



**PLANNING AND ZONING ADVISORY BOARD AGENDA
ADVISORY/ COMMITTEE BOARD MEETING
Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Tuesday, December 8, 2020
6:30 PM**

Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least three (3) business days prior to the meeting in order to request such assistance.

1. CALL TO ORDER

2. ROLL CALL BOARD MEMBERS

Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, James Mandigo, Peter Braun, Kim Gehrman and Larry Saingilus

STAFF

Planning, Zoning and Building Director, Kimberly Glas-Castro, Planning, Zoning and Building Planner, Iramis Cabrera, Village Attorney Susan Garrett and Deputy Village Clerk Jane R. Worth

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA

5. MINUTES

6. PUBLIC HEARING NOTE: CLERK TO ASCERTAIN IF THERE ARE ANY EX PARTE COMMUNICATIONS TO BE DISCLOSED DURING QUASI JUDICIAL DISCUSSIONS. CLERK TO SWEAR IN WITNESSES FOR TESTIMONY

7. QUASI JUDICIAL PUBLIC HEARINGS

7.1 Resolution No.2021-01 - Site Plan (SPR20-08) and Five (5) Waivers - 3673 Coconut Road

1. Proposed Resolution No. 2021-01 Residential Planned Development Site Plan SPR20-08
2. Exhibit "A" Staff Report
3. Project Narrative and Justification Statement
4. Site Plan, Landscape Plan, Architectural Plans, Civil Plans and Letters
5. Colored Site Plan and Renderings
6. Legal Description
7. Aerial Map and Location Map

8. ACTIONS AND REPORTS

8.1 Ordinance No. 2021-01 - Village of Code Amendment - Chapter 10 - Buildings and Building Regulations

1. Proposed Ordinance No. 2021-01 - Chapter One Amendments
2. PBC Building Code Advisory Board - Proposed Chapter One Amendments
- Model Language

9. ADJOURNMENT

10. NEXT MEETING - TUESDAY, JANUARY 12, 2021

If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



Village of Palm Springs

Executive Brief

AGENDA DATE: December 8, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.1:

Resolution No.2021-01 - Site Plan (SPR20-08) and Five (5) Waivers - 3673 Coconut Road

SUMMARY:

Mr. Kyle Cruz, agent for Creative Financing LLC ("Applicant and Owner"), is requesting a site development plan approval (SPR20-08) for a residential planned development (RPD) to construct 12 fee simple single-family dwelling units within 12 separate structures, zero lot lines, located on a 2.11 acres parcel at 3673 Coconut Road. Each dwelling unit includes a one-car garage with two additional parking spaces in the driveway, 3 bedrooms, 2 bathrooms, living room and a kitchen. The community will have two access driveways along the existing Coconut Road right-of-way. Amenities include: picnic area with grills, tot lot, exercise area, walkway and a relax area with a fountain and benches.

Note: The Village Code - Section 34-875(2) Waivers - provides that waivers may be granted by the Village Council following an advisory recommendation by the Planning & Zoning Board. All requests for waivers shall be identified on the site plan and shall accompany an application for site plan approval of planned development.

The applicant is requesting five (5) waivers for the proposed RPD site plan:

1. Relief from Sec.34-1064(c) - Allow a residential planned development project to be developed on 2.11 acres property rather than the required 3 acres minimum
2. Relief from Sec.34-766(1) - Allow 12 single-family homes to be constructed on a 2.11 acres property rather than the required 2.3 acres minimum lot size
3. Relief from Sec.34-1328 - Allow a 22' wide drive aisle rather than the required 26' wide

drive aisle for 2-way traffic

4. Relief from Sec.34-162(b)(3) - Allow a 4' wide landscape buffer rather than the required 10' wide along the west side of the property
5. Relief from Sec.34-1063(a)(1) - Allow one sidewalk along the driveway rather than the required sidewalks on both sides of the main driveway

Planning, Zoning & Building Staff does not object to the Residential Planned Development Site Plan with 5 waivers and recommends conditional approval of the proposed development subject to forty-four (44) conditions, along with the voluntary monetary contribution, requested by the School District to mitigate school impacts.

FISCAL IMPACT:

The proposed project is expected to have a positive fiscal impact to the Village as it is would enhance the Village's assessed property valuation. Additionally, this project, if approved, would require various Village services that will result in increased expenditures to the Village.

ATTACHMENTS:

Proposed Resolution No. 2021-01 Residential Planned Development Site Plan SPR20-08

Exhibit "A" Staff Report

Project Narrative and Justification Statement

Site Plan, Landscape Plan, Architectural Plans, Civil Plans and Letters

Colored Site Plan and Renderings

Legal Description

Aerial Map and Location Map

RESOLUTION NO. 2021-01

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, REQUESTING (APPROVING/DENYING), WITH CONDITIONS, A SITE DEVELOPMENT PLAN, (SPR20-08) FOR A RESIDENTIAL PLANNED DEVELOPMENT WITH WAIVERS FOR CONSTRUCTION OF TWELVE (12) FEE SIMPLE RESIDENTIAL SINGLE FAMILY HOMES, ZERO LOT LINES, ON 2.11 ACRES, LOCATED AT 3673 COCONUT ROAD AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mr. Kyle Cruz, Agent for Creative Financing LLC (“Applicant and Owner”) is requesting a Site Development Plan approval (SPR20-08) for a Residential Planned Development (RPD) with five (5) waivers, consisting of twelve (12) fee simple single-family dwelling units. The proposed project is 2.11 acre, located at 3673 Coconut Road; and

WHEREAS, the recommendation of the Planning, Zoning and Building Department is to approve this application, subject to staff report conditions; and

WHEREAS, the Village Council and Planning & Zoning Board has heard this matter in public session; has considered the presentation and other evidence presented by the Applicant; has received and considered the recommendations of the Village Staff; and has otherwise been fully informed regarding this matter.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. The Village Council having received and considered the request of Mr. Kyle Cruz, agent for Creative Financing LLC (“Applicant and Owner”), for approval of Site Development Plan (SPR20-08) and five (5) waivers within the proposed Residential Planned Development (RPD).

Note: Within the proposed Site Development Plan, the Applicant is requesting five (5) waivers:

- 1) Relief from Sec. 34-1064(c) - Allow a residential planned development project to be developed on 2.11 acres property instead of 3 acres minimum required.
- 2) Relief from Sec. 34-766(1) - Allow 12 single-family homes to be constructed on a 2.11 acres property instead of 2.3 minimum lot size required.
- 3) Relief from Sec. 34-1328 - Allow 22’ instead of 26’ required for a double vehicular drive isle.
- 4) Relief from Sec. Sec.34-162(b)(3) - Allow a 4’ wide landscape buffer instead of 10’ required along the west side of the property.

- 5) Relief from Sec. 34-1063(a)(1) - Allow for one sidewalk on a street or primary driveway instead of sidewalks on both sides of the main street.

The Planning & Zoning Board considered these requests during their December 8, 2021 meeting and; and having been otherwise fully apprised of the premises herein, the Village Council hereby (approves/denies) the said application as revised, with the staff report conditions attached hereto as **Exhibit "A"**, and which is incorporated herein by reference:

Notwithstanding any exceptions, conditions or other approvals granted herein, the applicant must conform to all other applicable codes, ordinances, and laws whether stated herein or not.

Section 2. This Resolution shall take effect immediately upon adoption.

Council Member _____ offered the foregoing resolution. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, MAYOR	☐	☐	☐
PATTI WALLER, VICE MAYOR	☐	☐	☐
GARY M. READY, MAYOR PRO TEM	☐	☐	☐
DOUG GUNTHER, COUNCIL MEMBER	☐	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☐	☐	☐

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____ 2021.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Residential Planned Development Site Plan with Waivers - 3673 Coconut Road

Application Summary			
Applicant / Petitioner	Kyle Cruz	Submittal Date	3/31/2020
Reference Name	3673 Coconut Road	Case Number	SPR20-08
		Parcel Control No	70-43-44-19-11-004-0223
Location	3673 Coconut Road	Gross Site Area	±2.11 acres
P&Z Bd Meeting	December 8, 2020	Council Meeting	January 14, 2021
Requests			
Proposed Use(s)	Residential Planned Development Site Plan for construction of 12 residential single-family homes.		
Number of Buildings	12 residential single-family homes		
Waivers	1. Requesting a waiver from Sec.34-1064 (c) to allow a residential planned development project to be developed on 2.11 acres property instead of 3 acres minimum required. 2. Requesting a waiver from Sec.34-766(1) to allow 12 single-family homes to be constructed on a 2.11 acres property instead of 2.3 minimum lot size required. 3. Requesting a waiver from Sec.34-1328 to allow 22' instead of 26' required for a double vehicular drive isle. 4. Requesting a waiver from Sec.34-162(b)(3) to allow a 4' wide landscape buffer instead of 10' required along the west side of the property. 5. Requesting a waiver from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway instead of sidewalks on both sides of the main street.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 38	38 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (East)	25'	31'-6"	Yes
Rear yard (West)	20'	28'-8"	Yes
Side yard (North)	20'	20'-5"	Yes
Side yard (South)	20'	56'-6"	Yes
Site Characteristics			
Existing Use	Residential vacant lot	Proposed Use	Residential Multiple-Family
Existing & proposed Zoning	Residential Multiple-Family (RM)	Existing & Future Land Use	Low Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Residential multifamily units and Residential single-family residence	Low Density Residential	Residential Multiple-Family (RM)
South	Residential single-family residence	Low Density Residential	Residential Multiple-Family (RM)

East	Residential multifamily units	Low Density Residential	Residential Multiple-Family (RM)
West	Residential multifamily units	Low Density Residential	Residential Multiple-Family (RM)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the Planned Unit Development Site Plan to allow the construction of twelve (12) single-family homes, finding the applicant's request consistent with density allowances of the Low Density land use category.			



I. Site History

- Ordinance 2011-16: Annexation

The property was voluntary annexed into the Village of Palm Springs on September 8, 2011 and designated with the Land Development as Residential Multiple-Family zoning district and Future Land Use category of Low Density Residential. At the time of the annexation the property was developed with a single-family residence which was demolished in 2017.

II. Comprehensive Plan Consistency

- The subject property Zoning and Future Land Use designation are Residential Multiple-Family (RM) and Low Density Residential, respectively. The gross acreage of the property ($\pm$ 2.11 acres), allows up to 12 dwelling units at the maximum intensity of the land use category (5.8 dwelling units per acre).
- The proposed Site Development Plan is generally consistent with goals, objective and policies of the Village's Comprehensive Plan.

Due to the size and configuration of the subject lot, the following land development regulations are not met.

- Minimum lot size for a residential planned development shall be 3 acres, the property is 2.11 acres.
- Minimum lot size for 12 dwelling units project shall be 2.3 acres, the property is 2.11 acres.
- Interior drive isle with double circulation is 22' instead of 26' required.
- West landscaped buffer is 4' wide instead of 10' required.
- Sidewalks shall be provided on both sides of the main street; the project is proposing sidewalk on one side only.

III. Waivers Requested

The applicant is seeking the following five (5) waivers from Village Code requirements:

Waiver #1: Requesting a waiver from Sec.34-1064(c) to allow a residential planned development project to be developed on 2.11 acres instead of 3 acres minimum required.

Waiver #2: Requesting a waiver from Sec.34-766(1) to allow 12 single-family homes to be constructed on a 2.11 acres property instead of 2.3 minimum lot size required.

Waiver #3: Requesting a waiver from Sec.34-1328 to allow 22' instead of 26' required for a double vehicular drive isle.

Waiver #4: Requesting a waiver from Sec.34-162(b)(3) to allow a 4' wide landscape buffer instead of 10' wide along the west side of the property.

Waiver #5: Requesting a waiver from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway instead of sidewalks on both sides of the main street.

The Applicant's full justification to the waivers is attached hereto.

- a. The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.

Waiver 1: Waiver request to reduce the minimum acreage requirement for a residential PUD will not be injurious to the area or detrimental to public safety or welfare because it will allow the proposed residential development to be reviewed accordingly to PUD standards and platted as such rather than as a straight subdivision. The twelve (12) lots contained within the PUD are intended to be developed and sold as fee simple single-family homes.

Waiver 2: The waiver will not be injurious to the area or detrimental to public safety or welfare because it will allow the proposed residential development to be constructed in accordance with the proposed PUD standards while at the same time providing shared recreation areas, open space and other community amenities not typically associated with standard subdivisions. The 12 lots contained within the PUD are intended to be developed and sold as fee simply single-family

homes. The proposed request will not be injurious to the public welfare.

Waiver 3: The proposed reduction in driveway paving width will not be injurious to the area or detrimental to public safety or welfare because only the 12 single-family homes will be affected by the reduction in width since the local street providing access to the homesites is internal and thus will have no external impacts. The proposed 22' wide paving with sidewalks on both sides will still meet the intent of the Village code.

Waiver 4: The only portion of the PUD that does not meet the required landscape buffer width is the roughly 250' of the perimeter buffer along the west side of the property where it abuts two developed multifamily properties. A thick line of trees along the eastern perimeter of these two properties, coupled with the hedge that will be planted along the western perimeter of the proposed PUD, will provide adequate screening of the PUD, there would be no need for the waiver request since the 10' required buffer could have been accommodated.

