

2010 FLORIDA BUILDING CODE ADMINISTRATION, ADVANCED CODE TRAINING



Early Building Codes

- ▣ Earliest code developed in Babylonian Empire around 2000 B.C.
- ▣ Rome enacted regulations in 27 A.D. but burned in 64 A.D.



Ali Paşa Mosque

Early Building Codes

- ▣ London enforced the size of buildings in 1189
 - Fire in 1212
 - Fire in 1666
- ▣ London building act
- ▣ Chicago fire of 1871



Development of Modern Codes

- ▣ 1905, National Board of Fire Underwriters published *National Building Code* to serve as a guide



Development of Modern Codes

- ▣ 1927 Pacific Coast Building Officials' Conference published the *Uniform Building Code* (Still used today in western portions of the U.S. and parts have become a part of the ICC Family)



Development of Modern Codes

1945, the *Standard Building Code* was published by Southern Building Code Congress International, Inc.



Southern Building Code
Congress International, Inc.

Setting the Standard for America's Model Codes

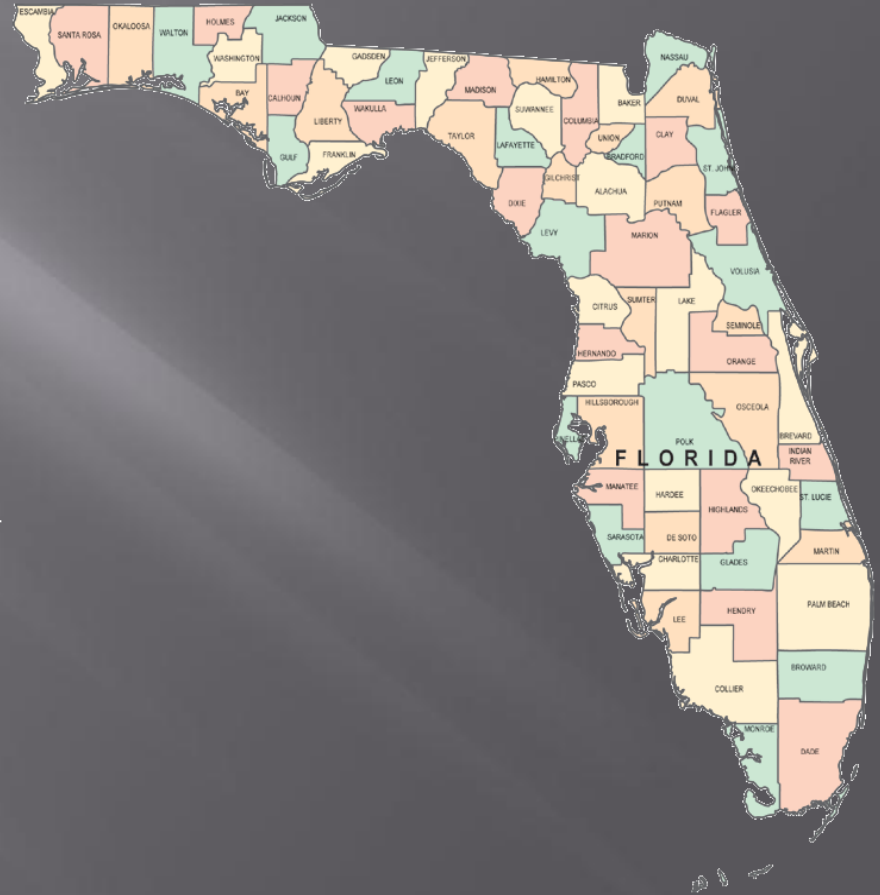
Development of Modern Codes

- ▣ 1950, the *Basic Building Code* now known as the *Boca National Building Code* was published by Building Officials and Code Administrations International



Building Code evolution in Florida

- ▣ The State of Florida first mandated statewide building codes during the 1970s at the beginning of the modern construction boom.



Building Code evolution in Florida

- ▣ The first law required all municipalities and counties to adopt and enforce one of the four state-recognized model codes known as the “state minimum building codes.

