>DEVELOPMENT REVIEW</u>	
I. A. Site Plan Review	
1. Standard Site Plan: (typical development proposal requiring the routine review of a property)	
A. Residential	\$1,694.00 Plus \$61.00 per Acre for Each Acre Over 5 Acres
B. Non - Residential	\$1,694.00 Plus \$61.00 per 1,000 Sq. Ft. Covered Floor Area
2. Complex Site Plan: (multifaceted development proposal requiring detailed review, analysis, and coordination between multiple County departments, as well as external agencies.) Examples may include, but are not limited to, projects involving drainage modeling, floodplain impacts, environmental conservation and species protection.	
A. Residential	\$3,388.00 Plus \$122.00 per Acre for Each Acre Over 5 Acres
B. Non - Residential	\$3,388.00 Plus \$122.00 per 1,000 Sq. Ft. Covered Floor Area

	FY21 Adopted
DEVELOPMENT REVIEW SERVICES	
B. All Site Plans	
1. Resubmittal Fee	\$1,216.00
2. Over-the-Counter:	
a. Single Family	\$72.00
b. Multi-Family / Commercial	\$473.00
c. Inter-Departmental Coordinated Review	\$935.00
3. Sub-Sheet (s) Review – Per Submittal	\$275.00
4. As Built Plan Submittal	\$275.00
5. Parking Lot Re-striping Review	\$55.00
6. Residential Design Manufactured Home Application	\$215.00
7. Revisions to an Approved Site Plan (RAP)	\$1,216.00
8. Expedited:	
a. Affordable Housing	Free with verification
b. Economic Development Priority Project	Free with verification
c. Schools (Public and Charter Only)	Free with verification
d. County Capital Improvement Projects (CIP)	Free with verification
9. Pre-Application:	
a. Conceptual	\$50.00 (credit applied towards application fee)
b. Pre-Submittal	\$350.00 (credit applied toward application fee)
c. Additional Pre-Submittal Meeting	\$350.00
d. Comment Review Meeting	\$350.00 (credit applied toward resubmittal fee)
e. Design Consultation	\$62.00 per hour
10. Consultant Review	At Cost
II. Subdivision Plat Review	
A. Subdivision Plat Review	\$2,185.00 Plus \$18.00 per Lot/Tract
B. Subdivision Plat Re-Submittal	No Charge for First Resubmittal; 50% of the Initial Submittal Fee for all subsequent Submittals
C. Monument Inspection Fee	\$240.00
D. Monument Re-Inspection Fee	\$135.00
III. Subdivision Inspection Fees	
A. Subdivision Initial Inspection Fee	\$410.00
B. Subdivision Re-Inspection Fee	\$210.00

	FY21 Adopted
DEVELOPMENT REVIEW SERVICES	
IV. Request for Street Name Change	\$325.00 Plus Actual Cost of Legal Advertising and Actual Cost of Street Signs
V. Special Event Permits	
A. Residential Block Parties	\$45.00 per Event
B. Art Shows, Festivals	\$130.00 per Event
C. Marathons, Parades and Races over County Roads	\$130.00 per Event
D. Re-submittal Fee	50% of the Initial Submittal Fee
VI. Right of Way Utilization Permit – Fees payable by all private and commercial interests, all municipal governmental entities, and all privately and publicly held utilities. All fees include the initial inspection.	
A. Residential Driveway, Residential Water Connection, Residential Sewer Connection, Residential Storm Drainage Connection or Pipe Installation	\$52.00 Each
B. Residential Reinspection Fee	\$35.00 Each
C. Standard Commercial Driveway	\$345.00 Each
D. Commercial Storm Sewer Connection	\$260.00 Each
E. Commercial Sanitary Sewer Connection	\$260.00 Each
F. Commercial Water Connection	\$260.00 Each
G. Turn Lane Median Cuts	\$345.00
	\$860.00 Minimum
	Up to 1/2 mile,
H. New Road Construction (includes new subdivision roads)	\$1,290.00 Per Mile for Each Additional Mile (Prorated)
I. Utility Construction (Including lines for the transmission of gas, electricity, television or similar services, whether underground or overhead)	\$430.00
J. Non-Telecommunications Service Providers - Conduit Laying	\$860.00 per Mile
K. Telecommunication Antenna (Co-locate)	\$130.00 Each
L. Telecommunication Tower	\$430.00 Each
M. Monitor Wells (\$5000 Surety required for each well)	\$175.00 Each
N. House Moving (Minimum \$5000 Surety Required)	\$260.00
O. Miscellaneous use of Right of Way or Easements	\$130.00
P. Commercial Reinspection Fee	\$210.00 Each
Q. Municipalities	No Charge
R. Landscaping within Right of Way or Easement	
1. Single Family Residence	No Charge
2. All Others	\$172.00
S. Tree Removal within the Right of Way (Applies when the proposed design requires the removal of a healthy specimen tree.)	
1. Single Family Residence	\$52.00 Each
2. Commercial	\$250.00 Each
T. Right of Way Code - Waiver Request	
1. Residential - Initial Application	\$125.00
2. Commercial - Initial Application	\$325.00
3. Appeal to the Board of County Commissioner after Administrative Appeal	\$400.00 plus Actual Cost of Notices and Advertising
U. Modify or Extend an Existing Permit	\$86.00
V. Re-submittal Fee for Right of Way Permits above	50% of the Initial Submittal Fee

	FY21 Adopted
DEVELOPMENT REVIEW SERVICES	
VII. After the Fact Applications (For all permits, including utility providers)	Double the Normal Fee
VIII. DRI Review	\$19,080.00
A. Substantial Deviation	\$7,777.00
B. Incremental Deviation	\$7,777.00
C. Substantial Deviation Determination	\$2,035.00
D. Review DRI Annual Reports	\$473.00
IX. Habitat Management Permit Application Fees	
A. Trees Only	
1. Dead Tree Verification (Note) Replants may be necessary	\$18.00
2. Verification of no trees on site (Note) Replants may be necessary	\$18.00
3. Damaged/Declining/Diseased (Note) Replants may be necessary	\$50.00
4. Structural Impacts/Vehicle Sight Lines (Note) Replants may be necessary	\$50.00
B. Tree Removal on existing/developed parcels	
1. Single Family, Townhomes, Privately owned or adjacent parcel Ownership	\$50.00
2. Multi-family (MHP, Condominiums, Apartments) Established Site	\$250.00
3. Commercial, Occupied, Established Site	\$250.00
C. Development Activities	
1. Single Family Homes	\$495.00
2. Multi-Family (MHP, Condominium, Apartment)	\$495.00
3. Commercial - Minor (sign/canopy)	\$100.00
4. Commercial - Major (building, drainage, etc.)	\$495.00 per acre
5. Grubbing (Vacant)	\$495.00
6. Addition - Single family	\$100.00
7. Addition - Multi-Family/Commercial	\$495.00
8. Pool - Single Family	\$100.00
9. Pool - Multi-Family/Commercial	\$495.00
10. Detached Structures - Single Family	\$100.00
11. Detached Structures - Multi-Family/Commercial	\$495.00
D. Re-inspection Fees	
1. Single Family	\$50.00
2. Multi-Family / Commercial	\$200.00
3. Each re-inspection after the 2nd - Single Family	\$200.00
4. Each re-inspection after the 2nd - Multi-Family/Commercial	\$495.00
E. Certificate of Occupancy Inspections	
1. Initial Inspection - Single Family	Included
2. Initial Inspection - Multi-family or Commercial	Included
3. 2nd Inspection - Single Family	\$50.00
4. 2nd Inspection - Multi-Family/Commercial	\$200.00
5. Each re-inspection after the 2nd - Single Family	\$200.00
6. Each re-inspection after the 2nd - Multi-Family or Commercial	\$495.00
X. Wetland Verification	
A. Residential	\$138.00
B. Non-Residential	\$270.00
XI. Zoning Clearance	
A. Zoning Clearance With Zoning Requirements	\$66.00
B. Zoning Clearance With No Zoning Requirements (reroofs, plumbing, electricity, siding, soffit, etc.)	\$12.00

	FY21 Adopted
DEVELOPMENT REVIEW SERVICES	
XII. Liquor Clearance	\$215.00
If No Field Check Required	\$81.00
XIII. Field Check	\$215.00
XIV. Copies of Zoning Regulations	\$44.00
XV. Certificate of Present Zoning or Land Use	
A. Simple: Zoning and Land Use Only	\$49.00 per parcel
B. Detailed: Zoning, Land Use, Conforming, Master Plan, Certificate of Occupancy, Violations, etc.	\$149.00 per parcel
XVI. Adult Use Permit	\$523.00
XVII. After the Fact Applications (For all permits, variances, exceptions, etc.)	Double the Normal Fee
XVIII. Zoning Map - Site Plan Duplications	
A. Half Section Zoning Maps, 11"x17" (color copy)	\$3.00
B. Site Plan Duplication 24"x 36"	\$7.00 per page
C. Digital Scanning	\$5.00 per Sheet
D. Record Research	\$45.00 per Hour
XIX. Advertising for Public Hearings (DRI)	Actual Cost of Advertising
XX. Billboard Application Fee	
A. New or Replacement - Standard	\$250.00
B. Electronic/Digital - Changeable Message	\$500.00
C. Annual Verification Fee	\$125.00
XXI. Technical Consultation	\$90.00 per Hour
XXII. Administrative Waivers / Variances / Adjustments (independent of site plan application)	
A. Minor Variances	
1. Setbacks	\$35.00
2. Parking	\$50.00
B. Administrative Adjustment	
1. Fence Height	\$175.00
2. Infill Development	\$175.00
C. Waivers	
1. Roadway Frontage	\$175.00
2. Other Provisions of the Land Development Code	\$215.00
XXIII. Temporary Uses	\$215.00
XXIV. Credit Card Convenience Fee	2.25% with a minimum fee of \$1.50

DEVELOPMENT REVIEW SERVICES	FY21 Adopted
CODE ENFORCEMENT	
I. Lot Clearing	
A. Administrative Fee	\$400.00
B. Mowing & Debris Removal	At Cost
II. Research Fee for Code Enforcement Violations and Liens (per property)	\$60.00
III. Re-inspection Fees	
A. 1st & 2nd re-inspection	No Charge
B. 3rd re-inspection and above	\$45.00
IV. Foreclosed Property Registration Fee	\$200.00
V. Lien Payoff Statement Fees	
A. 1st Statement	No Charge
B. Each Additional Request	\$15.00
VI. After Hours Noise Monitoring - Code Enforcement Officer	\$55.00 per hour (2 Hr. Minimum)
VII. Lien Settlement Administrative Fee	
A. Lien Recipient (violation)	Included in Lien Settlement
B. Non-Lien holder	\$300.00

	FY21 Adopted
ECONOMIC DEVELOPMENT	
I. Economic Development Workshop/Seminar Registration (per person)	Up to \$199.00
II. Exhibitor Fees (per participating business)	Up to \$100.00
NOTE: Rates may vary depending upon such factors as audience size/participants, event type, duration, venue, and services required.	