Waiver 5: Only the western and southern portions of the PUD cannot accommodate the required pair of sidewalks along the loop road right-of-way. A single sidewalk is proposed in this area and thus a waiver is being requested. Sidewalks along the western and southern perimeter of the loop road would be redundant and would serve no particular function since no residences are proposed west or south of the loop road. A sidewalk providing complete circulation around the PUD is provided and, in most areas, dual sidewalks are proposed. Had the property owner not been required to dedicate 10 feet of right-of-way along Coconut Road, there would be no need for the waiver request along the western perimeter of the loop road since there would have been adequate space to provide the same.

b. The request results from innovative design in which other minimum standards are exceeded.

Waiver 1: The innovative design for the proposed residential development of the subject property takes the form of the requested PUD. Even though the property does not meet the minimum acreage typically associated with residential PUDs, the request that the project be reviewed under the Village's PUD standards will ensure that the property is developed in a manner which exceeds minimum subdivision standards.

Waiver 2: The request results from code requirements that apply to all residential development in the Village, whether standard subdivision or PUD. The requested PUD for this residential community ensures that the project will exceed minimum standards for the development.

Waiver 3: The reduction of driveway width will reduce the amount of impervious area. Design includes a loop road rather than dead-end road or t-turn around.

Waiver 4: Design meets all landscape width requirements except for a portion of the western perimeter. An opaque fence is proposed which will exceed minimum standards.

Waiver 5: Sidewalk access is provided to all common areas and individual lots despite the waiver request.

c. The request demonstrates that granting the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.

Waiver 1: The subject property does not contain valuable natural resources or areas that would otherwise be the subject of preservation effort or requirements; thus, this standard is neutral in terms of the proposed design.

Waiver 2: Approval of the waiver for minimum lot size will not adversely affect drainage or natural areas within the Village.

Waiver 3: Not applicable to this waiver request.

Waiver 4: Not applicable to this waiver request.

Waiver 5: Not applicable to this waiver request.

- d. The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.

Waiver 1: Public benefits include the proposed dedication of 10 feet of right-of-way along the west side of Coconut Road which may very well accommodate a pedestrian sidewalk in the future linking other properties along Coconut Road. The site design also provides a substantial outdoor recreation area.

Waiver 2: Not applicable to this waiver request

Waiver 3: Public benefits include the proposed dedication of 10 feet of right-of-way along the west side of Coconut Road which may very well accommodate a pedestrian sidewalk in the future linking other properties along Coconut Road. The site design also provides a substantial outdoor recreation area.

Waiver 4: Public benefits include the proposed dedication of 10 feet of right-of-way along the west side of Coconut Road which may very well accommodate a pedestrian sidewalk in the future linking other properties along Coconut Road. The site design also provides a substantial outdoor recreation area.

Waiver 5: Not applicable to this waiver request

- e. The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.

Waiver 1: The proposed plan meets Village landscape requirements along the north, south and east property lines. The western landscape buffer is the subject of a waiver request in terms of buffer width but can still accommodate planting of hedge material to supplement existing trees and natural landscaping along the eastern boundary of the abutting properties to the west. A 6 feet high opaque perimeter fence supplemented with landscaping as depicted on the proposed plan will provide sufficient screening and buffering to screen adjacent uses for possible adverse impacts.

Waiver 2: Not applicable to this waiver request

Waiver 3: Not applicable to this waiver request

Waiver 4: The proposed plan meets Village landscape requirements along the north, south and east property lines. The western landscape buffer is the subject of a waiver request in terms of buffer width but can still accommodate planting of hedge material to supplement existing trees and natural landscaping along the eastern boundary of the abutting properties to the west. A 6 feet high opaque perimeter fence supplemented with landscaping as depicted on the proposed plan will provide sufficient screening and buffering to screen adjacent uses for possible adverse impacts.

Waiver 5: Elimination of one of two required sidewalks along western street loop.

- f. Economic issues may not be used to justify waivers.

Waiver 1: No economic issues have been made part of the waiver requests or justification for the same.

Waiver 2: No economic issues have been made part of the waiver requests or justification for the same.

Waiver 3: No economic issues have been made part of the waiver requests or justification for the same.

Waiver 4: No economic issues have been made part of the waiver requests or justification for the same.

Waiver 5: No economic issues have been made part of the waiver requests or justification for the same.

g. The request is compatible with existing and potential land uses adjacent to the development site.

Waiver 1: The requested waivers are primarily internal to the PUD and granting of the same is unlikely to be deemed incompatible with existing and potential adjacent land uses and development. The waiver requested to allow a PUD despite not meeting the minimum acreage requirement for the same will have no adverse effect on adjacent uses. Elimination of dual sidewalks along a portion of the loop road, reduction in the internal loop road right-of-way and the reduction in landscape buffer width of the western perimeter buffer are all internal to the project and will not be visible from adjacent properties. For these reasons, the approval of the waiver requests is deemed to be compatible with existing and potential adjacent land uses and development.

Waiver 2: Not applicable to this waiver request

Waiver 3: Not applicable to this waiver request

Waiver 4: The requested waivers are primarily internal to the PUD and granting of the same is unlikely to be deemed incompatible with existing and potential adjacent land uses and development. The waiver requested to allow a PUD despite not meeting the minimum acreage requirement for the same will have no adverse effect on adjacent uses. Elimination of dual sidewalks along a portion of the loop road, reduction in the internal loop road right-of-way and the reduction in landscape buffer width of the western perimeter buffer are all internal to the project and will not be visible from adjacent properties. For these reasons, the approval of the waiver requests is deemed to be compatible with existing and potential adjacent land uses and development.

Waiver 5: Not applicable to this waiver request

Staff generally does not object the applicant's request based on the intent of the applicant to maximize the utilization of the land conforming with the low-density allowance. Additionally, the proposed common amenity area provides sufficient leisure activities in a safe and healthy location meeting the recreational needs of the future residents.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the west side of Coconut Rd between Canal Road and Lakewood Road.
- 2) A community park is located within 1000 feet, on Lakewood Road.
- 3) A mix of different uses like general retails, restaurants, grocery supermarket, gas stations, professional offices, schools, child day cares are located on the proximities within 1-mile radius.
- 4) Surrounding properties are generally residential uses.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Planned Development, except for the five waiver requests.

- 1) The proposed project plan generally meets required site development regulations.
- 2) The applicant is responsible to acquire all applicable permits from all regulatory agencies with jurisdiction over the project site, including but not limited to Palm Beach County and the Village of Palm Springs.
- 3) Civil/Utility plans shall be approved by the Village's Engineer.
- 4) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
- 5) The property owner shall execute a Right-of Way Deed to dedicate right-of-way 25' in width to the Village of Palm Springs along Coconut Road, for the purposes of accommodating the ultimate desired public road cross-section.

- 6) Proposed development will negatively impact the public-school system, a \$32,255.00 contribution is requested by the School District of Palm Beach County.

VI. Environmental Issues:

There are no environmental (wetlands, floodplains, etc.) issues identified.

VII. Community Outreach/ Notification

- The subject property was posted on November 20, 2020.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on November 17, 2020.
- Legal advertisement was published in the paper on November 26, 2020.
- Staff has not received any inquiries or comments as a result of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on March 31, 2020 depicts the following:

- Application for a Residential Planned Development Site Plan approval with 5 waivers for the construction of 12 fee-simple residential single-family home.
 1. Site Plan dated received March 31, 2020 revised and resubmitted on September 24, 2020.
 2. Landscape plans dated received March 31, 2020 revised and resubmitted on September 24, 2020.
 3. Engineering plans dated received March 31, 2020 revised and resubmitted on October 15, 2020.
 4. Architectural plans dated received March 31, 2020 revised and resubmitted on August 21, 2020.
 5. Photometric plan dated received on March 31, 2020 revised and resubmitted on June 17, 2020.
 6. Boundary survey dated received March 27, 2020.
 7. Justification Statement and proposed use.
 8. Drainage calculations
 9. Traffic Generation Statement.
 10. Color rendering.
 11. Preliminary Water Management Calculation.
 12. Common amenity plan.
 13. Open space plan.
 14. Colored Site Plan.

IX. Recommendation

The applicant is the Owner of the subject property and is requesting an approval of the Site Development Plan to develop the ±2.11-acre Residential Multiple-Family property, which is currently a vacant and undeveloped lot. The subject property is proposed to be developed with a residential planned development comprised of 12 residential single-family structures. Each unit supports a one-car garage with two additional parking spaces in the driveway, 3 bedrooms, 2 bathrooms, living room and a kitchen. The community will have two access driveways by the existing Coconut Road right-of-way. Amenities include: a picnic area with grills, tot lot, exercise area, walkway and a relax area with a fountain and benches.

The project generally meets and exceeds some of the minimum requirements for a Planned Development as shown on the table below:

Land Development Regulations	Required	Proposed
35 percent of the gross land area for open space	32,169 sf	37,031 sf
20 percent of open space shall be common amenities	6,433 sf	6,521 sf

Note: Based on the size of the property, compliance with Sec. 34-766 (1), which is subject of Waiver #2, would limit the

maximum development on the site to 11 dwelling units.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed project to be generally consistent with the land development and zoning regulations and all other portions of the code. Staff supports the Residential Planned Development Site Plan with 5 waivers and recommends conditional approval subject to the following forty-four (44) conditions, along with the voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build out date December 31, 2021.
2. The Site Plan expires two years from approval if the proposed improvements are not constructed within that time frame.
3. The dedication of 25' along the property eastern perimeter via Right-of-way Deed to the Village of Palm Springs (for Coconut Road and drainage/utility purposes) shall be executed prior to the issuance of the building permit.
4. Garages shall be used for parking only. The HOA covenants/ deed restrictions shall include prohibit the conversion of garages into habitable spaces or used as storage.
5. The HOA covenants/deed restrictions shall prohibit the installation of sheds.
6. The HOA covenants/ deed restrictions shall prohibit the installation of any additional impervious or semi-impervious surface.
7. The parking of boats, commercial vehicles, or recreational vehicles shall not be allowed anywhere except inside garages.
8. Parking of oversized vehicles that do not fit within the typical parking stall (9'x18.5') shall also be prohibited.
9. No signs are proposed as part of this application.
10. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Public Service Director at time of permitting; see comments to be address below:
 - I. The compensating storage appears to meet the SFWMD criteria. The calculations shall be updated per final Civil Plans at time of Civil/Utility permitting.
 - II. Provide additional elevations on the topographic boundary survey.
11. The proposed 10' utility easements shall be recorded at time of civil/utility plan review.
12. Zero-lot line buildings shall be in compliance with the Village code Section 34-1064(6).
- The minimum separation between zero lot line units shall be ten feet. The wall of the dwelling located on the lot line shall have no windows, doors, air conditioning units or any other type of openings; provided, however, that atriums or courts shall be permitted on the zero lot line side when the court or atrium is enclosed by three walls of the dwelling unit, one of which is a solid wall of at least eight feet in height, which shall be provided on the zero lot line. The wall shall be constructed of the same material as exterior walls of the unit.
- A perpetual four-foot maintenance easement shall be provided on the lot adjacent to the zero-lot line property line. The easement shall be shown on the plat an incorporated into each deed transferring title to the property. Roof overhangs may penetrate the easement on the adjacent lot a maximum of 24 inches, but the roof shall be designed so that water runoff from the dwelling placed on the lot line is limited to the easement area.
13. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
14. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
15. Garbage canisters and recycling bins shall be placed on the garages after picking up and set out on the driveways along the road only on pick up days.
16. Perimeter compatibility treatments along north, west and south sides, specifically 6' privacy fence and landscaping, shall be installed prior to the issuance of the 1st Certificate of Occupancy.
17. No parking shall be allowed, under any circumstances, along the drive aisles. Residents and guest parking shall only occur within private garages and/or driveways and designated guest parking stalls.
18. Landscape buffers shall only encumbered/overlapped a maximum of 5' by any utility easements. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as

needed.

19. All electric utilities shall be underground.
20. The final plat shall be approved and recorded prior to any sales or issuance of Certificates of Occupancy.
21. The common amenity areas shall be completed in their entirety, open for use and accessible to the residents, prior to the issuance of the Certificate of Occupancy for the 4th unit (40% of the project).
22. The property owner shall post a notice of annual boundary school assignments for students from this development. The district will provide an 11' x 17' sign to be posted in a clear and visible location in all sales offices and models with the following:

"NOTICE TO HOMEBUYERS/TENANTS"

"school age children may not be assigned to the public school closest to their residences. School Board policies regarding overcrowding or other boundary policy decisions affect school boundaries. Please contact the Palm Beach School District Boundary Office at (561)434-8100 for the most current school assignment(s)".
23. Any existing or proposed utility box/cabinet that is not screened from view, shall be wrapped with a match design accordingly with the existing/proposed location at time of landscaping inspections.
24. A root barrier shall be provided on trees that are within 12' of utility lines.
25. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
26. All mechanical equipment's and above-ground infrastructure shall be screened from view.
27. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
28. The mail pickup and delivery system shall be approved by the United States Postal Service.
29. Provide permits from all applicable permitting agencies, including but not limited to, PBC and Village of Palm Springs at the time of permitting.
30. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
31. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
32. A stabilized surface shall be provided at all time during construction for access by emergency vehicles.
33. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect at the time of permitting.
34. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
35. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
36. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
37. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
38. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
39. Photometrics must be certified by an engineer prior to CO.
40. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
41. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Planning Zoning and Building Director.
42. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
43. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
44. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic

copies of as-builts.

45. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$32,255 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on August 25, 2020.

Project Narrative - Sec. 34-1063. - Performance standards.

Request

The property owner/applicant is requesting site plan approval for a single-family residential planned unit development (PUD) permitted consisting of twelve (12) lots that will each accommodate a single-family residence of approximately 2,000 sq. ft.

Land Use & Zoning

The subject property has a Future Land Use of designation of Low-Density Residential and a Zoning designation of Residential – Multi-Family (RM), and as such, has a maximum allowable density of 5.7 units/acre.

Minimum Design Requirements and Standards

Property development regulations and supplemental regulations of the RM District with a PUD have been addressed in the accompanying site plan. All development standards and property development regulations have been met except where waivers are being requested for reasons justified in the waiver standards portion of this application. More specifically:

- (1) Sidewalks are proposed on both sides of the loop road that serves as the primary driveway and the proposed site plan demonstrates interconnectivity with other pedestrianways thus providing access to each home site and project amenities.
- (2) The subject property is a combination and reconfiguration of tracts within the Plat of Lakewood Gardens; thus consolidation of smaller parcels into a larger unified development project is proposed.
- (3) Two (2) curb cuts are proposed to provide access to Coconut Road, a local street extending north-south from Lake Worth Road on the south to Canal Road on the north. The curb cuts accommodate a loop road that provides access to each lot which will have ingress and egress to Coconut Road.
- (4) Parking requirements based on 2.5 spaces per unit and 25% for guest parking have been met.
- (5) Pedestrian-scale street lighting along sidewalks and pedestrian ways is being provided (see lighting plan).
- (6) Open space has been aggregated in the form of yards, buffer requirements and a centrally located recreation area providing to common areas of sufficient size for passive/leisure activities.
- (7) Continuity of sidewalks and pathways are provided in the form of walkways to usable open spaces, recreation amenities or public facilities (bus stops along Coconut Road, if required by School District or Palm Tran).
- (8) Residential setbacks are proposed that allow for a green, semi-private planting area between the sidewalk and house(s).
- (9) Streetscape where feasible is proposed, with maintenance agreements assigning responsibility to the homeowners association.

Project Narrative – Performance Standards

p.2

(10) Design will allow for the creation of bus waiting areas for safety, for school buses or mass transit, as may be applicable.

(11) Building stepbacks or setbacks have been provided to respect existing scale and massing of adjacent neighborhoods and promote compatibility.

(12) Buffers between adjacent residential uses to include an opaque fence and landscaping to promote compatibility.

(13) Adequate vehicular circulation is provided in the form of a loop road which does not negatively impact existing roadway conditions or require dead-end streets and t-style turnarounds.

Waivers

Five (5) waivers are being requested which relate to right-of-way width for the loop road, a portion of the sidewalks, landscape buffer, required acreage for a PUD and required minimum lot size for the proposed 12 SFRs, all of which are identified and justified in the companion waiver request.

Revised: November 10, 2020

3673 COCONUT ROAD PUD – WAIVER STANDARDS

Requested Waivers

1. Section 34-1064. Minimum acreage for residential planned unit development (PUD).

Code Requirement: 3 acres

Proposed: 2.11 acres

Waiver Requested: 0.89 acres

2. Section 34-1328. Minimum Off-Street Parking Bay Dimensions (90 degree parking – driveways)

Code Requirement: 26 ft. driveway paving width

Proposed: 22 ft. driveway paving width

Waiver Requested: 4 ft. reduction in driveway paving width

3. Section 34-162 (b) (2). Required perimeter landscape buffer width

Code Requirement: 10 ft. wide buffer

Proposed: 4 ft. wide buffer along western perimeter of site only

Waiver Requested: 6 ft. reduction in buffer width for western perimeter buffer

4. Section 34-1063(a)(1). Sidewalks.

Code Requirement: Sidewalks required to be constructed on both sides of local streets

Proposed: Sidewalk on 1 side of street along western street loop.

Waiver Requested: Elimination of 1 sidewalk along western street loop.

5. Section 34-766 (1) Minimum lot size

Code requirement: 100,500 sq. ft. for 12 residential units

Proposed: 91,911 sq. ft.

Waiver Requested: 8,589 sq. ft.

Waiver Standards

- a. The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.

Waiver 1. Minimum PUD acreage.

Response: Waiver request to reduce the minimum acreage requirement for a residential PUD will not be injurious to the area or detrimental to public safety or welfare because it will allow the proposed residential development to be reviewed according to PUD standards and platted as such rather than as a straight subdivision. The twelve (12) lots contained within the PUD are intended to be developed and sold as fee simple single-family homes.

Waiver 2. Minimum driveway paving width.

Response: The proposed reduction in driveway paving width will not be injurious to the area or detrimental to public safety or welfare because only the 12 single-family homes will be affected by the reduction in width since the local street providing access to the homesites is internal and thus will have no external impacts. The proposed 22 ft. wide paving street with sidewalks on both sides will still meet the intent of the Village Code.

Waiver 3. Required Perimeter landscape buffer width.

Response: The only portion of the PUD that does not meet the required landscape buffer width is the roughly 250 ft. of perimeter buffer along the west side of the property where it abuts two developed multi-family properties. A thick line of trees along the eastern perimeter of these two properties, coupled with the hedge that will be planted along the western perimeter of the proposed PUD, will provide adequate screening of the PUD. Had the property owner not been required to dedicate 10 feet of right-of-way along Coconut Road, there would be no need for the waiver request since the 10 ft. required buffer could have been accommodated.

Waiver 4. Elimination of one of two required sidewalks along western street loop.

Response: Only the western and southern portions of the PUD cannot accommodate the required pair of sidewalks along the loop road right-of-way. A single sidewalk is proposed in this area and thus a waiver is being requested. Sidewalks along the western and southern perimeter of the loop road would be redundant and would serve no particular function since no residences are proposed west or south of the loop road. A sidewalk providing complete circulation around the PUD is provided and, in most areas, dual sidewalks are proposed. Had the property owner not been required to dedicate 10 feet of right-of-way along Coconut Road, there would be no need for the waiver request along the western perimeter of the loop road since there would have been adequate space to provide the same.

Waiver 5: Deviation from minimum lot area for 12 dwelling units.

Response. Waiver request to reduce the minimum lot size requirement for the development of 12 single family units will not be injurious to the area or detrimental to public safety or welfare because it will allow the proposed residential development to be constructed in accordance with the proposed PUD standards (see Waiver #1) while at the same time providing shared recreation areas, open space and other community amenities not typically associated with standard subdivisions. The twelve (12) lots contained within the PUD are intended to be developed and sold as fee simple single-family homes. The proposed request will not be injurious to the public welfare.

b. The request results from innovative design in which other minimum standards are exceeded.

Waiver 1. Minimum PUD acreage.

Response: The innovative design for the proposed residential development of the subject property takes the form of the requested PUD. Even though the property does not meet the minimum acreage typically associated with residential PUDs, the request that the project be reviewed under the Village's PUD standards will ensure that the property is developed in a manner which exceeds minimum subdivision standards.

Waiver 2. Minimum driveway paving width.

Response: Design includes a loop road rather than dead-end road or t-turn around.

Waiver 3. Required Perimeter landscape buffer width.

Response: Design meets all landscape width requirements except for a portion of the western perimeter. An opaque fence is proposed which will exceed minimum standards.

Waiver 4. Elimination of one of two required sidewalks along western street loop.

Response: Sidewalk access is provided to all common areas and individual lots despite the waiver request.

Waiver 5: Deviation from minimum lot area for 12 dwelling units.

Response: The request results from code requirements that apply to all residential development in the Village, whether standard subdivision or PUD. The requested PUD for this residential community insures that the project will exceed minimum standards for development.

c. The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.

Waiver 1. Minimum PUD acreage.

Response: The subject property does not contain valuable natural resources or areas that would otherwise be the subject of preservation efforts or requirements; thus, this standard is neutral in terms of the proposed design.

Waiver 2. Minimum driveway paving width.

Response: Not applicable.

Waiver 3. Required Perimeter landscape buffer width.

Response: Not applicable.

Waiver 4. Elimination of one of two required sidewalks along western street loop.

Response: Not applicable.

Waiver 5: Deviation from minimum lot area for 12 dwelling units.

Response: Approval of the waiver for minimum lot size will not adversely affect drainage or natural areas within the Village.

- d. The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.**

Waiver 1. Minimum PUD acreage.

Response: Public benefits include the proposed dedication of 10 feet of road right-of-way along the west side of Coconut Road which may very well accommodate a pedestrian sidewalk in the future linking other properties along Coconut Road. The site design also provides a substantial outdoor recreation area.

Waiver 2. Minimum driveway paving width.

Response: Public benefits include the proposed dedication of 10 feet of road right-of-way along the west side of Coconut Road which may very well accommodate a pedestrian sidewalk in the future linking other properties along Coconut Road. The site design also provides a substantial outdoor recreation area.

Waiver 3. Required Perimeter landscape buffer width.

Response: Public benefits include the proposed dedication of 10 feet of road right-of-way along the west side of Coconut Road which may very well accommodate a pedestrian sidewalk in the future linking other properties along Coconut Road. The site design also provides a substantial outdoor recreation area.

Waiver 4. Elimination of one of two required sidewalks along western street loop.

Response: Not applicable.

Waiver 5: Deviation from minimum lot area for 12 dwelling units

Response: Not Applicable.

- e. The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.**

Waiver 1. Minimum PUD acreage.

Response: The proposed plan meets Village landscape requirements along the north, south and east property lines. The western landscape buffer is the subject of a waiver request in terms of buffer width

but can still accommodate planting of hedge material to supplement existing trees and natural landscaping along the eastern boundary of the abutting properties to the west. A 6-ft. high opaque perimeter fence supplemented with landscaping as depicted on the proposed landscape plan prepared by Patrick Cunningham, LLC will provide sufficient screening and buffering to screen adjacent uses for possible adverse impacts.

Waiver 2. Minimum driveway paving width.

Response: Not applicable.

Waiver 3. Required Perimeter landscape buffer width.

Response: The proposed plan meets Village landscape requirements along the north, south and east property lines. The western landscape buffer is the subject of a waiver request in terms of buffer width but can still accommodate planting of hedge material to supplement existing trees and natural landscaping along the eastern boundary of the abutting properties to the west. A 6-ft. high opaque perimeter fence supplemented with landscaping as depicted on the proposed landscape plan prepared by Patrick Cunningham, LLC will provide sufficient screening and buffering to screen adjacent uses for possible adverse impacts.

Waiver 4. Elimination of one of two required sidewalks along western street loop.

Response: Not applicable.

Waiver 5: Deviation from minimum lot area for 12 dwelling units

Response: Not applicable.

f. Economic issues may not be used to justify waivers.

Response: No economic issues have been made part of the waiver requests or justification for the same.

g. The request is compatible with existing and potential land uses adjacent to the development site.

Waiver 1. Minimum PUD acreage.

Response: The requested variances are primarily internal to the PUD and granting of the same is unlikely to be deemed incompatible with existing and potential adjacent land uses and development. The waiver requested to allow a PUD despite not meeting the minimum acreage requirement for the same will have no adverse effect on adjacent uses. Elimination of dual sidewalks along a portion of the loop road, reduction in the internal loop road right-of-way and the reduction in landscape buffer width of the western perimeter buffer are all internal to the project and will not be visible from adjacent properties. For these reasons the approval of the waiver requests are deemed to be compatible with existing and potential adjacent land uses and development.

Waiver 2. Minimum driveway paving width.

Response: Not applicable.

Waiver 3. Required Perimeter landscape buffer width.

Response: The requested variances are primarily internal to the PUD and granting of the same is unlikely to be deemed incompatible with existing and potential adjacent land uses and development. The waiver requested to allow a PUD despite not meeting the minimum acreage requirement for the same will have no adverse effect on adjacent uses. Elimination of dual sidewalks along a portion of the loop road, reduction in the internal loop road right-of-way and the reduction in landscape buffer width of the western perimeter buffer are all internal to the project and will not be visible from adjacent properties. For these reasons the approval of the waiver requests are deemed to be compatible with existing and potential adjacent land uses and development.

Waiver 4. Elimination of one of two required sidewalks along western street loop.

Response: Not applicable.

Waiver 5: Deviation from minimum lot area for 12 dwelling units

Response: Not applicable.

- h. Waiver requests from minimum common amenity area requirements shall further demonstrate that adequate recreation area is available in the immediate vicinity of the proposed development.**

Response: No deviation from the required common amenity area has been made part of the waiver requests or justification for the same.

- i. Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate setbacks are provided as building height increases.**

Response: No deviation from the required common amenity area has been made part of the waiver requests or justification for the same.