SBCCI

CABO

SOUTH FLORIDA

EPCOT

Building Code evolution in Florida

- ▣ In 1998 the Florida Legislature amended Chapter 553, Florida Statutes (FS), Building Construction Standards, to create a single state building code that is enforced by local governments. As of March 1, 2002, the Florida Building Code

Building Code Administration

Chapter 1

The base codes for the 2010 edition of the Florida Building Code include:

- ▣ The International Building Code 2009 edition
- ▣ The International Plumbing Code 2009 edition
- ▣ The International Mechanical Code 2009 edition
- ▣ The International Fuel Gas Code 2009 edition
- ▣ The International Residential Code 2009 edition
- ▣ The International Existing Building Code 2009 edition
- ▣ International Energy Conservation Code 2009 edition
- ▣ ASHRAE Standard 90.1-2004/2007
- ▣ The National Electrical Code 2008 edition

Building Code Administration

Chapter 1

Florida Statutes 553(4)(a)

All entities authorized to enforce the Florida Building Code shall comply with applicable standards for issuance of mandatory certificates of occupancy, minimum types of inspections, and procedures for plans review and inspections as established by the commission by rule. Local governments may adopt amendments to the administrative provisions of the Florida Building Code, subject to the limitations of this paragraph. Local amendments shall be more stringent than the minimum standards described herein.

Building Code Administration

Chapter 1

101.2 Scope

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

Building Code Administration

Chapter 1

Flood Provisions and Policies Adopted by the Florida Building Commission

I-Code provisions are used as the basis for inclusion of flood provisions relevant to buildings and structures into each of the respective Florida Building Code family of codes which includes the 2010 FBC, Building, 2010 FBC, Residential, 2010 FBC, Existing Building, 2010 FBC, Mechanical, 2010 FBC, Plumbing, and 2010 FBC, Fuel Gas codes.

Note: the 2009 International Building Code was used as the foundation code for the recommendations, and flood resistant standards will be proposed for adoption as the 2010 Edition of the Florida Building Code.

Building Code Administration

Chapter 1

Flood Resistant Design and Construction Standards

ASCE 24 (Flood Resistant Design and Construction Standards) is referenced as the flood provisions in each of the Florida Building Codes (FBC). Including High Velocity Hurricane Zone. (HVHZ)

Flood resistant standards are integrated in state agency regulations as appropriate for Hospitals, Nursing Homes and Schools in sections 419, 420 and 423. ICC flood resistant standards for swimming pools are also incorporated into the FBC. See Section 424 of the FBC and Section R322 of FBC-R.

Building Code Administration

Chapter 1

The following buildings, structures and facilities are exempt from the Florida Building Code as provided by law:

Building and structures specifically regulated and preempted by the federal government.

Railroads and ancillary facilities associated with the railroad.

Nonresidential farm buildings on farms.

Temporary buildings or sheds used exclusively for construction purposes.

Mobile or modular structures used as temporary offices, except that the provisions relating to accessibility by persons with disabilities shall apply to such mobile or modular structures.

Those structures or facilities of electric utilities, which are directly involved in the generation, transmission or distribution of electricity.

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.

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

Family Mausoleums not exceeding 250 sq ft in area which are prefabricated and assembled on site or preassembled & delivered on site & have walls, roofs, and floor constructed of granite, marble, or reinforced concrete.

Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.

Building Code Administration

Chapter 1

SECTION 104

DUTIES AND POWERS OF THE BUILDING OFFICIAL

104.11 Alternative materials, design and methods of construction and equipment.

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, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claim made regarding the alternative.

Building Code Administration

Chapter 1

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.

Building Code Administration

Chapter 1

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 as evidence of compliance to be made at no expense to the jurisdiction.

Building Code Administration

Chapter 1

SECTION 105 PERMITS

105.1 Required.

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

Building Code Administration

Chapter 1

105.2 Work exempt from permit.

Portable heating appliance.

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

Portable heating appliance.