	FY21 Adopted
EMERGENCY MANAGEMENT	
External Agencies, Institutions and Facilities Comprehensive Emergency Management Plan (C.E.M.P.) Review Fee	\$31.20 per hour or a prorated portion thereof, Up to Maximum of 16 Hours for \$499.20
Technical Assistance with C.E.M.P. for External Agencies, Institutions and Facilities	\$24.60 per hour or a prorated portion thereof, Up to Maximum of 10 Hours for \$246.00

FACILITIES AND REAL PROPERTY	FY21 Adopted
I. Petition to Vacate *	\$750.00 Plus Actual Cost of Legal Advertising and Clerk of Court Fees
II. Release of Property Interest *	\$750.00 Plus Actual Cost of Legal Advertising and Clerk of Court Fees
III. Rental - Gallery at the Pinewood Cultural Park 1. Weekdays during normal business hours (8:00 AM-5:00 PM) 2. Weekdays after 5:00 PM and weekends)	\$140.00/day \$200.00/day

FLORIDA DEPARTMENT OF HEALTH in PINELLAS COUNTY	FY21 Adopted
I. Environmental Services	
A. Food Hygiene	
1. Permit Re-issuance After Revocation	\$75.00 Each Inspection \$60.00
2. Child Care - Limited Menu	Annual Permit \$100.00
3. Child Care-Full Food (HB5311)	Annual Permit \$75.00
4. Satellite Schools	Annual Permit \$75.00
5. Sport Facility	Annual Permit \$50.00
6. Religious Facility	Annual Permit \$85.00
7. Religious Facility - Child Care	Annual Permit \$100.00
8. Adult Living Facility (up to 10 residents)	Annual Permit \$50.00 per Occurrence
9. Non-Profit Organization (Temporary Event)	\$250.00
10. Hospitals (HB5311) Implement July 1, 2010	Annual Permit \$250.00
11. Nursing Homes (HB5311) Implement July 1, 2010	Annual Permit \$125.00
12. Nursing Home/Hospital Satellite Kitchens	Annual Permit \$190.00
13. Other Miscellaneous Food Service (HB5311)	Annual Permit \$25.00 per Occurrence
14. Late Fee	\$75.00
15. Satellite Food Service/Limited Food Operations	Annual Permit \$50.00 per Occurrence
16. Alcoholic Beverage Application Processing	
B. Group Care Facilities	
1. Nursing Home Surveillance	\$9.00 Annual per Bed
2. Residential Facilities	
a. Residential Facilities/Adult Family Care Homes (Non-Licensed Requested Inspections)	\$85.00 Each Occurrence \$85.00
b. Adult Living Facilities/Other Residential Facilities (3-10 residents)	Annual Permit \$125.00
c. Adult Living Facilities/Other Residential Facilities (11-24 residents)	Annual Permit \$165.00
d. Adult Living Facilities/Other Residential Facilities (25 or more residents)	Annual Permit
3. Private/Charter/Vocational/Other School Facilities	
a. School Facilities up to 50 students	\$50.00 Annual Permit \$100.00
b. School Facilities 51 - 150 students	Annual Permit \$150.00
c. School Facilities 151 - 300 students	Annual Permit \$200.00
d. School Facilities >301 students	Annual Permit \$25.00 per Occurrence
4. Late Fee	

FLORIDA DEPARTMENT OF HEALTH in PINELLAS COUNTY	FY21 Adopted
C. Air Pollution Control	
1. Indoor Air Quality	
a. Site Evaluation and Analysis on site (residential)	\$75.00 per Occurrence
b. Site Evaluation and Sampling for Lab Analysis -- Base Fee (residential)	\$75.00 per Occurrence
Plus per lab sample submitted	\$40.00 per Sample
c. Public Building Evaluation under 10,000 sq. ft.	\$350.00 per Occurrence
d. Public Building Evaluation over 10,000 sq. ft.	\$500.00 per Occurrence
e. Site Evaluation and Analysis on site (Out of County)	\$300.00 per Occurrence
f. Public Building Evaluation under 10,000 sq ft (Out of County)	\$450.00 per Occurrence
g. Public Building Evaluation 10,000 sq ft and over (Out of County)	\$600.00 per Occurrence
h. Client Submitted Sample Analysis (up to 5 samples)	\$25.00 per Occurrence
D. Lead Abatement	
1. Site Evaluation - Residential (under 1,200 sq. ft.)	\$75.00 per Occurrence
2. Site Evaluation - Residential (1,200 - 1,999 sq. ft.)	\$100.00 per Occurrence
3. Site Evaluation - Residential (over 2,000 sq. ft.)	\$125.00 per Occurrence
4. Site Evaluation - per lab sample submitted	\$25.00 per Sample
5. Indoor Survey (XRF) -- on site	\$50.00 per Occurrence
6. Out of County Site Evaluation - Residential	\$300.00 per Occurrence
7. Lead	
a. Lead Hazard Site Visit & Sample Collection	\$50.00 per Site Visit
b. Client Submitted Product Sample Testing (up to 3 samples)	\$10.00 per Occurrence
E. Radon Testing	
1. Provide Radon Kit	\$10.00 per Kit
F. Private Water Systems	
1. Microbiological Site Visit & Sample Collection	\$40.00 per Site Visit
2. Microbiological Sample Analysis	\$25.00 per Sample
G. Public Drinking Water	
1. Water Main Clearance Approval	
a. Microbiological Site Visit & Sample Collection	\$40.00 per Site Visit
b. Microbiological Sample Analysis	\$25.00 per Sample
2. Operating Permit Late Fee	\$50.00
H. Public Swimming Pools	
1. Construction Permit	\$350.00
2. Modification of Original Construction Permit	\$150.00
3. Initial Operating Permit	\$150.00
4. Annual Operating Permit -- Due annually prior to July 1	\$125.00
5. Pools Program Services Fee - Due annually prior to July 1	\$50.00
6. Late Fee	\$25.00 per Occurrence
7. Modification of Original Construction Inspection - all pools	\$75.00 per Inspection

FLORIDA DEPARTMENT OF HEALTH in PINELLAS COUNTY	FY21 Adopted
I. Miscellaneous	
1. Search of Environmental Records	\$25.00 per Occurrence
2. Professional Instruction & Training	
a. Food Hygiene	\$10.00 per Person
b. Biomedical Waste (1-9 attendees)	\$50.00 per Course
c. Biomedical Waste (10-24 attendees)	\$75.00 per Course
d. Biomedical Waste (25-49 attendees)	\$100.00 per Course
e. Biomedical Waste (50+ attendees)	\$125.00 per Course
f. Body Piercing - Certification Course	\$75.00 per Attendee
g. Body Piercing - Update Course	\$50.00 per Attendee
h. Indoor Air Quality	\$35.00 per Attendee
i. Food Hygiene Manager's Certification	\$50.00 per Attendee
j. Pool School	\$25.00 per Attendee
3. Request for Non-Scheduled Inspection	\$40.00 per Inspection
4. General Plan Review	\$40.00 per Hour
5. Plan Review Expedite Fee	\$40.00 per Hour in addition to the normal hourly rate
6. Issuance of Duplicate Certificate	\$10.00 Each
7. Re-inspection Fee-All Programs (For each re-inspection after the first)	\$40.00 per Re-inspection
J. Lead Hazard Investigations	
1. Section 8 HUD Housing/Commercial Evaluations - Base Fee	\$150.00
Plus per lab sample submitted	\$25.00 per Sample
K. Healthy Homes (Asthma)	
1. Healthy Homes Evaluation - Base Fee	\$100.00
Plus per lab sample submitted	\$40.00 per Sample
L. Onsite Sewage Treatment and Disposal (OSTDS)	
1. Verification and Enforcement Notification	\$50.00
2. After the Fact Permit Fees	
a. New Septic Permit	\$570.00
b. Septic Repair Permit	\$470.00
c. Septic Modification Permit	\$460.00
d. Septic Abandonment Permit	\$100.00
3. Sanitary Nuisance Re-Inspection Fee	\$50.00
4. Operating/Service Permit Late Fee	\$50.00
5. Scheduled OSTDS Inspections	\$50.00
6. Commercial and Industrial Manufacturing Operating Permits	\$50.00
7. Aerobic Treatment Unit/Performance-Based Treatment Unit Operating Permit (Biennial)	\$100.00
8. Commercial Sand Filter Operating Permit (Biennial)	\$200.00
M. Mobile Home and RV Parks	
1. Annual Permit	\$4.00 per space; \$100.00 Minimum; \$600.00 Maximum

FLORIDA DEPARTMENT OF HEALTH in PINELLAS COUNTY	FY21 Adopted
N. Review and Certify Comprehensive Emergency Plans for organizations (pursuant F.S. 400.492)	
1. Initial review and certification of emergency plans for organizations (home health agencies, nurse registries, hospice programs, and home medical equipment providers).	\$60.00
2. Annual update and/or revision for review and certification of emergency plans for organizations (home health agencies, nurse registries, hospice programs, and home medical equipment providers).	\$30.00
II. Administrative Services	
A. Vital Statistics	
1. Certificate Copy of Birth Record ⁽¹⁾⁽²⁾	\$13.00 First Copy \$8.00 Each Add'l Copy
2. Computer Generated Birth Record ⁽¹⁾⁽²⁾	\$13.00 First copy \$8.00 Each Add'l Copy
3. Certified Copy of Death Record ⁽¹⁾	\$9.00 per First Copy \$8.00 Each Add'l Copy
4. Expedite Copy Fee	\$5.00 per Request
5. Expedite Review Fee	\$10.00 per Request
6. Notary Services	\$10.00 per Request
B. Administration	
1. Replacement of employee key card	\$10.00 per Occurrence
2. Patient record copies	\$1.00 per Page
3. Other record copies	\$0.15 per page per one sided copy no more than 8.5 by 14 inches, plus additional \$0.05 for each two-sided copy
4. Overnight Mailing Service	Actual cost of mailing
5. Convert Record Copies for Emailing	Actual cost of providing service, including staff time.
6. Convert Records to CD-ROM	Actual cost of providing service, including staff time, mailing & supplies.
7. Fingerprinting Fee	Cost Plus \$5.00 administration fee to the nearest dollar