Application Data

Application Name

Application Number

Existing Land Use

Proposed Land Use

Existing Zoning District

Proposed Zoning District

Property Control Numbers

Existing Use

Proposed Use

3673 COCONUT RD.

TBD

LOW DENSITY RESIDENTIAL

LOW DENSITY RESIDENTIAL

RESIDENTIAL MULTIFAMILY (RM)

RM

70-43-44-19-11-004-0223

RESIDENTIAL VACANT LOT

12 SINGLE FAMILY HOMES

NEW 12 SINGLE FAMILY HOMES

3673 COCONUT ROAD

PALM SPRINGS, FLORIDA

NEW CONSTRUCTION

SCOPE OF WORK

THE WORK ENTAILS THE SUBDIVISION OF THE LOT LOCATED AT 3673 COCONUT ROAD TO 12 PARCELS AND A RECREATIONAL AREA. EACH PARCEL SHALL HAVE A SINGLE FAMILY HOUSE.
LEGAL DESCRIPTION:
LAKEWOOD GARDENS PLAT 1 E 1/2 OF TRS 22 & 23 /LESS E 165 FT OF N 60 FT OF TR 22/ BLK 4

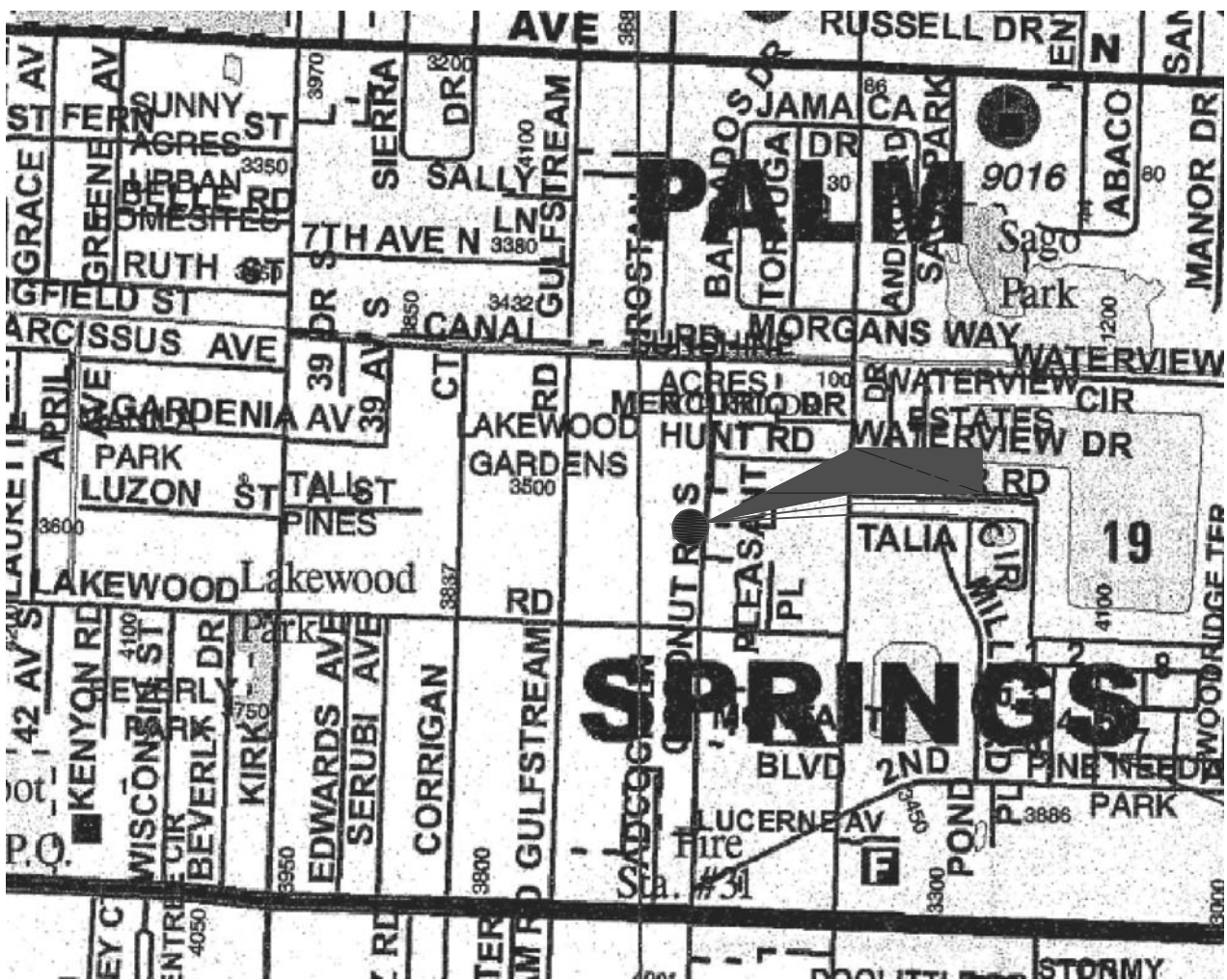
ZONING

LEGAL DESCRIPTION
LAKEWOOD GARDENS PLAT 1 E 1/2 OF TRS 22 & 23 /LESS E 165 FT OF N 60 FT OF TR 22/
BLK 4
ZONED RM - Multi-Family (70-PALM SPRINGS)
LOT SIZE 2.11 ACRES

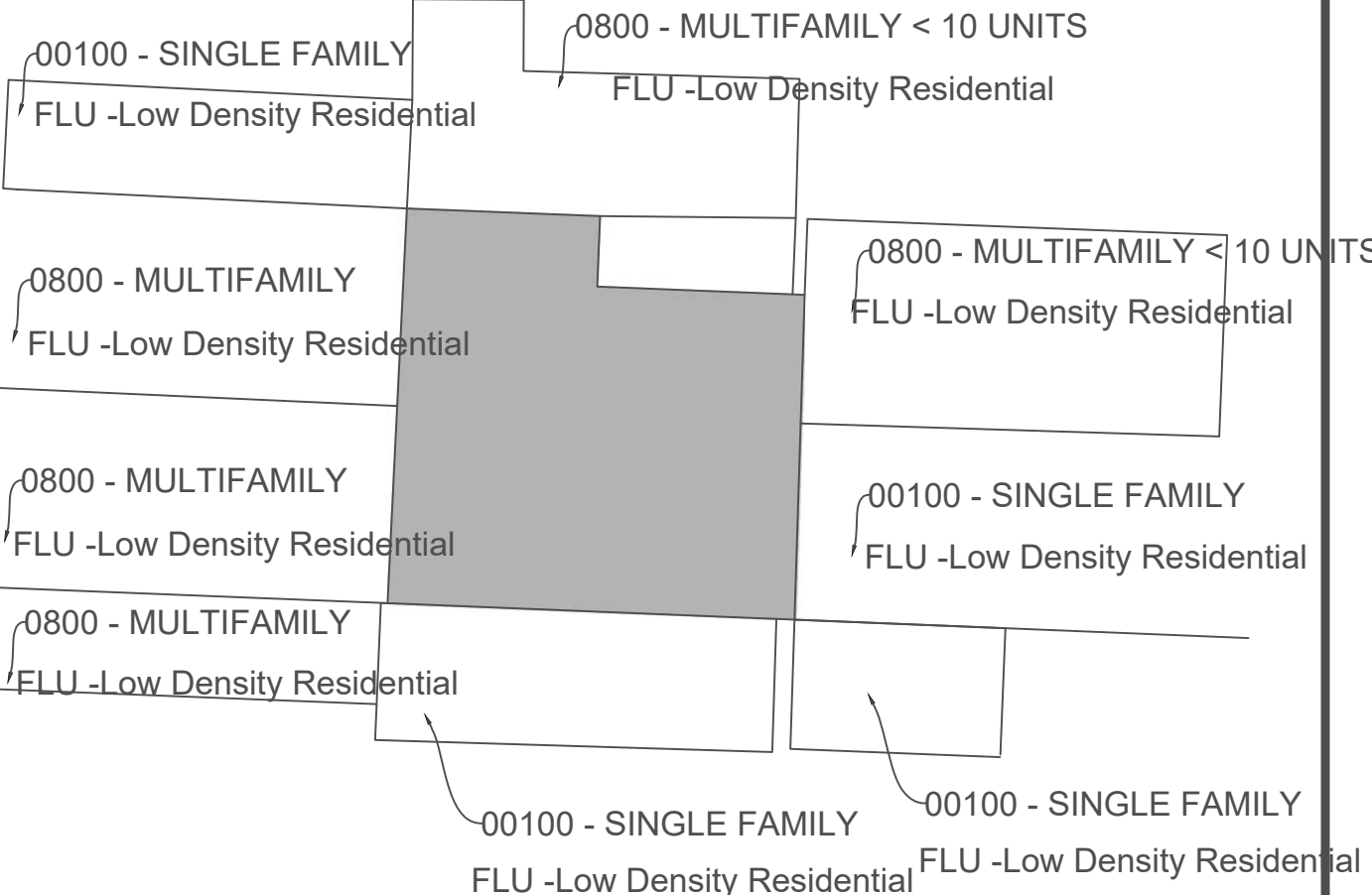
LOT INFORMATION

LOT NUMBER	LOT SIZE	SET BACK				PERVIOUS %
		FRONT	BACK	EAST	WEST	
1	51'6"X77'4"	20'-6"	6'-10"	11'-6"	0'-0"	39%
2	51'3"X77'4"	20'-6"	6'-10"	11'-6"	0'-0"	39%
3	51'3"X77'4"	20'-6"	6'-10"	11'-6"	0'-0"	39%
4	51'3"X77'4"	20'-6"	6'-10"	11'-6"	0'-0"	39%
5	51'3"X77'4"	20'-6"	6'-10"	11'-4"	0'-0"	39%
6	50'10" X 76'6"	20'-6"	6'-0"	10'-10"	0'-0"	39%
7	51'3" X 76'6"	20'-6"	6'-0"	0'-0"	11'-8"	39%
8	51'3" X 76'6"	20'-6"	6'-0"	0'-0"	11'-3"	39%
9	51'3" X 76'6"	20'-6"	6'-0"	0'-0"	11'-3"	39%
10	51'6" X 76'6"	20'-6"	6'-0"	11'-6"	11'-6"	39%
11	68'2" x 60'	6'-6"	10'-0"	5'-6"	18'-8"	40%
12	68'1" x 60'	6'-6"	10'-0"	18'-5"	5'-5"	40%

LOCATION MAP



ADJACENT ZONING



Site Data

Gross Site Area

91,911 sf

2.11 Ac.

Proposed Building Square Footage

23,828 sf

10 SFH

2,000 sf EACH

2 SFH

1,914 sf EACH

Proposed Floor Area Ratio (Non-Residential)

N / A FAR

Proposed Density (Residential)

5.7 UNITS/ACRE

Area Calculations

Building Coverage

23,828 sf

26 %

Pervious Surface Area

41,823 sf

45.7 %

Impervious Surface Area

50,088 sf

54.3 %

Total Site Area

91,911 sf

100 %

RECREATIONAL AREA AND OPEN SPACE

Required open space

32,169 SF

35 %

Proposed open space

37,031 SF

40 %

Required common amenity area

6,433 SF

20 % OF OPEN SPACE

Proposed common amenity area

6,521 SF

20 % OF OPEN SPACE

Parking Data

Parking Required - Total Spaces

2.5 / UNIT + 25% GUEST

Parking Provided - Total Spaces

38

Property Development Regulations

Zoning	Min. Lot Dimensions			Density	FAR	Setbacks/Separation (ft)
PUD	ACRES	Width/ Frontage	Depth			FOR ZERO LOT LINE
Required	3.00	-	-	5.8 UNITS / ACRE	N/A	10'
Proposed	2.11	-	-	5.7 UNITS / ACRE	N/A	10' TO 12'

PUD Setbacks

	PROPERTY LINES FOR THE ENTIRE PLANNED DEVELOPMENT			
	FRONT	SIDE	SIDE CORNER	REAR
Required	25'	20'	25'	20'
Proposed	31'6"	20'-56"	NA	28'8"

RS vs PUD

	RS	PUD
Lot dimensions	65"X100"	51'3" X 77'4"
Front setback	25'	20'6"
Side setback	7.5'	11'6" ONLY ONE SIDE (ZERO LOT)

Proposed Waivers

Code Section	Required	Proposed	Waiver
34-1064C	3 ACRES	2.11 ACRES	0.89 ACRES
34-766 (1)	minimum of 100,500 sf 2.3 acres	2.11 Acres	0.19 Acres
34-1328	26' DOUBLE 2 SIDE TRAFFIC STREET	22'	4'
34-162 (B) (3)	10' WEST SIDE LANDSCAPE BUFFER	4'	6'
34-1063 (A)(1)	WEST STREET SIDE WALKS ON BOTH SIDE OF STREET	ONE SIDE	ONE SIDE

REVISIONS	BY

AR-0097801

NEW 12 SINGLE FAMILY HOMES
3673 COCONUT ROAD
PALM SPRINGS, FLORIDA

NADER GOUBRAN, ARCHITECT

217 GAZETTA WAY, WEST PALM BEACH, FL 33413
P : 561-644-3784 F : 561-296-7866 N_GOUBRAN@MSN.COM
LICENSE NUMBER AR-0097801



DATE
1/14/2020

SCALE:
1/32"=1'-0"

TITLE SHEET

SHEET
A-100

REVISIONS	BY

AR-0097801

**NEW 12 SINGLE FAMILY HOMES
3673 COCONUT ROAD
PALM SPRINGS, FLORIDA**

NADER GOUBRAN, ARCHITECT
217 GAZETTA WAY, WEST PALM BEACH, FL 33413
P : 561-644-3784 F : 561-296-7886 N_GOUBRAN@MSN.COM
LICENSE NUMBER AR-0097801