Portable ventilation equipment.

Portable cooling unit.

Water piping within any heating or cooling equipment regulated by this code.

Replacement of any part which does not alter its approval or make it unsafe.

Portable evaporative cooler.

Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.

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

Building Code Administration

Chapter 1

Plumbing:

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.

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.

Building Code Administration

Chapter 1

105.2.2 Minor repairs.

Ordinary minor repairs may be made with the approval of the building official without a permit, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support.

Removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements.

Building Code Administration

Chapter 1

105.2.2 Minor repairs. (continued)

Ordinary minor repairs shall not include addition to, alteration of.

Replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

Building Code Administration

Chapter 1

105.3 Application for permit.

To obtain a permit, the applicant shall first file an application 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 and must comply with the requirements of Section 713.135(5) and (6), Florida Statutes .

Building Code Administration

Chapter 1

105.3.2 Time limitation of application.

An application for a permit for any proposed work shall be deemed to have been abandoned 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.

Building Code Administration

Chapter 1

105.3.4 Time limitation of application

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

Building Code Administration

Chapter 1

105.4 Conditions of the permit.

A permit issued shall be construed to be a license to proceed with the work and not 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.

Building Code Administration

Chapter 1

105.4 Conditions of the permit (continued)

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.

Building Code Administration

Chapter 1

105.10 Certificate of 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.

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.

Building Code Administration

Chapter 1

105.10 Certificate of treatment for prevention of termites.

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



Building Code Administration

Chapter 1

105.11 Notice of termite protection.

A permanent sign which identifies the termite treatment provider and need for re-inspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel.

Permanent Notice of Termite Protection

(as required by Florida Building Code (FBC) 104.2.7)

Company Name and Telephone Numbers

This structure has been treated for the prevention of subterranean termites by the above named company. An annual inspection and a renewal of the annual termite protection contract is necessary for continued protection. Call the phone numbers above for inspection and contract renewal.

Address of Treatment or Lot/Block of Treatment

Building Code Administration

Chapter 1

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.



Building Code Administration

Chapter 1

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.

Building Code Administration

Chapter 1

105.14 Permit issued on basis of an affidavit. (continued)

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.

AFFIDAVIT OF INSPECTION

I, _____, certify that the work performed
(Architect or Engineer name)

at, _____ without an
(Address of Construction)

inspection from (*Inter jurisdiction here*) Inspection Department conforms to the applicable technical codes and standards.

Permit Number _____ Type of Inspection _____

Comments _____

Notarized Signature and registration number of the Architect or Engineer:

Signature _____ Registration # _____

Date: _____ Address: _____

_____ Phone number: _____

STATE OF FLORIDA, COUNTY OF _____ Before me
personally appeared the person named above, known to me to be the person described in
and who executed the foregoing instrument and acknowledged to and before me that
executed said instrument for the purposes therein expressed.

Notary Signature and Stamp/seal

Date _____

Building Code Administration

Chapter 1

105.14 Permit issued on basis of an affidavit.
(continued)

The building official shall ensure that any person conducting plans review is qualified as a plans examiner under Chapter 468, Florida Statutes, and that any person conducting inspections is qualified as a building inspector under Chapter 468, Florida Statutes.

Building Code Administration

Chapter 1

Change to Section 106

106 Floor & Roof Design Loads

106.1 Where the live loads for which each floor or portion thereof of a commercial or industrial building is or has been designed to exceed 50psf, such design live loads shall be conspicuously posted by the owner in that part of each story in which they apply, using durable signs.

It shall be unlawful to remove or deface such notices.

Building Code Administration

Chapter 1

Change to Section 106

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.



Building Code Administration

Chapter 1

Change to Section 106

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 SECTION



Building Code Administration

Chapter 1

SECTION CHANGE FOR SUBMITTAL DOCUMENTS Now Section 107

107.1 Submittal documents.

Construction documents, a statement of special inspections and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by Chapter 471, Florida Statutes or Chapter 481, Florida statutes. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Building Code Administration

Chapter 1

107.1 Submittal documents. (continued)

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.