FLORIDA DEPARTMENT OF HEALTH in PINELLAS COUNTY	FY21 Adopted
<p>(1) Fee includes a five year search & retrieval of record, if found. If no record is found, fee is non-refundable. Further five-year searches require additional fee of same amount.</p>	
<p>(2) \$4.00 state mandated surcharge. (\$3.50 is remitted to the state and \$0.50 is remitted to the FL Department of Health, Pinellas Trust Fund).</p>	
<p>III. Clinical Services</p>	
<p>Fees for Clinical Services (including primary care, family planning, maternity, child, & dental services) will be charged on a Fee For Service basis. Such fee shall be no less than the Medicaid Fee For Service reimbursement rate and no greater than Medicare reimbursement rate, in effect at the time of service, if such rates are available. The fee will be determined by the type of visit. The client sliding fee group (based on Federal OMB guidelines) will be applied to the fee.</p>	
<p>In the event that there is no associated Medicaid/Medicare fee for the service, the Health Department will determine usual and customary fee associated with that service within the County and will not charge less than 90% and not more than 120% of the local usual and customary fee. The Health Department Director will review and approve all fees at least bi-annually and authorize changes.</p>	
<p>Administration Fee will be charged at \$15 per visit unless stated otherwise. A draw fee for Laboratory services will be charged at \$10 per visit.</p>	
<p>NOTE: As per Florida Administrative Code 64F-16.007 the Health Department Director has the authority to reduce or waive charges in situations where a person with an income above 100% of poverty is unable to pay.</p>	
<p>1. FP - Sterilization Services 2. Laboratory Services</p>	<p>Contracted Cost Cost Plus Draw Fee</p>
<p>If a client elects not to have income eligibility determination, then the following services will be charged as follows:</p>	
<p>A. Communicable Disease Surveillance</p>	
<p>1. Health Certificates 2. I - 693 Medical Exam 3. I - 693 Exam Follow-Up</p>	<p>\$25.00 \$155.00 \$85.00</p>
<p>B. Chronic Diseases</p>	
<p>1. Diabetic Management Course</p>	<p>\$20.00</p>
<p>C. General Nutrition (Excluding WIC) and EPSDT</p>	
<p>1. Initial consultation visit 2. Follow-up visit 3. Dietary consultation to other agencies</p>	<p>\$30.00 \$20.00 \$40.00 per Hour</p>
<p>D. Pharmaceuticals, Immunizations & Other</p>	
<p>1. PHAR - Over the Counter Drugs</p>	<p>Cost Plus \$1.00 Handling Charge Cost Plus</p>
<p>2. IMM - Influenza</p>	<p>Administration Fee, Rounded to the Nearest \$5.00</p>
<p>3. IMM - Certificate Validation</p>	<p>Increment \$1.00</p>
<p>4. IMM - Adult & Other Immunizations - Foreign Travel</p>	<p>Cost Plus</p>
<p>a. Foreign Travel-Initial Consultation Visit</p>	<p>Administration Fee \$50.00 per hour</p>
<p>b. Foreign Travel-Duplicate Certificate</p>	<p>\$25.00 per certificate</p>
<p>5. Infant Car Seat Distribution Fee</p>	<p>\$10.00</p>
<p>6. AIDS - Anonymous HIV/AIDS Testing</p>	<p>\$20.00</p>
<p>7. Rapid Plasma Reagin (RPR) Testing only</p>	<p>\$10.00</p>
<p>8. STD - Screen (Testing Only)</p>	<p>\$20.00</p>
<p>9. RR - Health Education Classes</p>	<p>\$10.00</p>
<p>per Class</p>	<p>\$10.00</p>
<p>10. RR - Risk Reduction Session</p>	<p>per Session</p>
<p>11. Nursing Services - Charter Schools</p>	<p>\$85.00</p>
<p>per Student</p>	<p>\$26.50</p>
<p>12. School Physical</p>	<p>\$20.00</p>
<p>13. TB Skin Test</p>	<p>Cost Plus \$10.00</p>
<p>14. TB Blood Test</p>	<p>Administration Fee</p>
<p>15. Chest X-Ray</p>	<p>\$53.00</p>
<p>16. Hepatitis Screening</p>	<p>\$10.00</p>
<p>17. Dental Services performed by a Dentist</p>	<p>\$70.00 per</p>
<p>encounter</p>	<p>\$40.00 per</p>
<p>18. Dental Services performed by a Dental Hygienist</p>	<p>\$20.00 per</p>
<p>encounter</p>	<p>\$20.00 per</p>
<p>19. Maternity Services; office visit</p>	<p>encounter</p>

	FY21 Adopted
Housing and Community Development	
PLANNING	
I. Zoning Change (includes advertising fee*)	
A. 0 – 5 Acres	\$1,720.00
B. 5.01 – 10 Acres	\$1,875.00
C. 10.01 – 15 Acres	\$2,435.00
D. 15.01 Acres and Up	\$2,595.00
II. Land Use Change (includes advertsing fee*)	
A. 0 – 5 Acres	\$2,050.00
B. 5.01 – 10 Acres	\$2,210.00
C. 10.01 – 15 Acres	\$2,990.00
D. 15.01 Acres and Up	\$3,140.00
III. Zoning and Land Use Change (Based on Land Use Acreage) (Includes advertising fee*)	
A. 0 – 5 Acres	\$2,935.00
B. 5.01 – 10 Acres	\$3,090.00
C. 10.01 – 15 Acres	\$3,830.00
D. 15.01 Acres and Up	\$3,990.00
IV. Type-3 Use (Includes Advertsing Fee)	
A. 0 – 5 Acres	\$1,760.00
B. 5+ Acres and Up	\$2,200.00
V. Type 2 Use	
A. 0 – 5 Acres	\$1,410.00
B. 5+ Acres and Up	\$1,850.00
VI. Variance (Board of Adjustment and Appeals)	
A. Residential	\$375.00
B. Non-Residential	\$500.00
VII. Review/Revise Developer Agreements	
A. In association with a zoning and/or land use change	\$1,500.00
B. Standalone (includes advertising fee*)	\$1,850.00
VIII. Non-Conforming Use Review	
A. (Verification)	\$215.00
B. (Modification)	\$375.00
IX. Hearing Continuance-per Request by Petitioner	
A. Local Planning Agency or Board of County Commissioners	\$350.00
B. Board of Adjustment and Appeals	\$175.00
X. Vested Rights Application	\$1,370.00

	FY21 Adopted
Housing and Community Development	
XI. Application for Takings Claim	\$1,370.00
XII. Administrative Adjustment	
A. Type 1 Path A (departmental review)	\$175.00
B. Type 1. Path B (DRC Review)	\$250.00
COMMUNITY DEVELOPMENT	
1. Portfolio Management	
A. Mortgage Loan Late Fee (for a period not to exceed 12 months) Percentage of the monthly payment	5%
B. Mortgage Loan Subordination Fee (for a period not to exceed 12 months) Subordination Fee on each individual mortgage loan	\$50.00
C. Mortgage Loan Modification Fee (for a period not to exceed 12 months) Modification Fee on each individual mortgage loan	\$100.00
NOTE: Late Fees: Florida Statutes 494.00781(13)(a) "A late payment fee may not be in excess of 5% of the amount of the payment past due." Florida Statutes 494.00791(13)(b) "A late payment fee may only be assessed for a payment past due for 15 days or more."	

MARKETING AND COMMUNICATIONS	FY21 Adopted
I. Basic Studio Package ⁽¹⁾ (Includes: 3 cameras, switcher, DVE, 3 VTR's, Audio, make-up and green room, Director, Audio Operator, Graphics, Camera/Tape Operator, and Floor Director). Requires purchase of a minimum of 2 tapes.	\$300.00 per Hour Plus Overtime
II. Teleprompter with Operator ⁽¹⁾ (Optional with Basic Studio Package).	\$40.00 per Hour Plus Overtime
III. Captioning * (Optional with Basic Studio Package) *Price for captioning subject to change based on contractual agreement with provider to County.	\$120.00 per Hour
IV. Location Recording ⁽¹⁾ (Includes: 1 DVCAM DSR 300 Digital Camera, Tripod, light kit, microphones, and Operator). Requires purchase of a minimum of 2 tapes. Optional Teleprompter and Operator (see II for charges).	\$0.00
V. Remote Multi-Camera Package ⁽¹⁾ (Includes: 3 cameras, switcher, audio mixer, monitors, intercom, audio, Director and 3 camera operators). Requires purchase of a minimum of 2 tapes. Optional Teleprompter and Operator (see II for charges).	\$0.00
VI. Edit Suite ⁽¹⁾ (Includes: Non-linear Edit System with Editor). Requires purchase of a minimum of 2 tapes.	\$0.00
VII. Audio - Basic Service ⁽¹⁾	\$0.00
Audio - Including Narration ⁽¹⁾	\$0.00
VIII. Satellite Recording ⁽¹⁾	\$0.00
IX. Duplication: A. Broadcast Quality Tapes B. VHS Quality Tapes C. DVD Disc	\$0.00 \$0.00 \$10.00 Each
X. Music Selection	\$0.00
XI. Material Rates: A. Broadcast Quality Tapes B. DAT Audio Tape C. DVD Disc D. File Reformation (Various Media)	\$0.00 \$0.00 \$0.00 \$0.00
XII. Studio A room Rental Only - No County equipment	\$100.00 per Hour plus Overtime
⁽¹⁾ An additional overtime surcharge of 25% is charged for services after 5 p.m. and on weekends.	