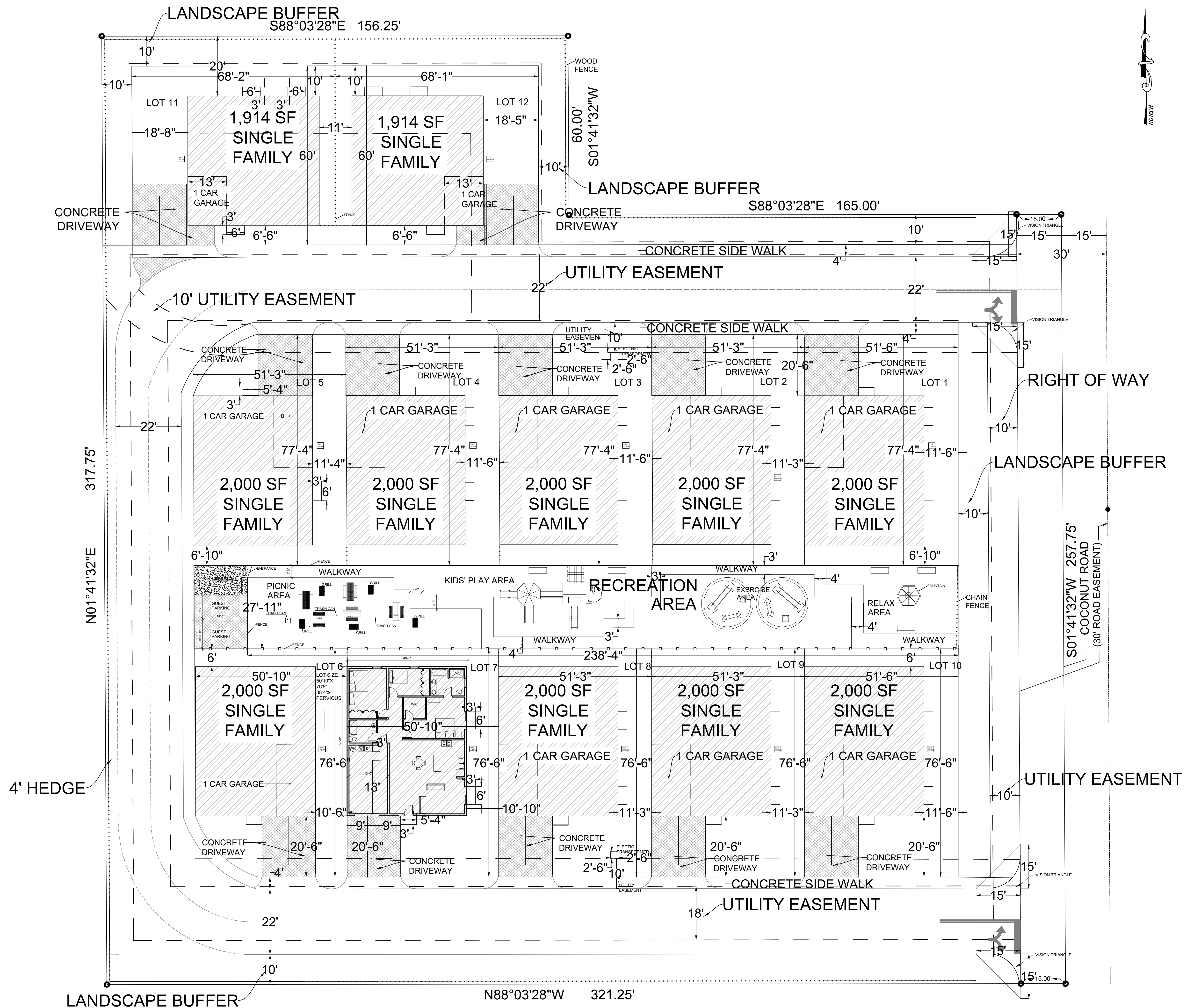


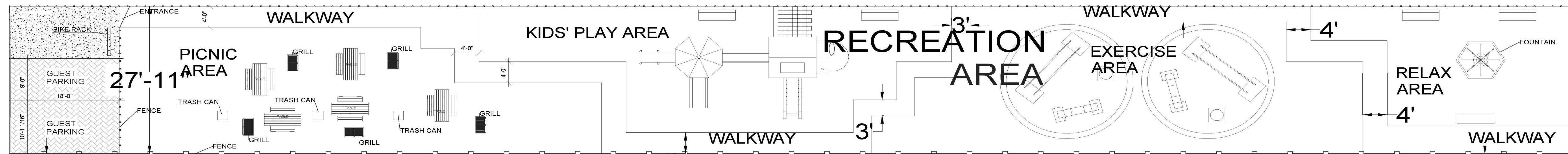
DATE **9/11/2019**

SCALE:
 $1/32"=1'-0"$

PROPOSED SITE PLAN

SHEET
A-301





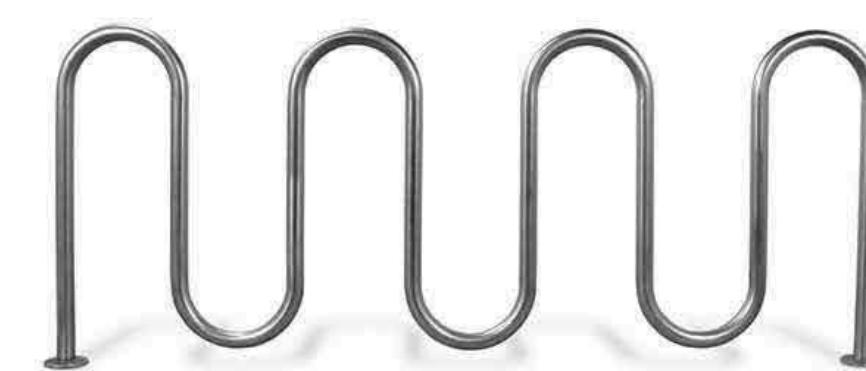
GRILL
Heavy-Duty Steel Park-Style
Charcoal Grill — 16in. x 16in.



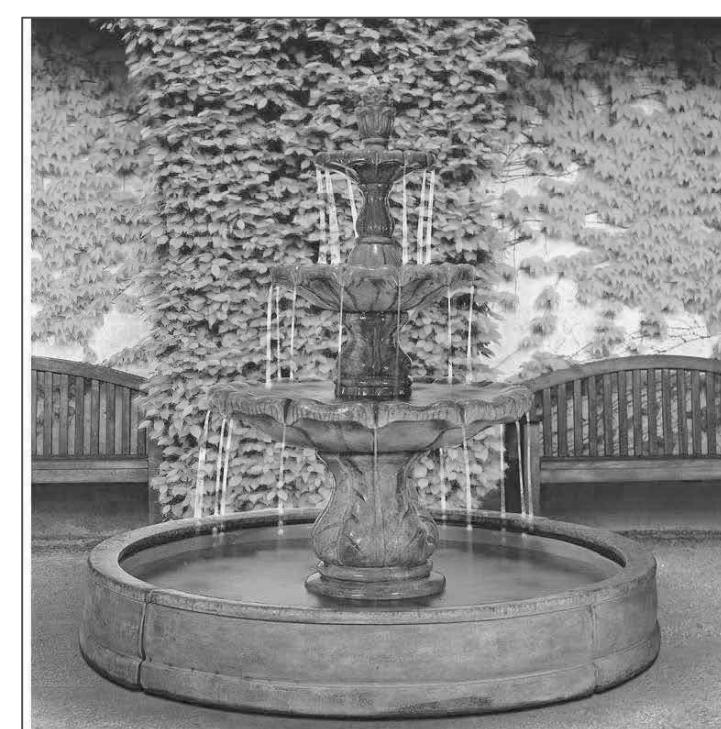
TABLE
Dimensions: 30-1/2"H x 62"W



TRASH CAN
Outdoor Metal Slatted Trash
Receptacle with Dome Lid - 36 Gallon Black



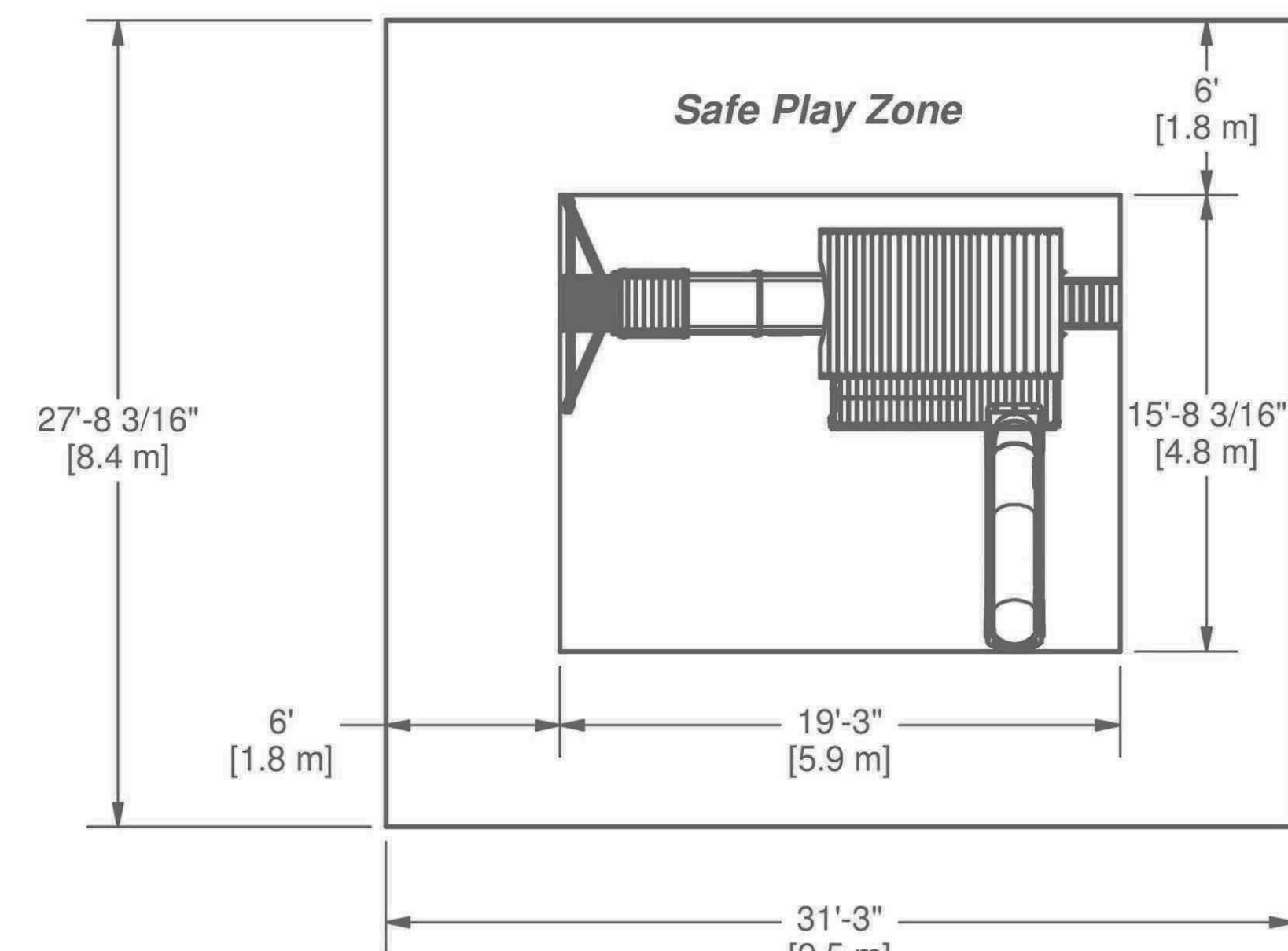
BIKE RACK
5-Loop Wave Style Bike Rack
7 Bike Capacity, Black



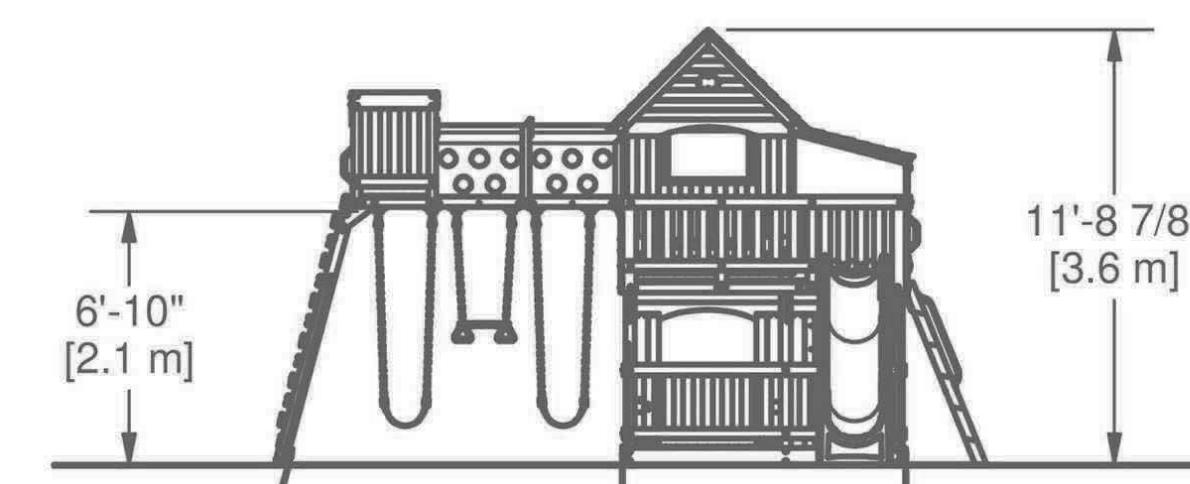
FOUNTAIN
61" high x 64" wide. Weighs 831 lbs