Building Code Administration

Chapter 1

SECTION 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 when approved by the building official.

Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official (see also Section 107.3.5).

Building Code Administration

Chapter 1

107.3 Examination of documents.

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

Building Code Administration

Chapter 1

107.3 Examination of documents. (continued)

Exceptions:

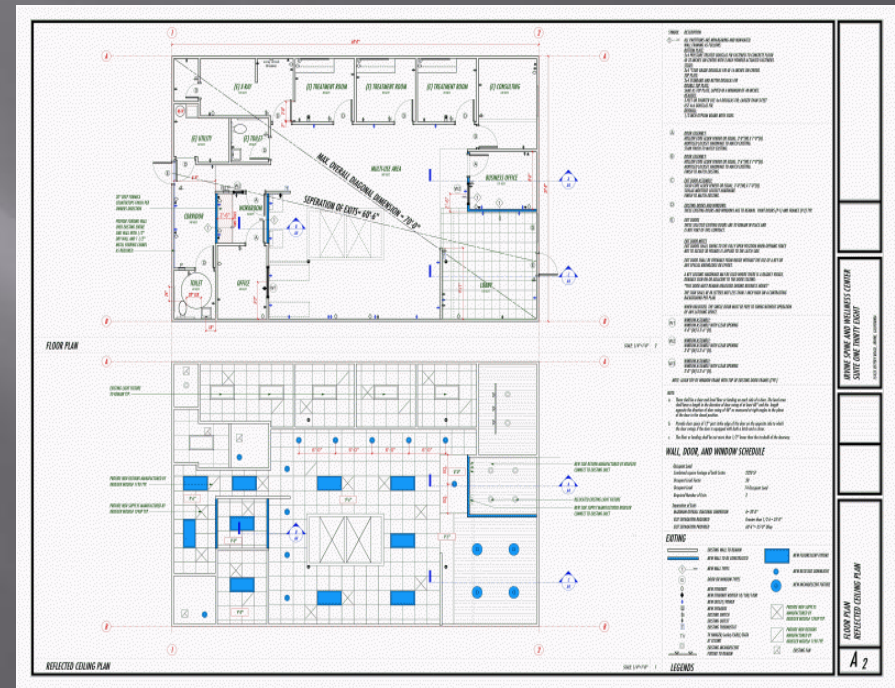
1. Building plans approved pursuant to Section 553.77(5), Florida Statutes, and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly and construction at the site are subject to local permitting and inspections.
2. Industrial construction on sites where design, construction and fire safety are supervised by appropriate design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt, subject to local government option, from review of plans and inspections, providing owners certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.

Building Code Administration

Chapter 1

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.



Building Code Administration

Chapter 1

107.3.4.3 Certifications by contractors

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.

Building Code Administration

Chapter 1

107.3.4.3 Certifications by contractors (continued)

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.