	FY21 Adopted
PARKS AND CONSERVATION RESOURCES	
I. Programs/Activities (summer camps, classes, workshops, instructional programs, hikes, canoe trips, etc.)	Up to \$250.00
II. Vendor Fees	
A. Food and Products for Public Events	Up to \$500.00
B. Commission from Artists/Exhibitors' Sales	10% - 40%
C. Retail Sales of Goods NOTE: Rates for vendor fees and programs/activities may vary depending upon such factors as audience size/participants, event type, product vendor type, duration, venue, and services required.	10% - 40%
III. Facility Rental Fees	
A. Parks and Preserves	
1. Special Event Fee (rates vary depending on commercial, wedding, number of participants, duration, and venue)	Minimum \$50.00 per Day
2. Special Event Services Fee (assessed based upon actual costs)	Based upon actual costs
3. Park Road Closure Fee	\$3,000.00 per closure
4. Park Shelter Reservation Fee (per unit)	\$25.00 per Day
5. Concession Vendor Permit Fee	\$150.00 per Month
6. Reservation Modification/Convenience Fee	\$5.00 per change
B. Pinellas County Biological Field Station & Associated Facilities	
1. Overnight accommodations (per night per person); does not ensure exclusive use of the facilities	\$1.00 to \$50.00
2. Day use of common areas (per hour)	\$5.00 to \$10.00
3. Day use of laboratory equipment and/or computer equipment (per hour)	\$5.00 to \$10.00
4. Extended equipment storage in Station and/or associated pole barn (per day)	\$1.00 to \$50.00
5. Long-term parking near Station (per day)	\$1.00 to \$5.00
NOTE: 25% discount for rental, shelter fees, field station fees, vehicle parking fees, and event fees is available to non-profit groups registered as 501(c)3. The Parks and Conservation Resources Bureau Director and/or designee has the authority to apply additional fees (damage deposit, etc.) based on the type of use, location and number of people attending. The event sponsor will be responsible for any damages to the site. Fees do not include applicable sales tax. The Bureau Director, or his/her designee, has the authority to credit, exempt, reduce, or refund program fees as necessary.	
IV. County Extension: Soluble Salts (Water)	\$10.00

	FY21 Adopted
PARKS AND CONSERVATION RESOURCES	
V. Parks and Preserves	
A. Campground Fees (rates vary based on date and camp site location)	
1. Area 1: Tent Sites (Sites 1-85)	\$32.00 - \$45.00 per Site per night
2. Areas 2 and 3: Camper/Trailer Sites (Sites 86-236)	\$37.00 - \$50.00 per site per night
3. Reservation Modification/Convenience Fee	\$5.00 per change
4. Cancellation Fee within 48 hours of 1:00 pm check in time	\$32.00 - \$50.00 per reservation
5. Road Toll Surcharge	\$0
6. Primitive Camping Permit Fees for Shell Key Preserve	\$1.00 - \$20.00 per Reservation
B. Boat Ramp Parking Fees (includes applicable sales tax)	
1. Daily Boat Trailer Parking Fee	\$6.00
2. Daily Vehicle Parking Fee	\$2.00
3. Annual Parking Pass	\$110.00
4. Senior Citizen Annual Parking Pass (age 65 or older upon proof of age)	\$55.00
5. Annual Pass Replacement and/or 3 or More Vehicle Fee	\$7.00 each
NOTE: For ramps not subject to Chapter 122, Pinellas County Code.	
C. Beach Access Parks - Parking Meters (includes applicable sales tax)	
	Up to \$2.50 per Hour
D. Fort DeSoto Park, Sand Key Park and Fred Howard Park (beach) Parking Fee	
1. Vehicle Fee per vehicle (excludes bicycles)	\$5.00
2. Annual Pass	\$75.00
3. Six (6) Month Pass	\$45.00
4. Senior Citizen Annual Pass (age 65 or older upon proof of age)	\$55.00
5. Senior Citizen Six (6) Month Pass (age 65 or older upon proof of age)	\$30.00
6. Low income Annual Pass	\$37.50
7. Annual Pass Replacement and/or 3 or More Vehicle Fee	\$7.00 each
8. Military Annual Pass	\$55.00
9. Military Six (6) Month Pass	\$30.00
VI. Marina Fees	
Sutherland Bayou	
1. Trailer Storage (per unit per month)	\$40.00 - \$50.00
2. Wet Slip Rental (per slip per month)	\$175.00 - \$185.00
NOTE: Fees do not include applicable state and local taxes unless otherwise stated. The Parks and Conservation Resources Bureau Director and/or designee has the authority to credit, exempt, reduce or refund departmental fees as necessary.	
**Deleted Air Quality Fees moved from Parks and Conservation Resources to Public Works	

PUBLIC WORKS	FY21 Adopted
I. Mangrove Trimming Permit Application Fees	
A. Single-Family	\$200.00
B. Multi-Family and Commercial	\$400.00
II. Water and Navigation Permit Application Fees	
A. Docks	
1. Private Docks - Poles & Lifts & Lower Landings with no Piling Only	\$450.00
2. Private Docks - Less than 250 Square Feet of New Deck Area	\$600.00
3. Private Docks - 250 to 499 Square Feet of New Deck Area	\$650.00
4. Private Docks - 500 to 999 Square Feet of New Deck Area	\$685.00
5. Private Docks - Over 1,000 Square Feet of New Deck Area	\$735.00
	\$465.00 plus
6. Multi-Use Private and Commercial Docks - Poles, Lifts & Lower Landings with no Piling Only	\$100.00 per new slip created (\$2,500.00 maximum slip charge)
	\$665.00 plus
7. Multi-Use Private Docks	\$100.00 per new slip created (\$2,500.00 maximum slip charge)
	\$715.00 plus
8. Commercial Docks	\$100.00 per new slip created (\$2,500.00 maximum slip charge)
9. Repair Permit (Previously Permitted Dock)	\$300.00
B. Dredge/Fill	
1. Less than 101 cubic yards	\$565.00
2. 101 to 500 cubic yards	\$815.00
3. 501 to 1,000 cubic yards	\$1,315.00
4. More than 1,000 cubic yards	\$1,565.00
C. Extension of Permit Expiration	
1. Dock	\$25.00
2. Dredge and Fill	\$50.00
D. After the Fact Permit Application	Five Times the Normal Fee, Plus Any Fines
<p>If a Public Hearing before the Authority is required, applicants are responsible for all costs associated with advertising and postage in accordance with Pinellas County Land Development Code Chapter 166 Article V. Applicants are required to remit a \$250.00 advanced payment in addition to the application fee(s) to cover these costs.</p>	

	FY21 Adopted
PUBLIC WORKS	
AIR QUALITY DIVISION	
III. National Emissions Standards for Hazardous Air Pollutants (NESHAP)	
Demolition & Asbestos Removal Projects Note: The Department's fee requirements are not applicable when the NESHAP Demolition and asbestos removal project is in a school, college, university, or a residential dwelling, as residential dwelling is defined in Rule 62-257.200, F.A.C. The notification will not be accepted without the appropriate fee.	
A. Demolition	
1. Demolition - Building size ≤ 2,000 sq. ft.	\$360.00
2. Demolition - Building size > 2,000 and < 5,000 sq. ft.	\$480.00
3. Demolition - Building size 5,000 – 24,999 sq. ft.	\$600.00
4. Demolition - Building size 25,000 – 49,999 sq. ft.	\$840.00
5. Demolition - Building size 50,000 – 74,999 sq. ft.	\$1,080.00
6. Demolition - Building size 75,000 – 99,999 sq. ft.	\$1,320.00
7. Demolition - Building size 100,000 sq. ft. and greater	\$1,440.00
8. Demolition - Portable commercial structure: the removing from a foundation of any mobile or portable public or commercial structure. The intent is not to destroy or dismantle the structure, but to take out load stabilizing supports to re-support with same, at a new location. (Public or commercial mobile or portable structures include but are not limited to modular buildings, modular offices, portable buildings, and construction trailers.)	\$50.00
B. Asbestos Removal Projects In Any Combination of Square Feet and Linear Feet	
1. 0 - 159 square feet	\$0.00
2. 160 - 420 square feet	\$360.00
3. 0 - 259 linear feet	\$0.00
4. 260 - 420 linear feet	\$360.00
If combination of square feet and linear feet totals >420	
5. 421 - 1,000	\$480.00
6. 1,001 - 4,000	\$720.00
7. 4,001 - 7,000	\$960.00
8. 7,001 - 10,000	\$1,200.00
9. 10,001 - 20,000	\$1,320.00
10. 20,001 - 30,000	\$1,460.00
11. Greater than 30,000	\$1,600.00
12. Planned Renovation (annual notification): Asbestos removal projects that are individually under the threshold but cumulatively in a calendar year (January 1 through December 31) are at or above the threshold and subject to notification requirements.	\$360.00
C. Asbestos Removal Projects In Cubic Feet	
1. 0 - 34	\$0.00
2. 35 - 44	\$360.00
3. 45 - 54	\$600.00
4. 55 - 64	\$840.00
5. 65 - 74	\$1,080.00
6. 75 - 84	\$1,320.00
7. 85 - 100	\$1,460.00
8. Greater than 100	\$1,600.00

	FY21 Adopted
PUBLIC WORKS	
D. "After-the-Fact" Notification	Two Times the Normal Fee
E. For phased renovation projects, the fee is based on the amount of asbestos in each phase per the above schedule.	
F. Late Revision to Notification	\$250.00
IV. Air Quality Compliance Fees	
NOTE: Fees are not applicable for Title V facilities. Fee applies to each emission unit at a facility.	
A. General Permits - Non NESHAP Sources	
1. Bulk Gasoline Plant; Reciprocating Internal Combustion Engines; Surface Coating Operations; Reinforced Polyester Resin Fabrication; Cast Polymer Operation; Printing Operations; Volume Reduction, Mercury Recovery, or Mercury Reclamation; or other source requiring records keeping only	\$310.00
2. Concrete Batching Plant; Human Crematory; Animal Crematory; Nonmetallic Mineral Processing Plant; or other source requiring a visible emissions test	\$340.00
B. General Permits - NESHAP Sources	
Perchloroethylene Dry Cleaner; Ethylene Oxide Sterilizers; Halogenated Solvent Degreasers; Chromium Electroplating and Anodizing; Secondary Aluminum Sweat Furnace; or other NESHAP general permitted source.	\$370.00
C. Non-Title V Permitted Sources - Annual Fee	
1. Emission unit requiring stack test (Method 25 or 18)	\$1,390.00
2. Emission unit requiring stack test (PM Method 5, 17, or equivalent; VOC Method 25A and other continuous methods)	\$1,290.00
3. Minor VOC or HAP emission unit requiring record keeping only	\$560.00
4. Minor particulate emission unit requiring a visible emissions test	\$340.00
5. Minor particulate emission unit not requiring visible emissions test	\$290.00
6. Facility Annual Operating Report required	\$640.00
7. Visible emissions test for minor VOC emission unit	\$60.00
8. Compliance review of other miscellaneous reports required by permit	\$70.00
D. Gasoline Dispensing Facilities Meeting Stage I Controls - Annual Fee	\$50.00

PURCHASING	FY21 Adopted
I. Pre-qualification - Construction Contractors A. Initial Application	\$50.00

	FY21 Adopted
Safety and Emergency Services	
I. Fire Administration	
A. Temporary Fireworks Sales Permit Fees (for a period not to exceed 90 days)	
1. Permits issued for one site	\$150.00
2. Each additional site by a permit holder	\$125.00
B. Annual Fireworks Sales Permit Fees (for a period not to exceed 12 months)	
1. Permits issued for one site	\$200.00
2. Each additional site by a permit holder	\$125.00
II. Sunstar Ambulance Transports and Services*	
A. Transport	
1. Basic Life Support Non Emergency	\$662.56
2. Advanced Life Support	\$706.73
3. Advanced Life Support 2	\$774.15
4. Critical Care Transport	\$1,113.07
5. Mental Health Transport	\$150.18
6. Mileage per Loaded Mile	\$14.72
B. Standby	
2. Dedicated Standby per Hour (3 Hour Minimum)	\$149.08
C. Patient Expired at Scene	Medicare Basic Life Support - Emergency Rate
* Note: Whereas, in accordance with Section 54-64, Pinellas County Code, the Board of County Commissioners has established a fiscal policy that requires adjustment of the rates for ambulance services charged by Emergency Medical Services in accordance with the most currently published Medical Consumer Price Index.	
III. Sunstar Ambulance Membership Program	
A. Membership	
1. Family Membership	\$114.00
2. Single Membership	\$75.00
NOTE: New Rates will be effective 1/1/2021 in accordance with Resolution 01-330.	

