



City of Tarpon Springs, Florida

Building Development Department
David Gilson
Building Official

Building Official Interpretation

Florida Building Code Administration Section 111 2023/Eighth Edition

This interpretation is provided to clarify the minimum requirements for a C.O. (certificate of occupancy). This should be considered a general overview of the local requirements and in some instances, there may be requirements due to the complexity of the project. If a request is made to reduce the requirements, these requests shall be handled on a case-by-case basis by the Building Official.

I have determined the aforementioned code section is very broad in nature and does not offer enough clarity to adequately describe the minimum requirements for a C.O. In these instances, the Code allows for the local building official to make an interpretation for clarity, until or unless the Florida Building Commission provides a binding interpretation.

This department has encountered previous projects that were requesting C.O.'s prior to the completion of the project. The minimum requirements as delineated below should help clarify what would be expected prior to the issuance of the C.O.

The structure shall be complete with all plumbing fixtures, lighting outlets, fixed in place appliances, heating and cooling equipment, safety requirements, stairs, doors, windows and the like, as provided on the approved plans and construction documents. The structure shall also be ready for use as intended/designed and in a move-in ready state.

The following is a list of items that are required. This list should not be considered an exhaustive list.

- Site work complete with appropriate ground cover, all debris removed from the site, parking and drive areas complete as per plans, all required trees and shrubs planted and growing, retention areas complete and approved by all agencies, addresses affixed to the building.
- Exterior of the building shall be covered with a pigmented covering (paint or the like) unless the design specifically delineates a raw finish. The exterior of the structure has been treated in such a manner to protect from water or moisture intrusion. All holes or gaps in the exterior of the structure have been filled to protect from insects and vermin. Any products that are negatively affected by ultraviolet rays from the sun have been properly covered or protected.
- All stairs, handrails, safety guards and the like are in place and meet the live load requirements of the Florida Building Code.
- Electricity shall be on, and all electrical appliances or fixtures are operating as designed. Any bulbs required for fixtures are installed and operating.
- Potable water is provided and operating. All plumbing fixtures are installed and operating as designed. Irrigation is complete and not spraying water over municipal sidewalks or roads.



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- Heating and cooling equipment is installed and operating as designed. All vent registers are installed and return air is in place with appropriate filtration in place. All cooling equipment is properly identified for the electrical disconnects.
- All floor coverings in wet or damp areas are in place and complete.
- All roof coverings are in place and watertight.
- Any required fences, guards, or physical barriers intended for protection are in place.
- The location and quantity of rooms, fixtures and built in appliances shall match the approved plans. Minimum fixtures and rooms required by the code will not be an acceptable reason to eliminate items from the project. If the reduction in size, location or quantity is requested to be reduced to a minimum living standard after permitting has been completed, a resubmittal must be provided, and a full review shall be completed for the request prior to a C.O. being issued.
- All windows, doors and other operable openings to the exterior must be in place and operating as intended. Any broken glass or sharp objects must be repaired.
- All final inspections required for the project have been approved.
- All fees must be paid in full and all required close out documentation must be provided and approved.

This shall be considered a living document that may be amended or rescinded with or without cause or advance notice.