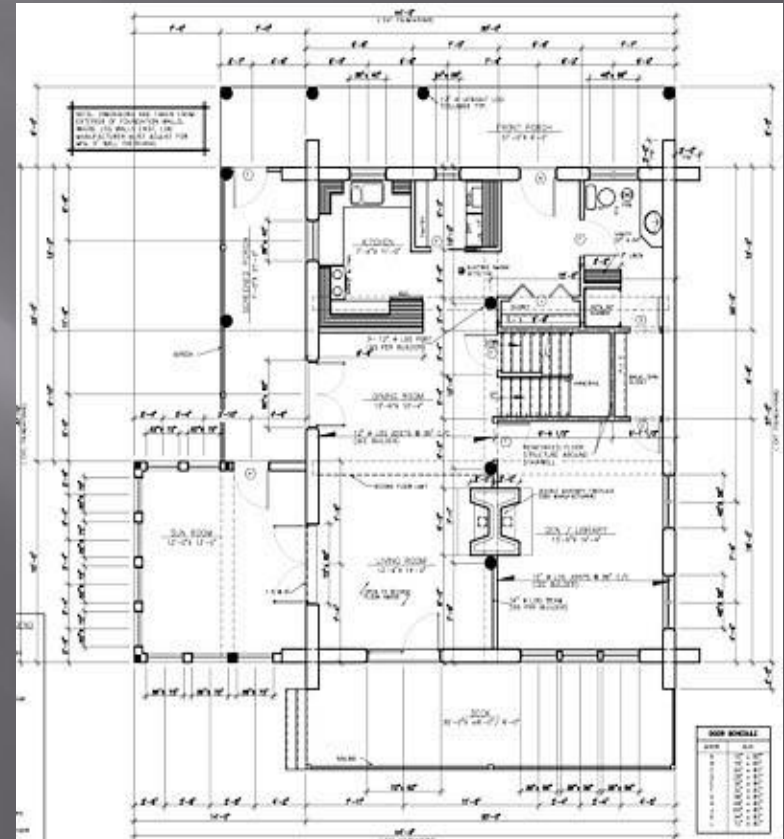
Building Code Administration

Chapter 1

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; and all exterior elevations:

See 107.3.5 for specific elements to be detailed on drawings



Building Code Administration

Chapter 1

107.3.5 Minimum plan review criteria for buildings

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
6. Manufactured buildings plan except for foundations and modifications of buildings on site.

Building Code Administration

Chapter 1

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.

Building Code Administration

Chapter 1

Change to Section for TEMPORARY STRUCTURES AND USES Now Section 108

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.

Building Code Administration

Chapter 1

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 Chapter 27 of the Florida Building Code, Building.

Building Code Administration

Chapter 1

SECTION 2701 GENERAL

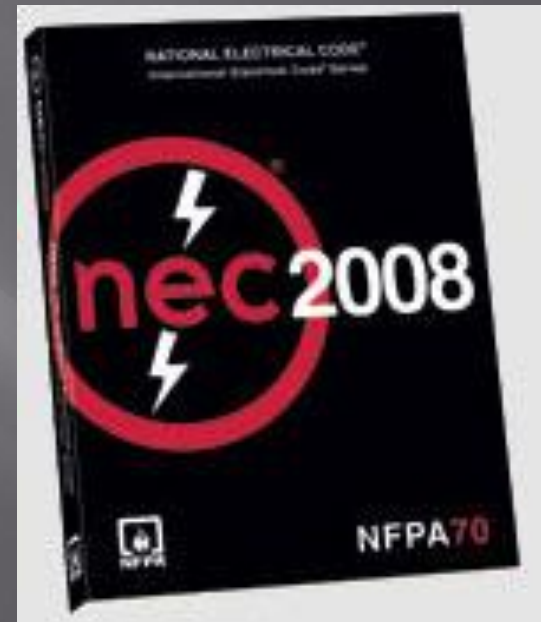
2701.1 Scope. This chapter governs the electrical components, equipment and systems used in buildings and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of NFPA 70, National Electrical Code.

Building Code Administration

Chapter 1

What is Article 80 of
NFPA 70 National
Electrical Code
(NEC)?

Administrative
Chapter



Building Code Administration

Chapter 1

Change to Section on Fees now Section 109

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 building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees.

Building Code Administration

Chapter 1

Change to Section on Inspections now Section 110

110.1 General.

Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. 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.

Building Code Administration

Chapter 1

110.3 Required inspections.

The building official upon notification from the permit holder or his or her agent, shall make the following inspections, 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 Code Administration

Chapter 1

110.3 Required inspections (continued)

Building:

Foundation inspection. To be made after trenches are excavated and forms erected and shall at a minimum include the following building components:

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

Building Code Administration

Chapter 1

110.3 Required inspections (continued)

Building:

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

- Window/door framing
- Vertical cells/columns
- Lintel/tie beams
- Framing/trusses/bracing/connectors
- Draft stopping/fire blocking
- Curtain wall framing
- Energy insulation
- Accessibility.
- Verify rough opening dimensions are within tolerances.