RECREATION AREA

NOT TO SCALE

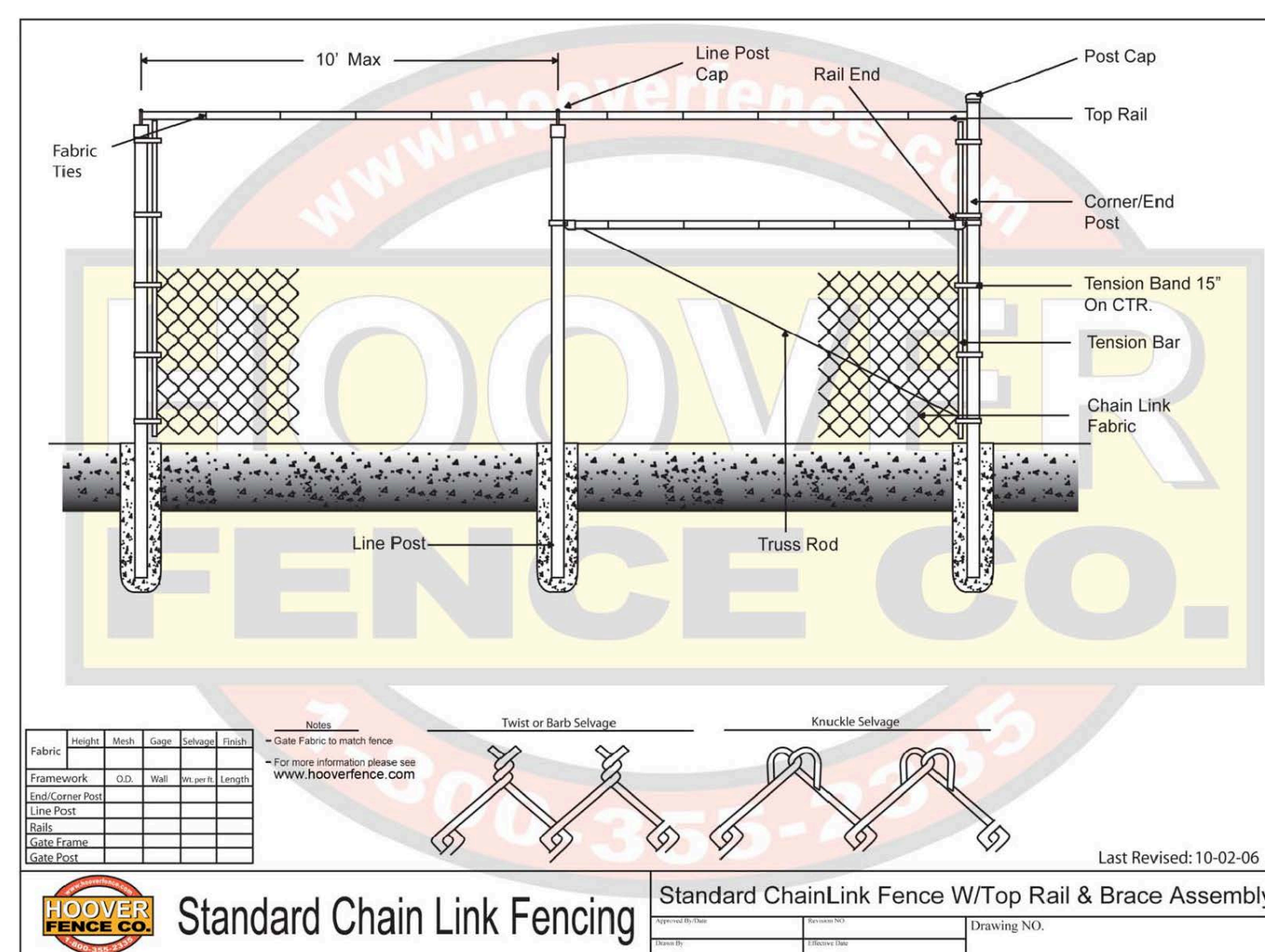


Safe play height: 17'-9" [5.4 m]
Maximum fall height: 6'-10" [2.1 m]

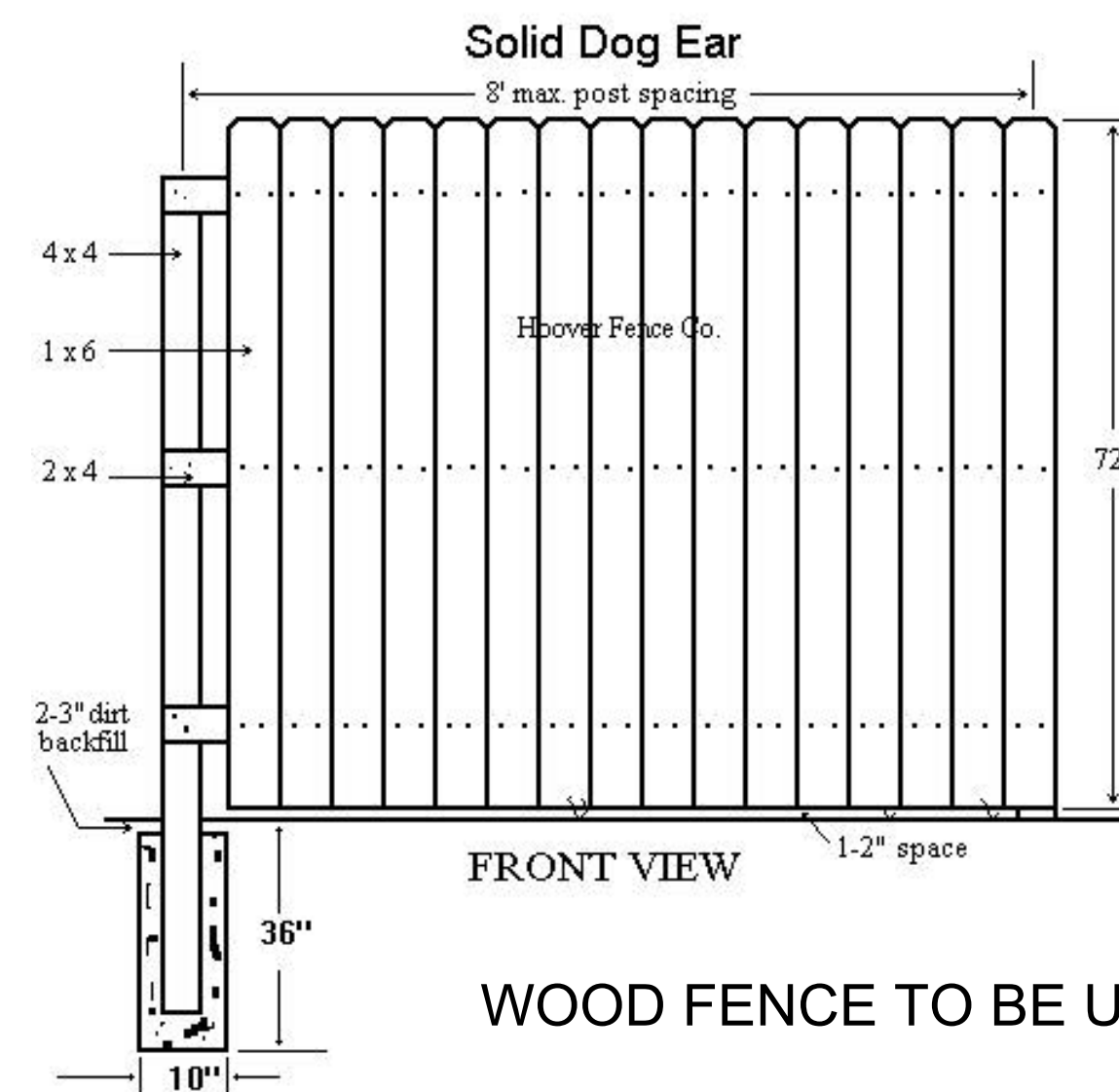


KIDS PLAY ZONE

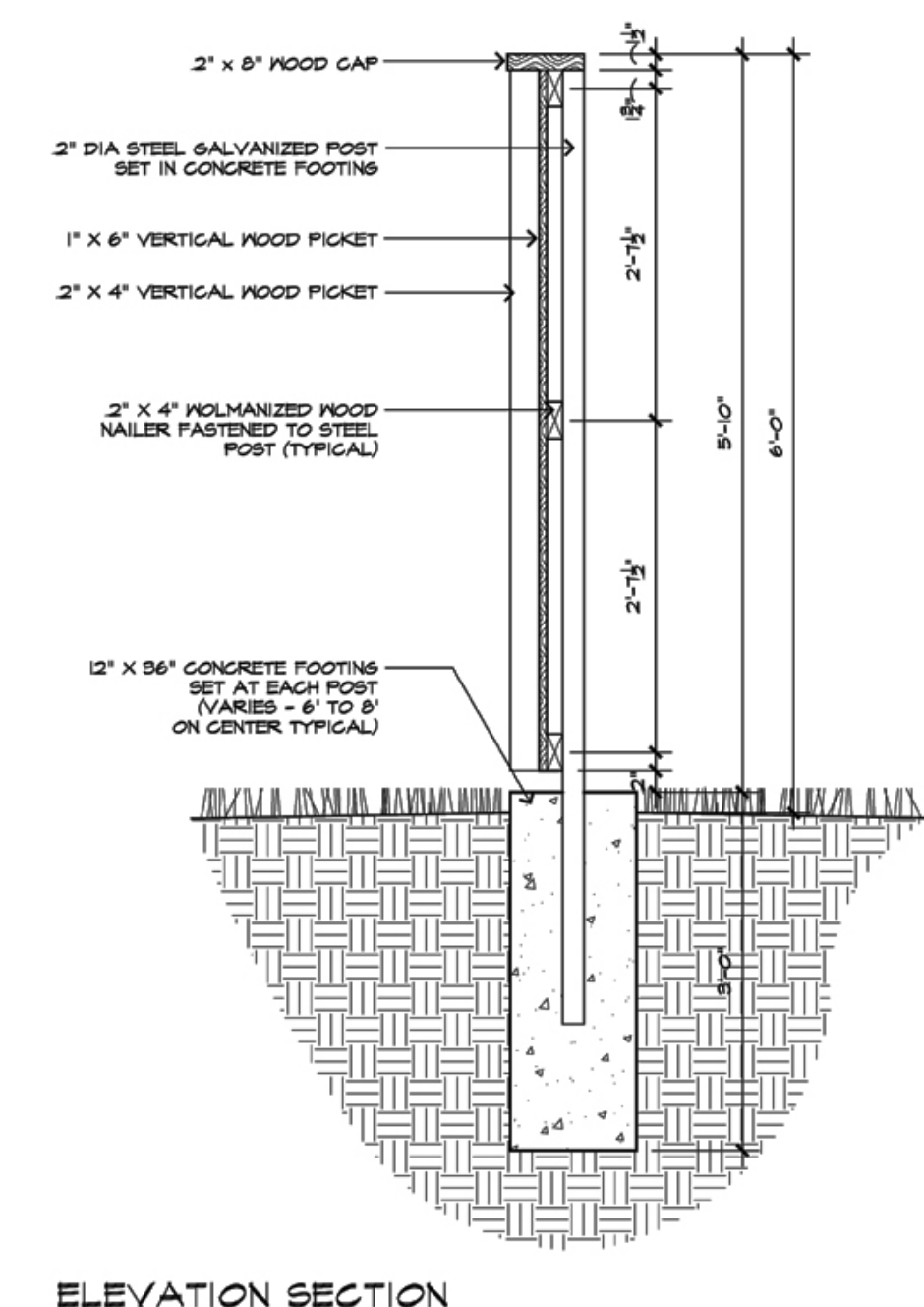
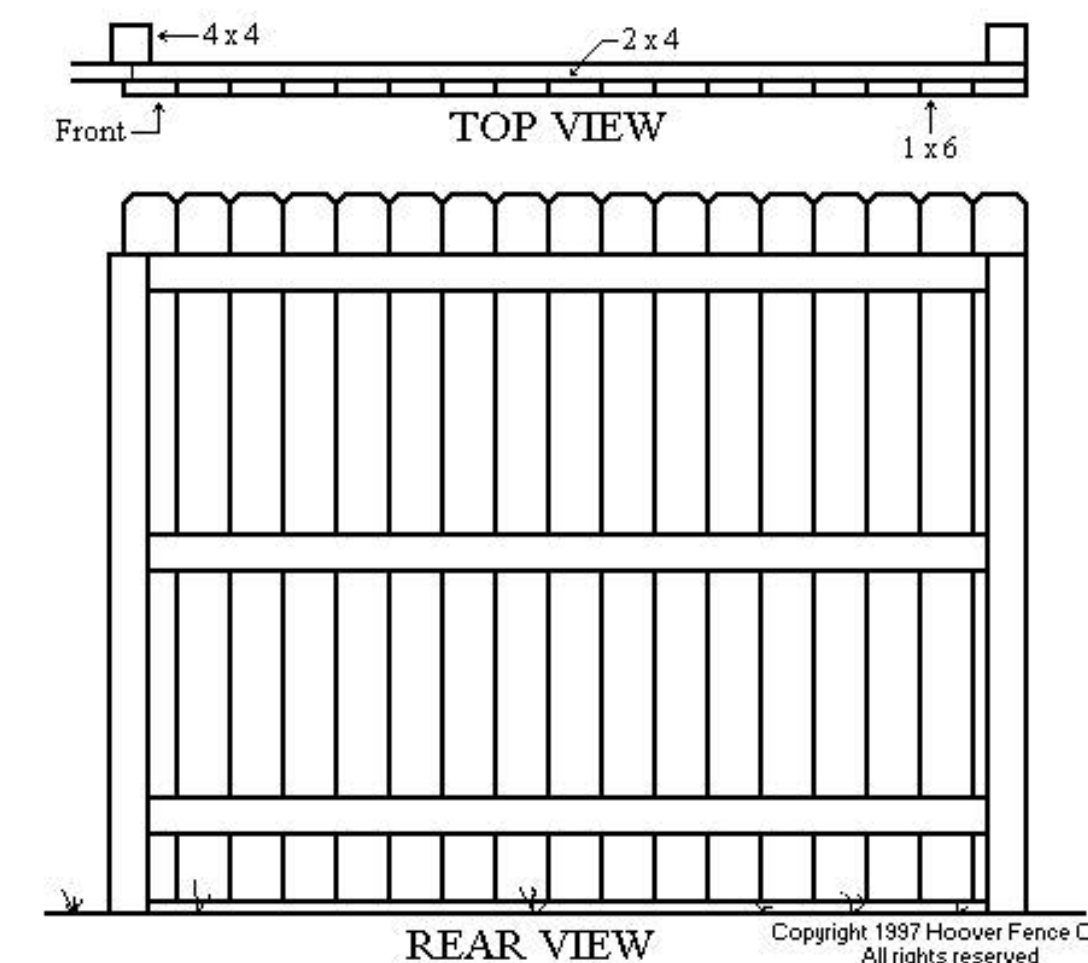
WOODRIDGE ELITE