	FY21 Adopted
SOLID WASTE	
I. Scalehouse	
A. Radio Frequency* Window Sticker	\$17.00
B. Radio Frequency* Transponder	\$35.00
C. Proximity Cards**	\$5.00
<p><i>* Transponders and window stickers used for automated lanes at the Scalehouse; charge for initial issuance and replacement of lost transponder only. Replacement of non-functioning units at no charge.</i></p> <p><i>** Proximity Cards - Pre-Programmed Destination Cards for Scalehouse</i></p>	
II. Disposal (Tipping) Fees (per ton)	
A. Municipal Solid Waste	\$42.15
B. Commercial Waste	\$42.15
C. Yard Waste	\$42.15
D. Mulch Rebate	\$0.00
E. Whole Tires (loads containing 5 or more tires are not eligible for flat rate)	\$110.00
F. Passenger Vehicle Flat Rate	\$4.00
G. Unmodified Pickup Trucks and Vans Flat Rate	\$11.00
H. Christmas Trees only (up to 5 trees, no decorations)	\$3.00
I. Out-of-County Surcharge (per ton) to be added to current tipping fee for Municipal Solid Waste, Commercial Waste, Yard Waste, and Whole Tires)	\$42.15
III. Special Fees	
A. Contractor Surcharge (in addition to per ton charge)	\$100.00
B. Special Handling Services Fee (in addition to per ton charge)	\$110.00
C. Fee Waiver (authorized by BCC to allow the County Administrator to modify fees for vehicles designated by Solid Waste in such instances as pilot programs, emergencies, or disposal situations requiring immediate action to protect the health, safety, and welfare of public or for regulatory compliance)	\$0.00
D. REQUIRED DEPOSIT	35%
• Percentage of total loaded vehicle weight	
IV. Collection	
A. Annual Hauler License Fee	\$300.00
B. Franchise Collection Fee per month (Lealman)	\$16.00

	FY21 Adopted
UTILITIES - RECLAIMED WATER	
I. New Service Connection Fees for Systems on Existing Mains	
A. Unmetered Service	
1. Service connection - unmetered service 1"	\$790.00
2. Service connection - unmetered service 1 1/2"	\$1,060.00
3. Service connection - unmetered service 2"	\$1,060.00
B. Metered Service	
1. Service connection - metered service 3/4"	\$840.00
2. Service connection - metered service 1"	\$1,010.00
3. Service connection - metered service 1 1/2"	\$1,400.00
4. Service connection - metered service 2"	\$1,480.00
5. Service connection - metered service 4"	Installed by customer and shall be purchased from the County at the current contract price
II. Service Charges	
1. Reuse service turn on fee (scheduled) future date	\$16.00
2. Reuse service turn on fee (same day)	\$32.00
3. Pre-termination notice fee	\$18.00
4. Delinquent turn-off fee	\$21.00
5. Delinquent turn-on fee	\$19.00
6. Return check processing fee	Per Florida Statute
7. Special meter reading fee - reclaimed water already on	\$16.00
8. Check last reading (if routine or special meter reading was correct) or off cycle reading for billing	\$19.00
9. Meter reset fee 3/4" - 2"	\$65.00
10. Meter reset - larger than 2"	At Cost
11. Service charges - meter test in shop fee (if meter is registered within accuracy range)	
a. 3/4" to 1" (includes reset fee)	\$0.00
b. 1 1/2" to 2" (includes reset fee)	\$0.00
12. Larger than 2" (test in field)	At Cost
The above charges, where applicable, will be increased 50% for after hours between 5 p.m. and 8 a.m. on normal working days, and for all holidays and weekends.	
13. Unspecified work	At Cost

UTILITIES - RECLAIMED WATER	FY21 Adopted
<p>III. Billing Charges</p> <p>A. Funded systems</p> <p>1. Unmetered service</p> <p>2. Metered service</p> <p>B. Unfunded systems</p> <p>1. Unmetered service</p> <p>2. Metered service</p> <p>* A billing charge will be assessed for those properties not served by a water or sewer account.</p> <p>NOTE: "At Cost" shall be calculated based upon actual material and labor costs plus overhead.</p>	<p>\$3.75 bi-monthly billing charge for unmetered reclaimed water only * customers \$4.50 bi-monthly billing charge for metered reclaimed water only * customers</p> <p>\$3.75 bi-monthly billing charge for unmetered reclaimed water only * customers \$4.50 bi-monthly billing charge for metered reclaimed water only * customers</p>

	FY21 Adopted	
UTILITIES - SEWER SYSTEM		
I. Sewer Connection Fee		
A. Single Family Residence	\$2,060.00	
B. Multiple Family and Mobile Home Parks		
1. Each Multiple Family Dwelling Unit	\$1,643.00	
2. Each Mobile Home Space	\$1,540.00	
C. Commercial, Industrial and Miscellaneous Buildings:		
Per gallon of flow *	\$10.98	
* Fee amount will be determined at time application is made for sewer; said connection fee shall be based upon flow and demand made on the system.		
II. Industrial Wastewater Discharge Permit Fees		
A. Type I Industry		
1. One Year Permit	\$4,050.00	
2. Two Year Permit	\$7,300.00	
3. Three Year Permit	\$10,550.00	
4. Four Year Permit	\$13,800.00	
5. Five Year Permit	\$17,050.00	
This type of industry may also be subject to a Special Industrial Surcharge Fee as provided in the Schedule of Rates and Fees for the PCSS.		
B. Type II Industry		
1. One Year Permit	\$2,800.00	
2. Two Year Permit	\$4,950.00	
3. Three Year Permit	\$7,100.00	
4. Four Year Permit	\$9,250.00	
5. Five Year Permit	\$11,400.00	
This type of industry may also be subject to a Special Industrial Surcharge Fee as provided in the Schedule of Rates and Fees for the PCSS.		
C. Type III Industry (No Discharge Permit)		
1. One Year Permit	\$800.00	
2. Two Year Permit	\$1,150.00	
3. Three Year Permit	\$1,500.00	
4. Four Year Permit	\$1,850.00	
5. Five Year Permit	\$2,200.00	
D. High Strength Wastewater Surcharge		
Note: Predetermined measures used in calculations:		
Biochemical Oxygen Demand (BOD) Discharge	Sewer Base Rate Charge multiplied by the total of the Load ERU minus one and multiplied by the Flow ERU	
Local Limit is 450 mg/L		
Total Suspended Solids (TSS) Discharge		
Local Limit is 650 mg/L		
Equivalent Residential Unit (ERU) Flow is		
Currently 5,000 gallons per month		
Load ERU is the greater of the Customer BOD or TSS divided by its respective Local Limit		
Sewer Base Rate Charge per month adopted by resolution		
E. Processed groundwater discharge fee per 1,000 gallons of processed groundwater received		
		\$30.00

UTILITIES - SEWER SYSTEM	FY21 Adopted
III. Tap Installation Fee including wye and service lateral	At Cost, but not less than \$2,000
IV. Transported Liquid Wastes Discharge Fee*	
A. Per 1,000 gallons of transported grease liquid wastes received at the FOG Facility. The cost/1,000 gal. charge will be prorated for fractional loads.	\$120.00
B. Per 1,000 gallons of transported septic tank and portable chemical toilet wastes received at the South Cross Bayou WRF. Only accepting Septage permitted haulers; will not accept dual permitted haulers. The \$35/1000 gallon charge will be based on total, full permitted capacity of their tank, regardless of delivered volume.	\$35.00
V. Grease Waste Hauler Application and Permitting Base Fees	
A. Application and Permitting Base Fee	\$250.00
B. Fee for Each Vehicle (for three years)	\$25.00
VI. Permit Fee for Food Service Facilities	
A. Permit fee for a food service facility with grease interceptor	\$140.00
B. Permit fee for a food service facility with a grease trap	\$115.00
C. Food service facility pumping variance fee (fee to be implemented on February 1, 2010)	\$200.00
D. Food service facility re-inspection fee	\$50.00
VII. Collection System Extension	At Cost
VIII. Unspecified Work	At Cost
NOTE: "At Cost" shall be calculated based upon actual material and labor costs plus overhead.	