Building Code Administration

Chapter 1

110.3 Required inspections (continued)

Building:

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
- Sheathing fasteners
- Roof/wall dry-in.

Building Code Administration

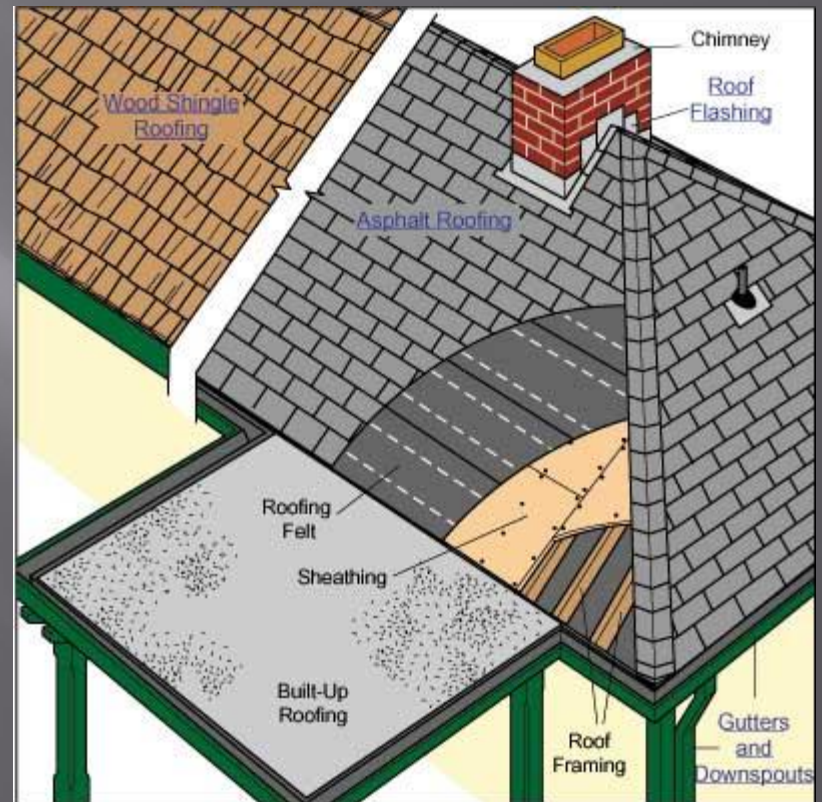
Chapter 1

110.3 Required inspections (continued)

Building:

Roofing inspection. Shall at a minimum include the following building components:

- Dry-in
- Insulation
- Roof coverings
- Flashing



Building Code Administration

Chapter 1

110.3 Required inspections (continued)

Building:

Final inspection. To be made after the building is completed and ready for occupancy.



Building Code Administration

Chapter 1

THRESHOLD BUILDING.

In accordance with Florida Statute, any building which is greater than three stories or 50 feet in height, or which has an assembly occupancy classification that exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.

Building Code Administration

Chapter 1

110.3.7.4.1 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.

Building Code Administration

Chapter 1

Florida Statutes 553.71 Definitions

"Special inspector" means a licensed architect or registered engineer who is certified under chapter 471 or chapter 481 to conduct inspections of threshold buildings.

**APPLICATION FOR SPECIAL INSPECTOR CERTIFICATION UNDER SECTION
553.79(5)(a), FLORIDA STATUTES**

\$225.00 Application fee required

Last Name: _____ First Name: _____

PE Number: _____

Prior to completing this section of the application, verify that your Name and Address are correct by accessing our web page site www.fbpe.org. If the address of record is correct, you do not have to complete this portion of the application. If it is incorrect, list your new address of record. We will change our records accordingly.

I wish to file a change of address to update my record.

Street Address _____

City, State and Zip Code _____

Building Code Administration

Chapter 1

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

110.3.7.1 The special inspector, upon completion of the building and prior to the issuance of a certificate of occupancy, file a signed and sealed statement with the enforcement agency in substantially the following form: "To the best of my knowledge and belief, the above described construction of all structural load-bearing components complies with the permitted documents, and the shoring and reshoring conforms to the shoring and reshoring plans submitted to the enforcement agency."