CHAIN LINK FENCE
TO BE USED ONLY
AROUND THE
AMENITIES
AREA



WOOD FENCE TO BE USED AROUND THE PUD



REVISIONS	BY

AR-0097801

NEW 12 SINGLE FAMILY HOMES
3673 COCONUT ROAD
PALM SPRINGS, FLORIDA

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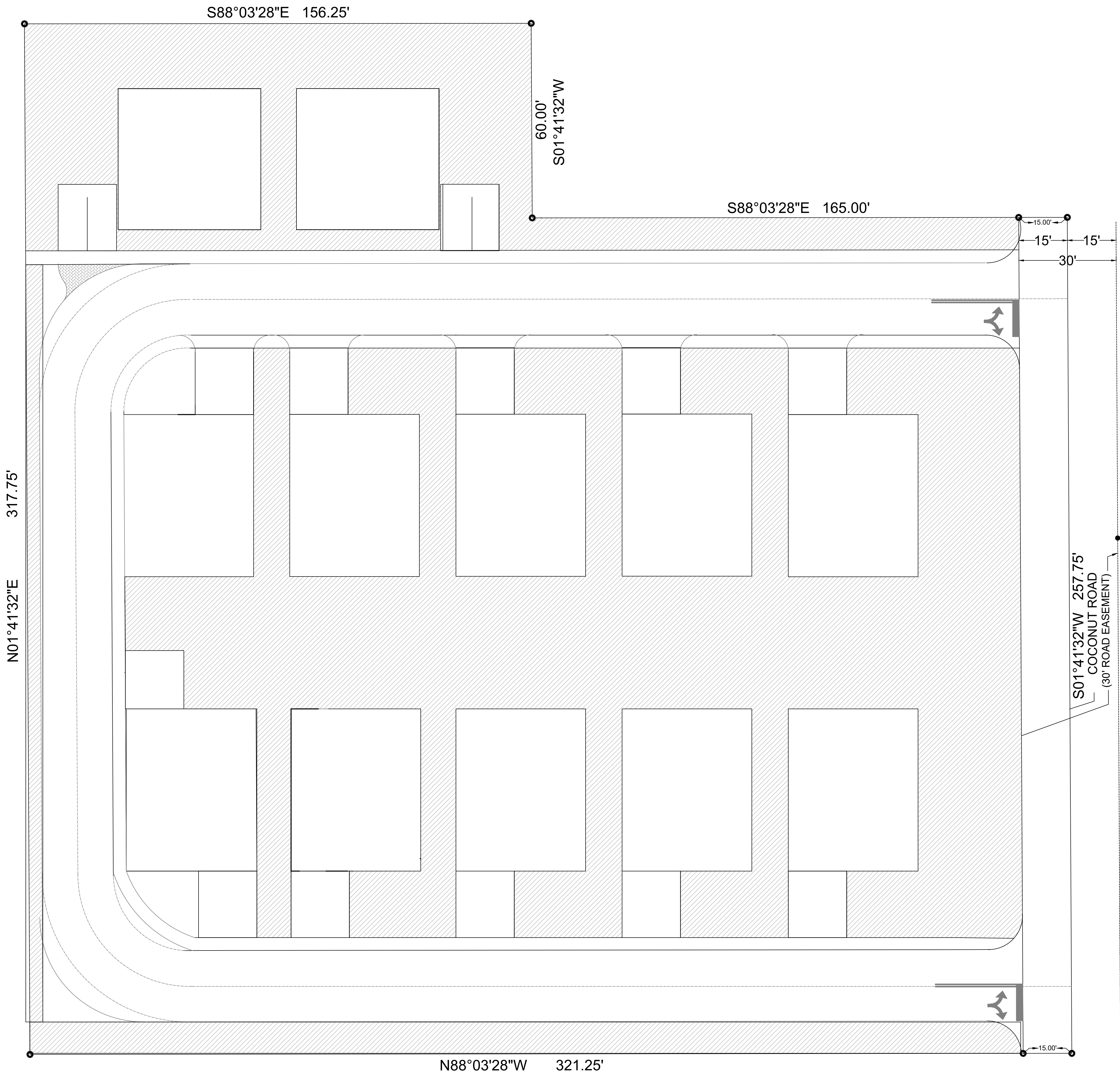


DATE
1/14/2020

SCALE:
1/32"=1'-0"

RECREATIONAL AREA

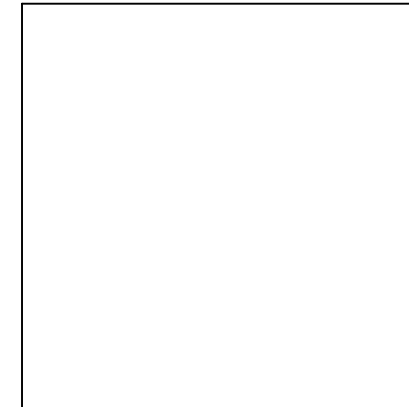
SHEET
A-300



OPEN SPACE PLAN

OPEN SPACE REQUIRED = 32,169 SF
OPEN SPACE PROVIDED = 37,031 SF

REVISIONS	BY



AR-0097801

NEW 12 SINGLE FAMILY HOMES
3673 COCONUT ROAD
PALM SPRINGS, FLORIDA

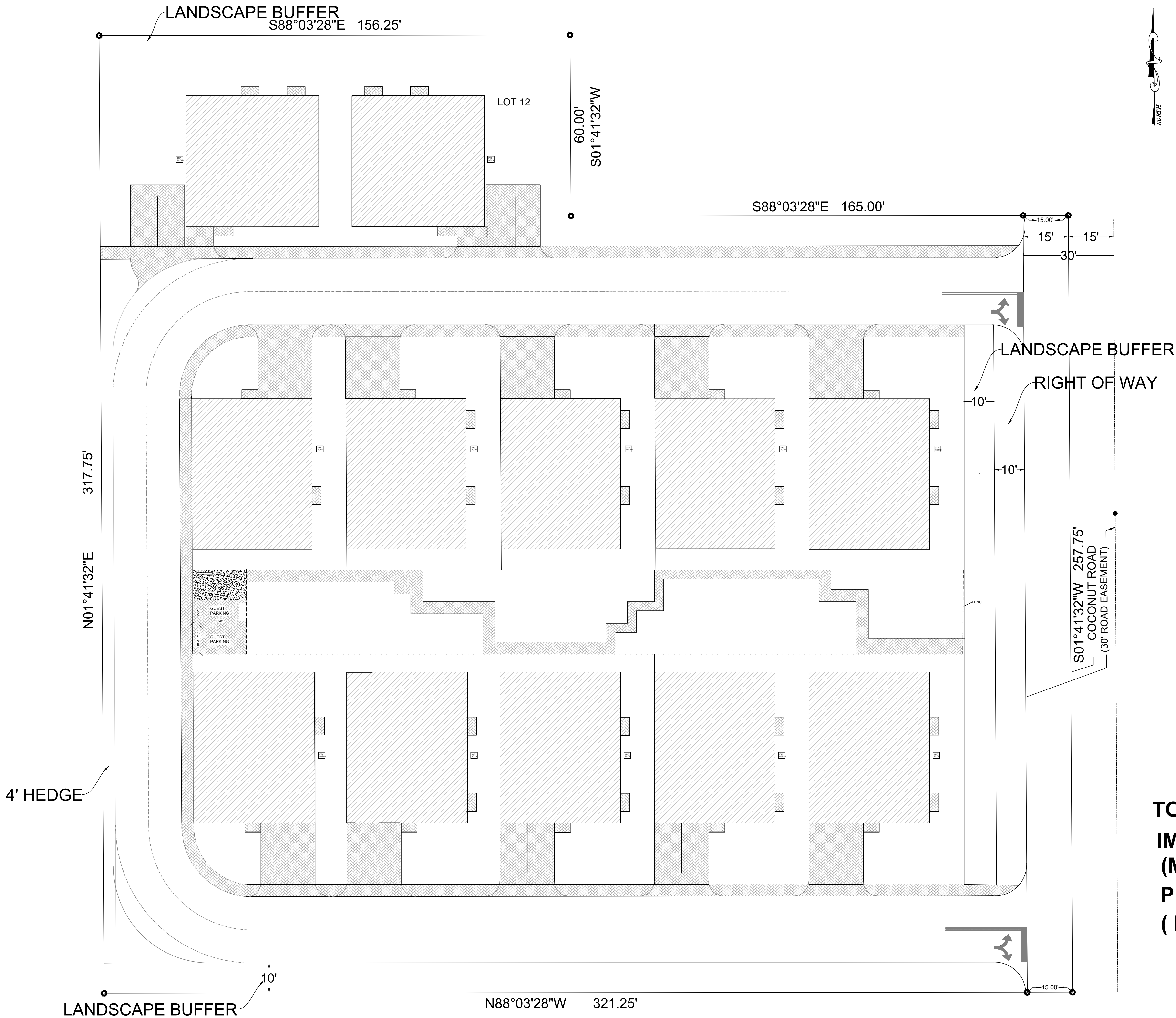


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P : 561-644-3784 F : 561-296-7866 N_GOUBRAN@MSN.COM
LICENSE NUMBER AR-0097801

DATE	9/11/2019
SCALE	1/32"=1'-0"
OPEN SPACE PLAN	

SHEET

A-301.2



TOTAL AREA 91,911 SF
IMPERVIOUS AREA 50,088 SF
(MAX. 55%)
PERVIOUS AREA 41,823 SF
(MIN. 45%)