UTILITIES COLLECTIONS	FY21 Adopted
<p>I. Service Charges - Late Payment Fee on balance greater than \$5.00</p> <p>NOTE: Bills are due within twenty-eight (28) days from the bill invoice date. Any balance unpaid after this date will be charged the Late Payment Fee. (The late fee is assessed at the step in dunning where the notice of balance due - i.e., the late notice, is generated and mailed to the customer). This fee is for all the accounts which Pinellas County Utilities collects, both Pinellas County Utilities accounts and those for which Pinellas County Utilities is a billing agent. Customers who have incurred no more than one Late Payment fee within a 12 month period may be eligible for a waiver of the late payment fee.</p> <p><i>* Utilities Water, Sewer and Reclaimed Water Schedules</i></p>	<p>10% of balance due subject to a \$1.00 minimum and \$500.00 maximum</p>

	FY21 Adopted
UTILITIES - WATER SYSTEM	
I. DEPOSITS	
A. Water	
1. Deposits by Meter Size - Water 3/4"	\$100.00
2. Deposits by Meter Size - Water 01"	\$210.00
3. Deposits by Meter Size - Water 1-1/2"	\$590.00
4. Deposits by Meter Size - Water 02"	\$1,510.00
5. Deposits by Meter Size - Water 03"	\$1,970.00
6. Deposits by Meter Size - Water 04"	\$8,500.00
7. Deposits by Meter Size - Water 06" and up	\$10,150.00
B. Sewer	
1. Deposits by Meter Size - Sewer 3/4"	\$115.00
2. Deposits by Meter Size - Sewer 01"	\$210.00
3. Deposits by Meter Size - Sewer 1-1/2"	\$525.00
4. Deposits by Meter Size - Sewer 02"	\$1,325.00
5. Deposits by Meter Size - Sewer 04"	\$7,300.00
6. Deposits by Meter Size - Sewer 06" and up	\$8,700.00
II. METERED CONNECTION CHARGES (POTABLE and RECLAIMED)	
A. Meter & Meter Box	
1. Meter & Meter Box 5/8" x 3/4" (Excludes Tap and Service)	\$660.00
2. Meter & Meter Box 1" (Excludes Tap and Service)	\$700.00
3. Meter & Meter Box 1-1/2" (Excludes Tap and Service)	\$1,050.00
4. Meter & Meter Box 2" (Excludes Tap and Service)	\$1,300.00
5. Meter & Meter Box 2-2" Parallel (Excludes Tap and Service)	\$2,600.00
6. Meter 4" and larger (Excludes Tap and Service)	At Cost
B. Tap and Service Line	
1. Tap and Service Line 5/8" x 3/4"	\$755.00
2. Tap and Service Line 1"	\$945.00
3. Tap and Service Line 1-1/2"	\$1,090.00
4. Tap and Service Line 2"	\$1,195.00
5. Tap and Service Line 2-2" Parallel	\$2,090.00
C. Temporary	
1. Temporary In-ground	Installation cost for size meter requested plus applicable deposit fee
2. Temporary Fire Hydrant Meter	\$75 plus applicable deposit fee
D. Related Fees	
1. Service Line Road Crossing Fee (Cost per foot)	\$50.00

UTILITIES - WATER SYSTEM	FY21 Adopted
III. BACKFLOW PREVENTION DEVICES	
A. Reduced Pressure Device - Single	
1. Installed by County Single 3/4"	\$615.00
2. Installed by County Single 1"	\$615.00
3. Installed by County Single 1-1/2"	\$1,145.00
4. Installed by County Single 2"	\$1,250.00
5. Installed by Owner, Provided by County, Single 4"	At cost + Whse handling fee of \$34.00
6. Installed by Owner, Provided by County, Single 6"	At cost + Whse handling fee of \$34.00
7. Installed by Owner, Provided by County, Single 8"	At cost + Whse handling fee of \$34.00
8. Installed by Owner, Provided by County, 6" & 4" Combo & 6" device	Combine cost of 4" At cost + Whse handling fee of \$34.00
B. Reduced Pressure Device - Parallel	
1. Installed by County Parallel 3/4"	\$1,030.00
2. Installed by County Parallel 1"	\$1,030.00
3. Installed by County Parallel 1-1/2"	\$1,945.00
4. Installed by County Parallel 2"	\$2,200.00
5. Installed by Owner, Provided by County, Parallel 4"	At cost + Whse handling fee of \$34.00
6. Installed by Owner, Provided by County, Parallel 6"	At cost + Whse handling fee of \$34.00
7. Installed by Owner, Provided by County, Parallel 8"	At cost + Whse handling fee of \$34.00
C. Double Check Valve Device - Single*	
1. Installed by County Single 3/4"	\$565.00
2. Installed by County Single 1"	\$565.00
3. Installed by County Single 1-1/2"	\$1,080.00
4. Installed by County Single 2"	\$1,145.00
5. Installed by Owner, Provided by County, Single 4"	At cost + Whse handling fee of \$34.00
6. Installed by Owner, Provided by County, Single 6"	At cost + Whse handling fee of \$34.00
7. Installed by Owner, Provided by County, Single 8"	At cost + Whse handling fee of \$34.00
8. Installed by Owner, Provided by County, 6" & 4" Combo & 6" device	Combine cost of 4" At cost + Whse handling fee of \$34.00

UTILITIES - WATER SYSTEM	FY21 Adopted
D. Double Check Valve Device - Parallel*	
1. Installed by County Parallel 3/4"	\$930.00
2. Installed by County Parallel 1"	\$930.00
3. Installed by County Parallel 1-1/2"	\$1,805.00
4. Installed by County Parallel 2"	\$1,980.00
5. Installed by Owner, Provided by County, Parallel 4"	At cost + Whse handling fee of \$34.00
6. Installed by Owner, Provided by County, Parallel 6"	At cost + Whse handling fee of \$34.00
7. Installed by Owner, Provided by County, Parallel 8"	At cost + Whse handling fee of \$34.00
* Double check valves for unmetered fire lines required an additional 3/4" double check valve for leak check meter.	\$405.00
E. Installation by County:	
1. Installed by County, 4"	\$1,500.00 - \$3,500.00
2. Installed by County, 6"	\$2,500.00 - \$4,000.00
3. Installed by County, 8"	\$2,500.00 - \$5,000.00
F. Related Fees	
1. Backflow Stands	\$33.00 Each
G. Backflow Device Maintenance (Annual Fee)	
1. Residential (Residential > 4 Units), or Commercial/Small Fireline, ≤2"	\$28.86
2. Commercial/Multi-Family, DCVA/DCDA, ≥ 4"	\$62.70
3. Commercial/Multi-Family, RP, ≥ 4"	\$103.26
4. Residential (Residential < 3 Units) and ≤ 1"	\$9.72
NOTE: Annual Backflow Device Maintenance Fees will be billed on a bi-monthly basis.	

	FY21 Adopted
UTILITIES - WATER SYSTEM	
IV. SERVICE CHARGES	
A. Turn on Fee (scheduled) future date	\$16.00
B. Turn on Fee same date	\$32.00
C. Pre-termination notice	\$18.00
D. Delinquent turn off	\$21.00
E. Delinquent turn on future date	\$19.00
F. Delinquent turn on same date	\$32.00
G. Return check processing	Per Florida Statute
H. Special meter reading - water already on	\$16.00
I. Check last reading fee (if routine or special meter reading was correct or off-cycle reading for billing)	\$19.00
J. Meter reset fee 3/4" to 2"	\$65.00
K. Larger than 2"	At Cost
L. Meter test in shop (if meter is registered within accuracy range - 3/4" to 1")	\$100.00
M. Meter test in shop (if meter is registered within accuracy range - 1-1/2" to 2")	\$100.00
N. Meter test in field (if meter is registered within accuracy range - larger than 2")	At Cost
O. Hydrant meter deposit charge	At Cost
NOTE: Services that are provided after hours at the request of the customer will be charged at two times the approved rate.	
V. FIRE PROTECTION CHARGES	
A. Installation charge for fire hydrant only - 5 1/4"	At Cost
B. Standby Charges for unmetered private fire protection facilities:	
1. Annual Charge 6" or less fire line	\$102.00
2. Annual Charge 8" fire line	\$174.00
3. Annual Charge 10" fire line	\$342.00
4. Annual Charge 12" fire line	\$390.00
Persons desiring to have public fire protection facilities relocated shall pay in advance 100% of the estimated cost of relocation. Upon completion of the project they shall be billed actual cost plus overhead, less the amount advanced. Governmental agencies will not be required to prepay.	
C. Potable fire hydrant flow test	\$75.00

UTILITIES - WATER SYSTEM	FY21 Adopted
VI. TAP ONLY CHARGES	
1. Concrete Pipe Main (minimum \$5,000)	At Cost, but not less than \$5,000.00
2. Tap 2" Main Line - Iron/PVC Pipe Main 16" or less	\$1,300.00
3. Tap 4" - Iron/PVC Pipe Main 16" or less	\$2,000.00
4. Tap 6" - Iron/PVC Pipe Main 24" or less	\$2,100.00
5. Tap 8" - Iron/PVC Pipe Main 24" or less	\$2,400.00
6. Tap 12" - Iron/PVC Pipe Main 24" or less	\$3,200.00
<p>These charges are for labor and material only to tap and install valve boxes on the County water mains. The cost for restoration will be in addition to these charges and will be the actual cost of materials and labor plus overhead. Meter taps 2" in diameter or less are not permitted on concrete mains. Mains 24" in diameter or larger are considered to be transmission mains and tapping will not be permitted except as authorized by the Director of Pinellas County Utilities.</p> <p>Taps on mains 24" in diameter and larger requiring well pointing by the County will be required to pay in advance the anticipated well pointing charge at the current contract price. In the event well pointing is not required the well pointing charge will be refunded.</p>	
VII. IMPACT FEES	
A. Residential Impact Fees:	
1. Single Family Homes	
a. 5/8" x 3/4" meter	\$352.00
b. 1" meter	\$880.00
2. Duplex (master metered) 1-3/4" meter	\$493.00
3. Triplex (master metered) 1-1" meter	\$634.00
4. Apartments (master metered) (loft or den = additional bedroom)	
a. 1 bedroom	\$141.00
b. 2 bedroom	\$176.00
c. 3 bedroom	\$211.00
5. Mobile Homes (master metered)	\$246.00
6. Hotel/Motel & Travel Trailer Park	Based on Meter Size
B. Commercial Impact Fees:	
1. 5/8 x 3/4" meter ERU 1	\$352.00
2. 1" meter ERU 2.5	\$880.00
3. 1-1/2" meter ERU 5	\$1,760.00
4. 2" meter" ERU 10	\$3,520.00
5. 2-2" in manifold ERU 20	\$7,040.00
6. 4" Compound ERU 30	\$10,560.00
7. 4" turbine ERU 40	\$14,080.00
8. 6" FM-CT ERU 100	\$35,200.00
9. 8" FM-CT" ERU 175	\$61,600.00
<p>Due to financial hardship, the County's deferred payment program can be used to pay for the cost of impact and connection fees. The program calls for payment of the fees over a six (6) year period at an interest rate of 8%.</p>	