Building Code Administration

Chapter 1

110.3.7.4.4 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.

Building Code Administration

Chapter 1

110.3.7.6 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.

Building Code Administration

Chapter 1

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.

Building Code Administration

Chapter 1

New Section for Certificate of Occupancy & Certificate of Completion now Section 111

111.2 Certificate issued.

After the building official inspects the building or structure and finds no 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:

Department of Consumer and Regulatory Affairs Permit Operations Division 941 North Capitol Street NE Room 2100 Washington DC 20002 Tel. (202) 442 - 4589 Fax (202) 442 - 4862 TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442 9557						
C_{of}O			CERTIFICATE OF OCCUPANCY			
THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED						
PERMIT NO. CO0902392		Date: 06/25/2009				
Address of Use: 1255 25TH ST NW		Zipcode: 20037	Zone: 2	Ward: 0024	Suffix: 0885	Lot: 0885
Description of Occupancy: TEMPORARY LEASING OFFICES IN UNITS 101 AND 102 WITHIN AN EXISTING APARTMENT BUILDING. COO GRANTED FOR 90 DAYS ONLY TO EXPIRE ON SEPTEMBER 25, 2009 PENDING SATISFACTION OF THE ATTACHED FIRE WATCH. NO EXTENSIONS WILL BE GRANTED.						
Permission Is Hereby Granted To: West End 25 Temporary Leasing O		Trading As: WEST END 25 TEMPORARY LEASING OFFICE.		Floor(s) Occupied PART OF 1ST	PERMIT FEE: \$76.00	
Property Owner: West End 25 Temporary Leasing Office.		Previous Use(s): Apartment Houses - R-2		Occupant Load: 19	BZA Number:	
Type of Occupancy: Use Change	Occupied Sq. Footage: 1889	Approved Use(1): Apartment Houses - R-2		Approved Use(2):		
Conditions/ Restrictions: This Permit Expires if no Construction is Started Within 1 Year or if the Inspection is Over 1 Year. All Construction Done According To The Current Building Codes And Zoning Regulations; As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund must be made within six months of the date appearing on this permit.						
Director: Linda K. Argo		Permit Clerk: Lucretia Hackney		Expiration Date: 09/25/2009		
TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1630 FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557 TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557.						

Building Code Administration

Chapter 1

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. For buildings & structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the of the department of building safety.
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.

Building Code Administration

Chapter 1

111.3 Temporary occupancy.

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

Building Code Administration

Chapter 1

111.4 Certificate of Completion.

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

Building Code Administration

Chapter 1

111.5 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.