UTILITIES - WATER SYSTEM	FY21 Adopted																								
<p>VIII. UNSCHEDULED LABOR AND MATERIALS Line extension and other special installation not covered by this schedule of rates and fees will be charged material costs plus 15% and cost of labor plus 105%.</p> <p>IX. LINE EXTENSION COSTS The front footage cost of pipe installed is established as the cost of the pipe per foot plus the cost of labor and materials as installed and related to a cost per linear foot.</p> <p>X. MISCELLANEOUS CHARGES See resolution #87-371, Section XI</p> <p>XI. WATER MAIN EXTENSION POLICY See resolution #87-371, Section XII</p> <p>XII. SPECIAL ASSESSMENT COST OF CONSTRUCTION See resolution #87-371, Section XIII</p> <p>XIII. SPECIAL ASSESSMENTS See resolution #87-371, Section XIV</p> <p>XIV. WHOLESALE RATE CRITERIA</p> <p>A. General See resolution #87-371, Section XV, Part A</p> <p>B. Monthly Meter Service Charges The monthly meter service charge applicable for wholesale accounts for meter maintenance, meter reading, telemetry charges, billing and accounting are as follows:</p> <table data-bbox="310 1119 1258 1438"> <tr><td>1. Meter Six 3/4"</td><td>\$12.00</td></tr> <tr><td>2. Meter Size 1"</td><td>\$13.00</td></tr> <tr><td>3. Meter Size 1-1/2"</td><td>\$15.00</td></tr> <tr><td>4. Meter Size 2"</td><td>\$16.00</td></tr> <tr><td>5. Meter Size 4"</td><td>\$25.00</td></tr> <tr><td>6. Meter Size 6"</td><td>\$38.00</td></tr> <tr><td>7. Meter Size 8"</td><td>\$55.00</td></tr> <tr><td>8. Meter Size 10"</td><td>\$72.00</td></tr> <tr><td>9. Meter Size 12"</td><td>\$133.00</td></tr> <tr><td>10. Meter Size 16"</td><td>\$158.00</td></tr> <tr><td>11. Meter Size 20"</td><td>\$183.00</td></tr> <tr><td>12. Over 20", or other types</td><td>\$195.00</td></tr> </table> <p>Unpaid accounts will become delinquent thirty (30) days after the date of billing.</p> <p>C. Meter Connections See resolution #87-371, Section XV, Part D</p> <p>D. Eligibility See resolution #87-371, Section XV, Part E</p>	1. Meter Six 3/4"	\$12.00	2. Meter Size 1"	\$13.00	3. Meter Size 1-1/2"	\$15.00	4. Meter Size 2"	\$16.00	5. Meter Size 4"	\$25.00	6. Meter Size 6"	\$38.00	7. Meter Size 8"	\$55.00	8. Meter Size 10"	\$72.00	9. Meter Size 12"	\$133.00	10. Meter Size 16"	\$158.00	11. Meter Size 20"	\$183.00	12. Over 20", or other types	\$195.00	
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UTILITIES - WATER SYSTEM	FY21 Adopted
XV. CONTRACTUAL CUSTOMERS	
A. Category A - Active Water Accounts	\$0.72 for each utility service
B. Category C - No Water Account (for first service)	\$1.16 for first service
XVI. MAILING INSERT FEE	
A. Mailing insert fee - includes the cost of PCU design, developing, printing and shipping the inserts and addition to handling all of the coordination with the mail house contractor.	\$0.05 per insert
B. Mailing insert fee - If the mailer does their own design, printing and shipping to the mail house.	\$0.04 per insert
C. If an insert goes out that causes the total weight of the mail package to exceed the standard first class mail rate, the organization that requested the insert pays the additional cost of postage.	At Cost
D. Miscellaneous change order fee	\$2.37 per change order
XVII. UNSPECIFIED WORK	At Cost
NOTE: "at cost" shall be calculated based upon actual material and labor costs plus overhead.	

SCHEDULE OF IMPACT FEES CHARGED AT BUILDING PERMIT ISSUANCE

SEWER:	\$400 for the first toilet \$100 for each additional toilet Connection at owner or developer's expense
SANITATION:	\$125 per residential unit \$460 for the first 5,000 square feet and \$100 for each additional 1,000 square feet for commercial projects
PARK FACILITIES:	\$315 per residential unit (not applicable for commercial projects)
PARKLAND IMPACT FEE:	Applied to Developments with five or more dwelling units Calculation: Step 1) # of dwelling units x 2.5 x .006 = Required Acreage Step 2) Required Acreage to be dedicated x Market Value per Acre = Parkland Impact Fee
PUBLIC SAFETY (FIRE IMPACT):	\$350 per residential unit \$475 per 5,000 square feet for General Commercial projects \$475 per 4,000 square feet for Industrial Commercial projects \$475 per 2,500 square feet for Institutional Commercial projects
PINELLAS COUNTY MOBILITY IMPACT:	Per latest Pinellas County Ordinance Fee Schedule Schedule A – citywide Schedule B – downtown redevelopment district Current impact fee for a new single family home, detached, is \$2,066 (Schedule A).
LIBRARY:	\$383 per residential unit (Not applicable for commercial projects)
BUILDING SURCHARGE:	1.5% of each permit fee (minimum fee of \$2.00)
WATER:	Not an impact fee, but collected at permit issuance. Hookup fee based on size of meter: 5/8" meter (standard size) - \$225 1" meter \$280 Check with Public Works if considering larger meter sizes. Connection at owner or developer's expense Backflow prevention devices: 5/8" double check valve device (standard size) - \$245 1" double check valve device \$265 Check with Public Works if considering larger devices for larger meter sizes. Special devices may be required for commercial projects.
WATER DEPOSIT:	Not an impact fee, but collected at permit issuance. For 5/8" meter (standard size) - \$100 For 1" meter \$120

Building Permit Fee Schedule

Fees
\$1,000 to \$50,000
\$25.00 for the first \$1,000 plus \$7.00 for each additional thousand or fraction thereof to and including \$50,000
\$50,000 to \$100,000
\$400.00 for the first \$50,000 plus \$6.00 for each additional thousand or fraction thereof, to and including \$100,000
\$100,000 to \$500,000
\$600.00 for the first \$100,000 plus \$5.00 for each additional thousand or fraction thereof, to and including \$500,000
\$500,000 and Up
\$1,800.00 for the first \$500,000 plus \$4.00 for each additional thousand or fraction thereof

Notes:

There is a 50% plan check fee.

The minimum permit fee is due at time of permit submittal.

There will be a \$54.00 charge per inspection or lockout.

**Revised Schedule of
Plumbing Permit Fees**

Permit	Fee
Base Fee	\$40.00
Water Closet	\$4.00
Lavatory	\$4.00
Tub	\$4.00
Sink	\$4.00
Shower	\$4.00
Water Heater	\$4.00
Laundry Tray	\$4.00
Washer	\$4.00
Disposer	\$4.00
Floor Drain	\$4.00
Service Sink	\$4.00
Urinal	\$4.00
Dishwasher	\$4.00
Drinking Fountain	\$4.00
Water Service	\$4.00
Sewer Service	\$4.00
Grease Trap	\$10.00
Irrigation	\$4.00

**Revised Schedule of
Mechanical Permit Fees**

Permit	Fee
Base Fee	\$40.00
0-5 Ton (charge per ton)	\$8.00 per ton
6 Ton or more \$20.00 + each additional ton	\$6.00 per ton
ECU	\$6.00
Heat Strip (per KW)	\$2.00
Range Vent	\$2.00
Dryer Vent	\$2.00
Bath Vent	\$2.00
Sprinklers (per head)	\$2.00
Automatic Extinguishing System (per nozzle)	\$2.00
Commercial Hood	\$2.00
Gas - Residential	\$10.00
Gas - Commercial	\$10.00

**Revised Schedule of
Electric Permit Fees**

Permit	Fee
Base Fee	\$40.00
Saw Pole	\$10.50
Residential Service	\$.22 AMP
Commercial Service - New	\$.22 AMP
Replacement/Relocated Service - Commercial	\$50.00
Replacement/Relocated Service - Residential	\$25.00
Receptacles (each)	\$0.50
Fixtures (each)	\$0.50
Switches (each)	\$0.50
Ovens	\$4.00
Dryer	\$4.00
Water Heater	\$4.00
Built-in Appliance	\$4.00
Air Handler (per unit)	\$4.00
Condenser (per unit)	\$4.00
Miscellaneous Heat/Cool (per unit)	\$4.00
Motors/Generators 0-1 HP	\$6.00
Motors/Generators 1-3 HP	\$8.00
Motors/Generators 3-20 HP	\$12.00
Motors/Generators 20-50 HP	\$18.00
Motors/Generators over 50 HP	\$24.00
Fire Alarm Openings	\$1.00
Signs - Pylon	\$10.00
Signs - Wall, Ground, Channel Letters, etc.	\$10.00
Swimming Pools	\$20.00

Mobility Fees

SECTION 6. SECTION 150-40 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS AMENDED TO READ AS FOLLOWS:

Sec. 150-40. Computation of amount.

- (a) The amount of the multimodal impact fees imposed under this article will depend on a number of factors, including the type of land development activity, and several fixed elements, such as the average cost to construct one lane-mile of roadway (\$2,216,466.00) and the average capacity of one lane-mile of roadway (6,900 vehicles per day).
- (b) The following formula shall be used by the county administrator, city manager or functional equivalent to determine the impact fee per unit of development:

$$\frac{TGR \times \%NT \times TL \times CST (RF)}{CAP \times 2}$$

WHERE:

TGR	=	Trip generation rate, as per fee schedule
%NT	=	Percent new trips
TL	=	Average trip length, varies by land use
CST	=	The cost to construct one-lane mile of roadway (\$2,216,466.00)
CAP	=	The capacity of one-lane mile of roadway (6,900 vehicles per lane, per day)
2	=	Allocation of one-half the impact to the origin and one-half to the destination
RF	=	Reduction factor (.268)

- (c) At the option of the feepayer, the amount of the multimodal impact fee may be determined by the following fee schedules (Schedule A contains the impact fee rates for uses outside of designated downtown areas; Schedule B contains rates for downtown areas):

Schedule A. General Fee Schedule

Land Use Type	Unit	Trip Rate	Avg. Trip Length	Percent New Trips	Fee Per Unit
Residential:					
Single-family	du	9.6	5.0	1.00	\$2,066
Multi-family	du	6.6	5.0	1.00	\$1,420

Condominium/Townhome	du	5.8	5.0	1.00	\$1,248
Efficiency apt./hotel	room	5.0	3.3	0.59	\$419
Mobile home	du	5.0	5.0	1.00	\$1,076
Licensed ACLF	bed	2.7	2.8	.74	\$241
General Office:					
0—49,999 sq. ft.	1000 sf	16.3	5.1	0.92	\$3,292
50,000—149,999 sq. ft.	1000 sf	13.7	5.1	0.92	\$2,767
150,000—299,999 sq. ft.	1000 sf	11.5	5.1	0.92	\$2,323
300,000—599,999 sq. ft.	1000 sf	10.4	5.1	0.92	\$2,100
600,000—799,999 sq. ft.	1000 sf	8.4	5.1	0.92	\$1,697
Over 800,000 sq. ft.	1000 sf	8.2	5.1	0.92	\$1,656
Research Center:					
Research center	1000 sf	6.1	5.1	0.92	\$1,232
Industrial:					
General industrial	1000 sf	7.0	5.1	0.92	\$1,414
Industrial park	1000 sf	7.0	5.1	0.92	\$1,414
Manufacturing	1000 sf	3.8	5.1	0.92	\$767
Warehousing	1000 sf	3.6	5.1	0.92	\$727
Mini-warehousing	1000 sf	2.5	3.1	0.92	\$307
Medical:					
Hospital	bed	11.8	6.4	0.77	\$2,503
Nursing home	bed	2.4	2.8	0.75	\$217
Clinic/Medical office	1000 sf	35.2	4.9	0.85	\$6,311
Veterinary clinic	1000 sf	32.8	1.9	0.70	\$1,878
Lodging:					
Hotel	room	8.2	6.4	0.71	\$1,604
Motel (budget style)	room	5.6	6.4	0.59	\$910
Resort hotel	room	18.4	5.4	0.75	\$3,208
Recreation:					
General recreation	pkg sp	3.4	6.4	0.90	\$843
Marina	boat berth	3.0	7.0	0.90	\$814
Dry dock marina	boat slip	2.1	3.6	0.90	\$293
Racquet club	1000 sf	14	3.0	0.75	\$1,356
Golf course	acre	5.0	7.1	0.90	\$1,375
Fitness center	1000 sf	27.0	4.0	0.84	\$3,905

Retail:					
Quality restaurant	1000 sf	90.0	2.5	0.82	\$7,942
Sit-down restaurant	1000 sf	127.0	1.9	0.79	\$8,205
Drive-in restaurant	1000 sf	496.0	1.7	0.54	\$19,599
Quality drive-in restaurant	1000 sf	279.7	1.7	0.75	\$15,350
Discount store (ind.)	1000 sf	56.0	1.8	0.61	\$2,647
Building materials store	1000 sf	45.2	1.7	0.61	\$2,018
Home Improvement Superstore	1000 sf	29.8	2.2	0.83	\$2,342
New and used car sales	1000 sf	33.3	2.4	0.79	\$2,718
Service station w/ conven. Market <800 sf	pump	162.8	1.9	0.23	\$3,062
Car wash	1000 sf	151.2	1.6	0.67	\$6,977
Supermarket	1000 sf	102.0	1.7	0.53	\$3,956
Convenience market (under 3,000 sf)	store	1762.9	1.5	0.25	\$28,456
Convenience market (3,000 sf or over)	1000 sf	887.1	1.5	0.25	\$14,319
Movie theater w/ matinee	screen	132.0	2.3	0.85	\$11,108
Auto repair/detailing	1000 sf	28.4	2.2	0.83	\$2,232
Furniture store	1000 sf	5.1	2.4	0.79	\$351
Retail nursery (garden ctr.)	1000 sf	36.0	1.8	0.61	\$1,701
Discount club store	1000 sf	41.8	4.0	0.89	\$6,405
Discount superstore	1000 sf	65.3	2.2	0.83	\$5,133
Video rental store (free standing)	1000 sf	13.6	2.3	0.85	\$1,144
General Commercial:					
Under 100,000 sq. ft.	1000 sf	94.7	1.7	0.49	\$3,396
100,000—199,999 sq. ft.	1000 sf	74.3	1.8	0.63	\$3,627
200,000—299,999 sq. ft.	1000 sf	58.9	2.0	0.75	\$3,803
300,000—399,999 sq. ft.	1000 sf	48.3	2.3	0.79	\$3,778
400,000—499,999 sq. ft.	1000 sf	43.0	2.5	0.80	\$3,702
500,000—999,999 sq. ft.	1000 sf	37.7	3.0	0.81	\$3,943
Over 1,000,000 sq. ft.	1000 sf	33.4	3.6	0.81	\$4,192
Services:					
Bank	1000 sf	144.0	1.6	0.30	\$2,975
Institutional:					
Church	1000 sf	9.1	3.9	0.90	\$1,375
Library (private)	1000 sf	56.0	3.9	0.90	\$8,461
Day care center	1000 sf	79.0	2.0	0.74	\$5,033

Elementary school	student	1.3	4.3	0.80	\$192
High school	student	1.7	4.3	0.90	\$283
Junior/community college	student	1.2	7.3	0.90	\$339
University	student	2.4	7.3	0.90	\$679
Airport	flights	2.0	6.0	0.90	\$465
Park	acres	36.5	6.4	0.90	\$9,050

Note: General commercial unit is gross leasable area.

Schedule B. Downtown Area Fee Schedule

Land Use Type	Unit	Trip Rate	Avg. Trip Length	Percent New Trips	Fee Per Unit
Residential:					
Single-family	du	9.6	5.0	0.74	\$1,529
Multi-family	du	6.6	5.0	0.74	\$972
Condominium/Townhome	du	5.8	5.0	0.74	\$924
Efficiency apt./hotel	room	5.0	3.3	0.59	
Mobile home	du	5.0	5.0	0.74	\$796
Licensed ACLF	bed	2.7	2.8	0.74	\$241
General Office:					
0—49,999 sq. ft.	1000 sf	16.3	5.1	0.74	\$2,648
50,000—149,999 sq. ft.	1000 sf	13.7	5.1	0.74	\$2,226
150,000—299,999 sq. ft.	1000 sf	11.5	5.1	0.74	\$1,868
300,000—599,999 sq. ft.	1000 sf	10.4	5.1	0.74	\$1,689
600,000—799,999 sq. ft.	1000 sf	8.4	5.1	0.74	\$1,365
Over 800,000 sq. ft.	1000 sf	8.2	5.1	0.74	\$1,332
Research Center:					
Research center	1000 sf	6.1	5.1	0.74	\$991
Industrial:					
General industrial	1000 sf	7.0	5.1	0.74	\$1,137
Industrial park	1000 sf	7.0	5.1	0.74	\$1,137
Manufacturing	1000 sf	3.8	5.1	0.74	\$617
Warehousing	1000 sf	3.6	5.1	0.74	\$585
Mini-warehousing	1000 sf	2.5	3.1	0.74	\$247
Medical:					
Hospital	bed	11.8	6.4	0.62	\$2,015

Nursing home	bed	2.4	2.8	0.60	\$174
Clinic/Medical office	1000 sf	35.2	4.9	0.70	\$5,197
Veterinary clinic	1000 sf	32.8	1.9	0.70	\$1,878
Lodging:					
Hotel	room	8.2	6.4	0.61	\$1,378
Motel (budget style)	room	5.6	4.0	0.61	\$588
Resort hotel	room	18.4	5.4	0.61	\$2,609
Recreation:					
General recreation	pkg sp	3.4	6.4	0.32	\$300
Marina	boat berth	3.0	7.0	0.32	\$289
Dry dock marina	boat slip	2.1	3.6	0.32	\$104
Racquet club	1000 sf	14	3.0	0.32	\$579
Fitness center	1000 sf	27.0	4.0	0.36	\$1,674
Retail:					
Quality restaurant	1000 sf	90.0	2.5	0.21	\$2,034
Sit-down restaurant	1000 sf	127.0	1.9	0.21	\$2,181
Drive-in restaurant	1000 sf	496.0	1.7	0.21	\$7,622
Quality drive-in restaurant	1000 sf	279.7	1.7	0.21	\$4,298
Discount store (ind.)	1000 sf	56.0	1.8	0.34	\$1,475
Building materials store	1000 sf	45.2	1.7	0.34	\$1,125
Home Improvement Superstore	1000 sf	29.8	2.2	0.34	\$959
New and used car sales	1000 sf	33.3	2.4	0.52	\$1,789
Service station w/ conven. market <800 sf	pump	162.8	1.9	0.23	\$3,062
Car wash	1000 sf	151.2	1.6	0.40	\$4,165
Supermarket	1000 sf	102.0	1.7	0.53	\$3,956
Convenience market (under 3,000 sf)	store	1762.9	1.5	0.25	\$28,456
Convenience market (3,000 sf or over)	1000 sf	887.1	1.5	0.25	\$14,319
Movie theater w/ matinee	screen	132.0	2.3	0.58	\$7,580
Auto repair/detailing	1000 sf	28.4	2.2	0.56	\$1,506
Furniture store	1000 sf	5.1	2.4	0.52	\$231
Retail nursery (garden ctr.)	1000 sf	36.0	1.8	0.34	\$948
Discount club store	1000 sf	41.8	4.0	0.30	\$2,159
Discount superstore	1000 sf	65.3	2.2	0.30	\$1,855
Video rental store (free standing)	1000 sf	13.6	2.3	0.32	\$431
General Commercial:					

Under 100,000 sq. ft.	1000 sf	94.7	1.7	0.30	\$2,079
100,000—199,999 sq. ft.	1000 sf	74.3	1.8	0.35	\$2,015
200,000—299,999 sq. ft.	1000 sf	58.9	2.0	0.47	\$2,383
300,000—399,999 sq. ft.	1000 sf	48.3	2.3	0.51	\$2,439
400,000—499,999 sq. ft.	1000 sf	43.0	2.5	0.53	\$2,452
500,000—999,999 sq. ft.	1000 sf	37.7	3.0	0.54	\$2,629
Over 1,000,000 sq. ft.	1000 sf	33.4	3.6	0.54	\$2,795
Services:					
Bank	1000 sf	144.0	1.6	0.30	\$2,975
Institutional:					
Church	1000 sf	9.1	3.9	0.35	\$535
Library (private)	1000 sf	56.0	3.9	0.63	\$5,923
Day care center	1000 sf	79.0	2.0	0.47	\$3,196
Elementary school	student	1.3	4.3	0.53	\$128
High school	student	1.7	4.3	0.63	\$198
Junior/community college	student	1.2	7.3	0.63	\$238
University	student	2.4	7.3	0.63	\$475
Park	acre	36.5	6.4	0.63	\$6,335

Note: General commercial unit is gross leasable area.