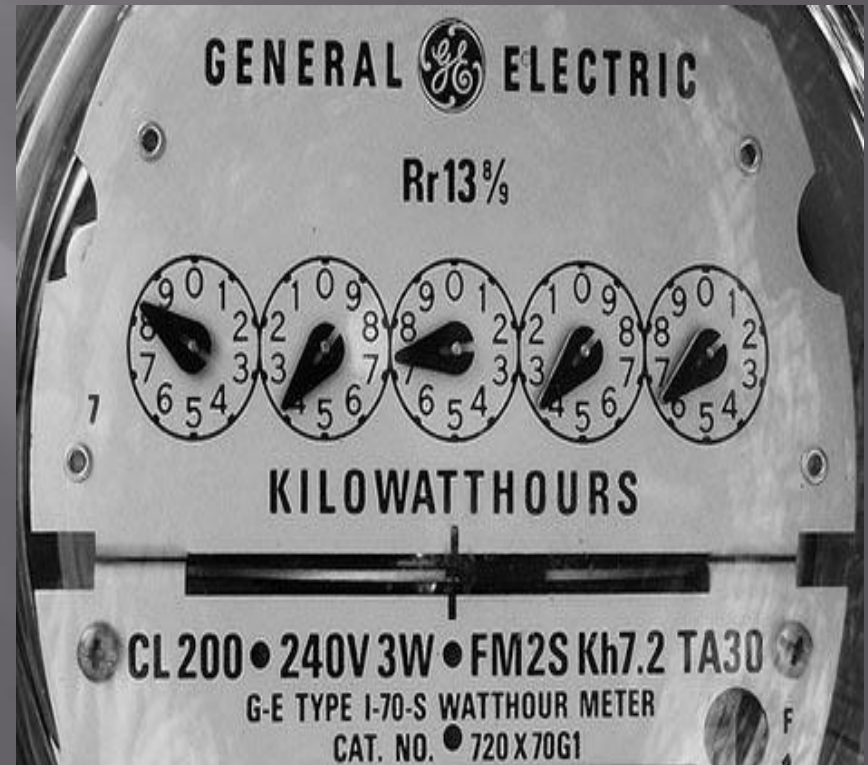
Building Code Administration

Chapter 1

Change to Service Utilities
now Section 112

112.1 Connection of service
utilities.

No person shall make
connections from a utility,
source of energy, fuel or
power to any building or
system that is regulated by
this code for which a permit
is required, until released by
the building official.



Building Code Administration

Chapter 1

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.



Building Code Administration

Chapter 1

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 codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property. 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.



Building Code Administration

Chapter 1

Change to Section for Stop Work Orders Now 115

115.1 Authority.

Whenever 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.

Employer Name: <u>CEOL LLC</u>	Date Issued: <u>12/12/08</u>
Employer Address: <u>191 SMITH STREET, BROOKLYN, NY</u>	WCB Employer Number: <u>2326748</u>
Working Address (If Different from Employer Address):	Order Number:

STOP-WORK ORDER

BY ORDER OF THE CHAIR of the Workers' Compensation Board of the State of New York, in accordance with the authority granted under WCL Section 141-a(4)(a), the above named employer is hereby ordered to immediately cease all business operations based upon the following violations:

- ☐ The employer has failed to secure Workers' Compensation coverage (WCL §50).
- ☒ The employer has the following outstanding penalties assessed for violations of the WCL:
 - ☐ Failure to secure Workers' Compensation coverage (WCL §52(5)).
 - ☐ Outstanding claims made while the employer was uninsured (WCL §26-a).
 - ☐ Failure to keep required employment records (WCL §131).
 - ☐ Failure to post Notice of Workers' Compensation coverage (WCL §54).
 - ☐ Outstanding fines for misdemeanor conviction (WCL §§52, 114 or 131).
 - ☐ Outstanding fines for felony conviction (WCL §§52, 114 or 131).
 - ☐ Failure to secure Disability Benefits coverage (WCL §220).
 - ☐ Default in payment of Disability Benefits claims (WCL §213).
 - ☒ Other Penalties/Assessments: \$ 81,750.00

This order remains in effect until lifted by the Chair of the Workers' Compensation Board of the State of New York. In order for this order to be lifted, the employer must demonstrate compliance with all the requirements of the Workers' Compensation Law, by providing proof of coverage and by making payment in full (or entering into a payment schedule or otherwise resolving) on any outstanding penalties and assessments owed. Violation of this order is subject to enforcement by the Supreme Court of the State of New York.

Issued By: SHEILA GIBSON
Signature
JOAN P. JENNINGS-SAYOL
Title
Enforcement Unit, NYSWCB

If you wish to appeal the imposition of this order, you must submit an affidavit requesting a redetermination review to the Office of the Secretary, Workers' Compensation Board at 30 Park Street, Albany, NY 12207 or 111 Livingston Street, Brooklyn, NY 11201 within thirty (30) days of the date issued. Unless lifted by the Chair, the terms of this order remain in effect while the appeal is pending.

THIS ORDER MAY NOT BE REMOVED WITHOUT PERMISSION OF THE CHAIR.

Building Code Administration

Chapter 1

115.2 Issuance.

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



Building Code Administration

Chapter 1

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.



THE END