REVISIONS	BY



AR-0097801

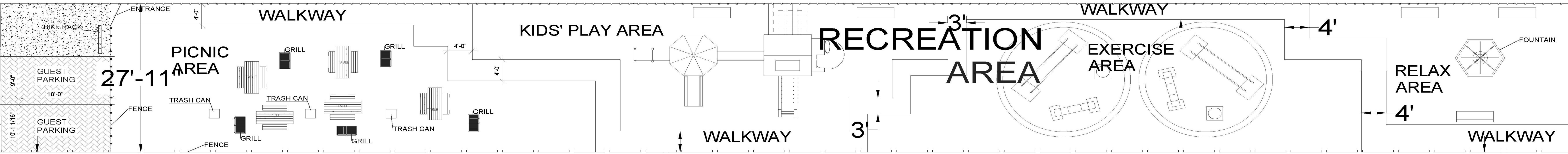
NEW 12 SINGLE FAMILY HOMES
3673 COCONUT ROAD
PALM SPRINGS, FLORIDA

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LICENSE NUMBER AR-0097801

ARCHITECT

DATE:	9/11/2019
SCALE:	1/32"=1'-0"
PROPOSED SITE PLAN	

SHEET
A-301.3



EXERCISE AREA

NOT TO SCALE



Stamina Outdoor Fitness Strider



FITNESS WEIGHT BENCH



FITNESS POWER TOWER

REVISIONS	BY



AR-0097801

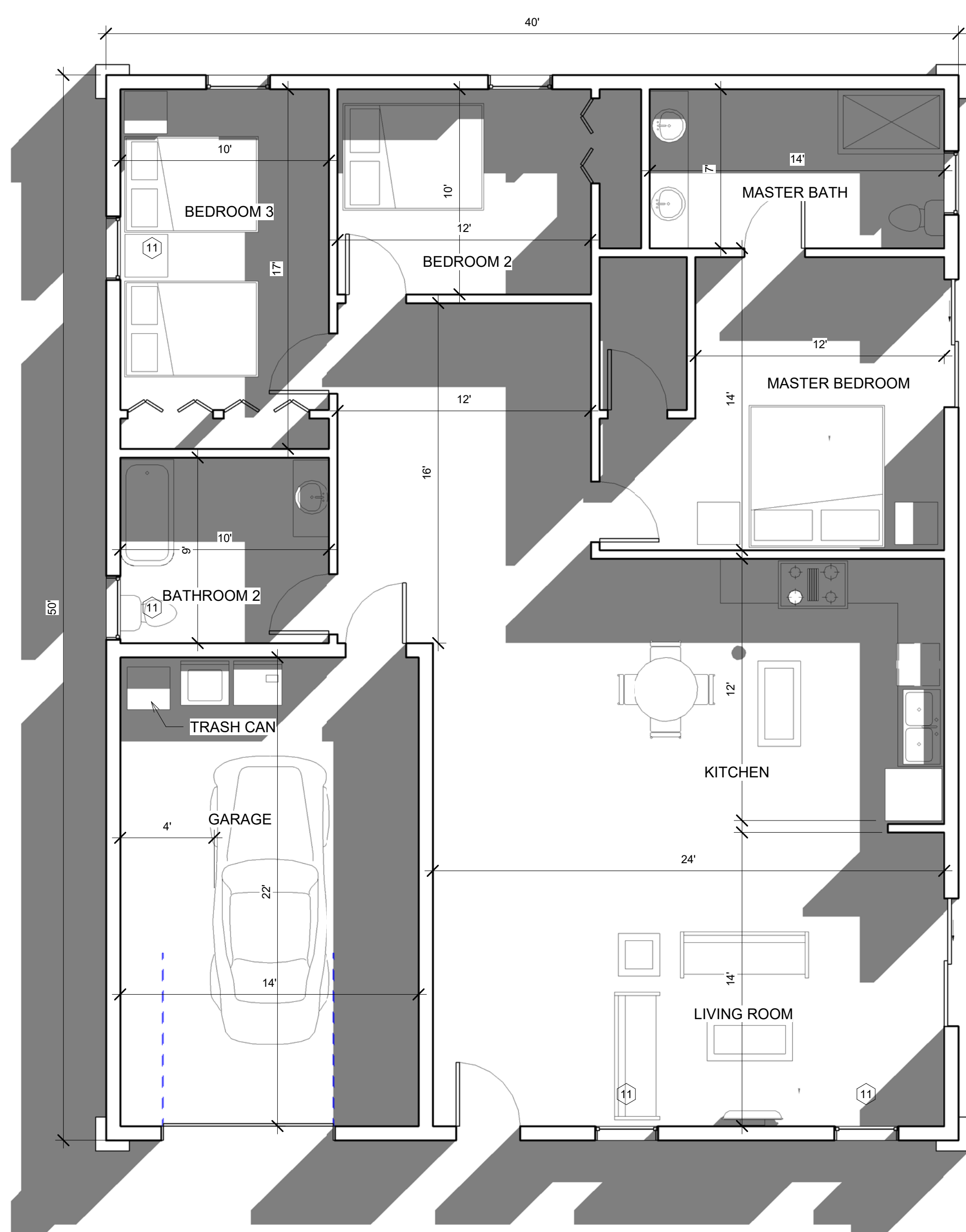
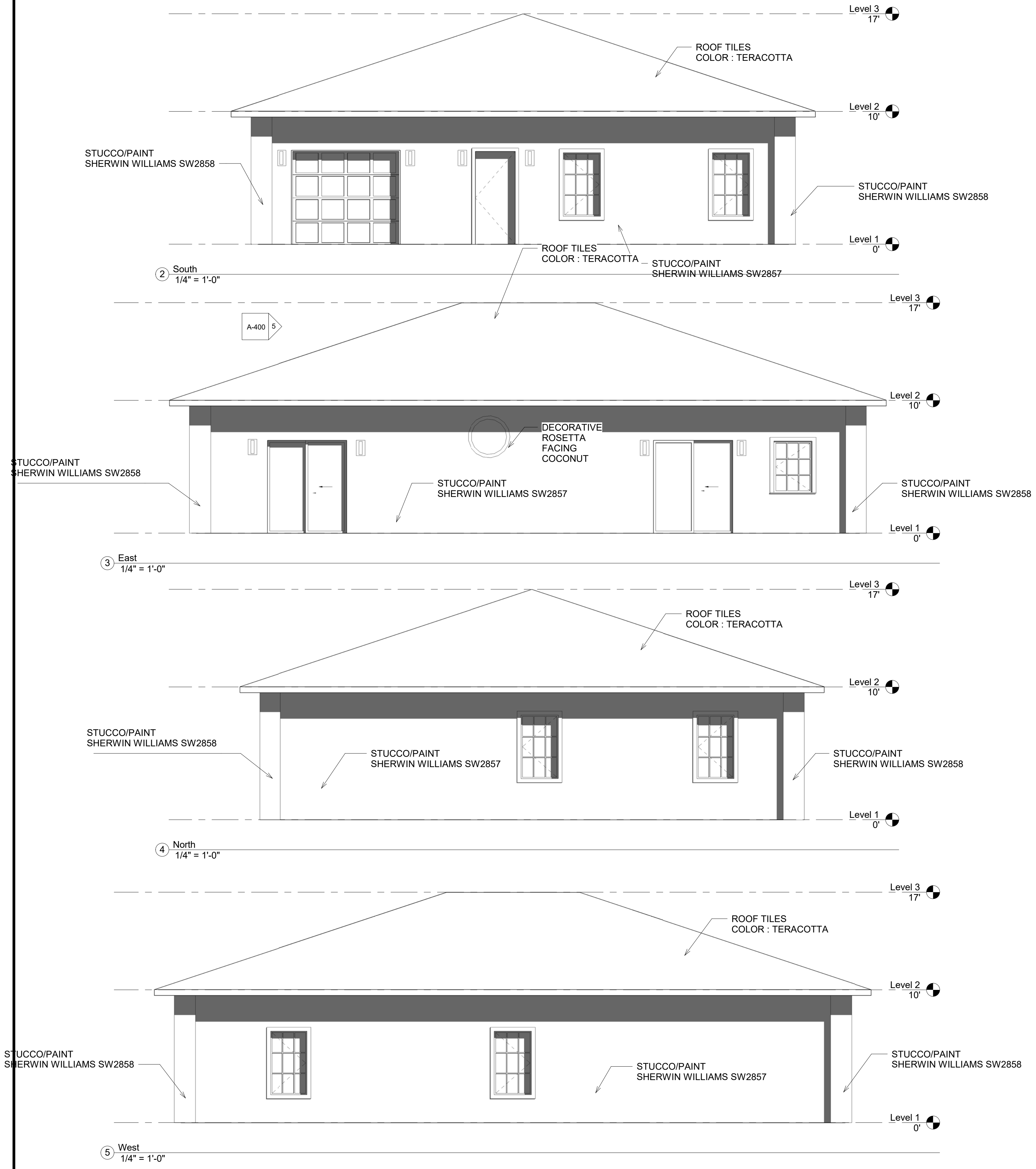
NEW 12 SINGLE FAMILY HOMES
3673 COCONUT ROAD
PALM SPRINGS, FLORIDA

NADER GOUBRAN, ARCHITECT
217 GAZETTA WAY, WEST PALM BEACH, FL 33413
P : 561-644-3784 F : 561-296-7866 N_GOUBRAN@MSN.COM
LICENSE NUMBER AR-0097801



DATE	1/14/2020
SCALE:	1/32"=1'-0"
RECREATIONAL AREA	





REVISIONS

LIC. # AR - 97801

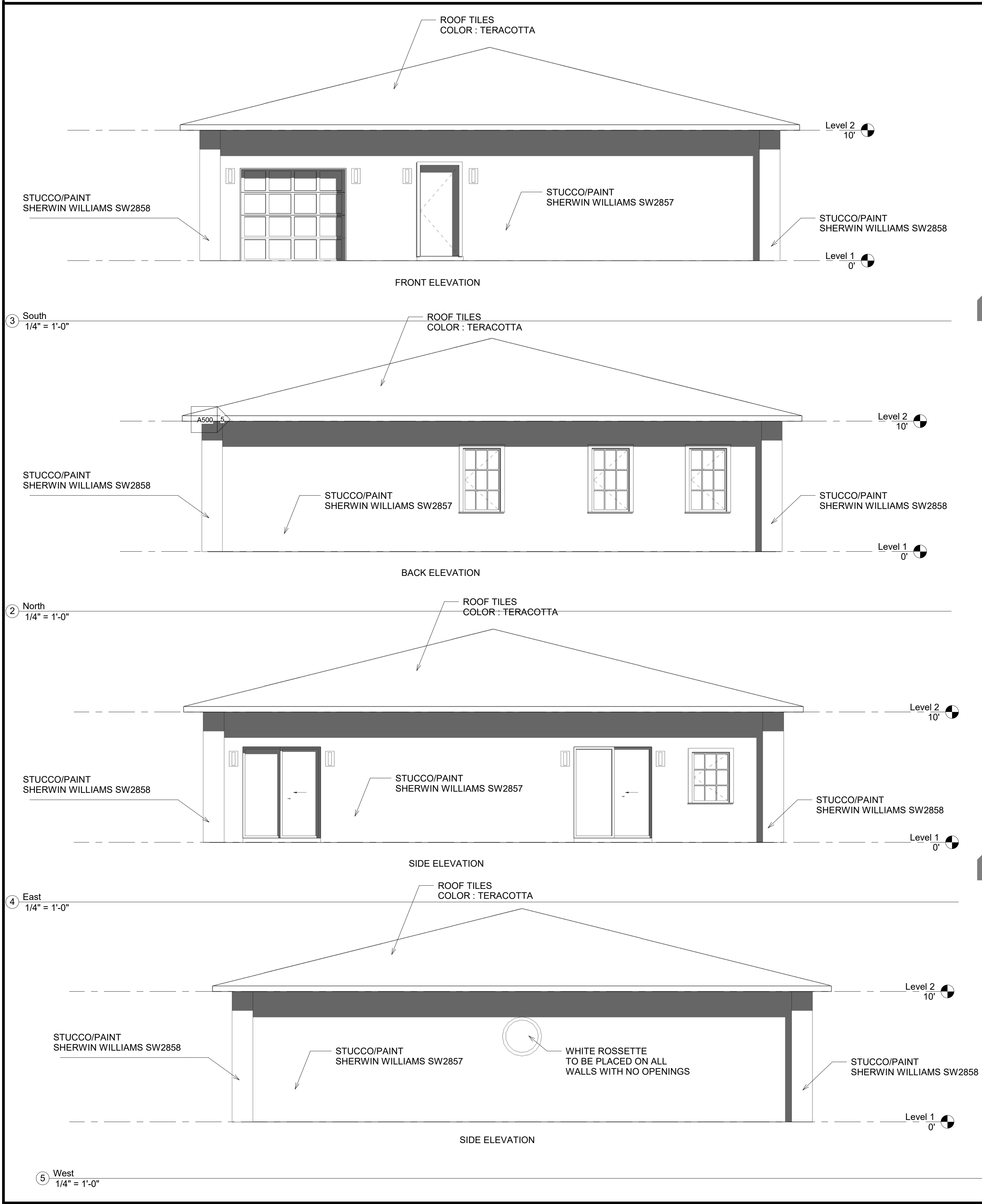
3673 COCONUT
PALM SPRINGS, FLORIDA

NADER GOUBRAN , ARCHITECT
2886 10TH AVE N, PALM SPRINGS , FL 33461
P : 561-644-3784 F : 561-948-8275
EMAIL : NG@NADERGOUBRAN.COM
WWW.NADERGOUBRAN.COM



DATE
12/10/19
SCALE
1/4" = 1'-0"
SINGLE FAMILY

SHEET
A-400



REVISIONS

LIC. # AR - 97801

3673 COCONUT
PALM SPRINGS, FLORIDA

NADER GOUBRAN , ARCHITECT
2886 10TH AVE N, PALM SPRINGS , FL 33461
P : 561-644-3784 F : 561-948-8275
EMAIL : NG@NADERGOUBRAN.COM
WWW.NADERGOUBRAN.COM



DATE
01/03/20
SCALE
1/4" = 1'-0"
1914 SQ.FT HOUSE

SHEET

A500



STREET VIEW



RECREATION AREA



AERIAL VIEW



AERIAL VIEW



RECREATION AREA

REVISIONS	BY

AR-0097801

NEW 12 SINGLE FAMILY HOMES
3673 COCONUT ROAD
PALM SPRINGS, FLORIDA

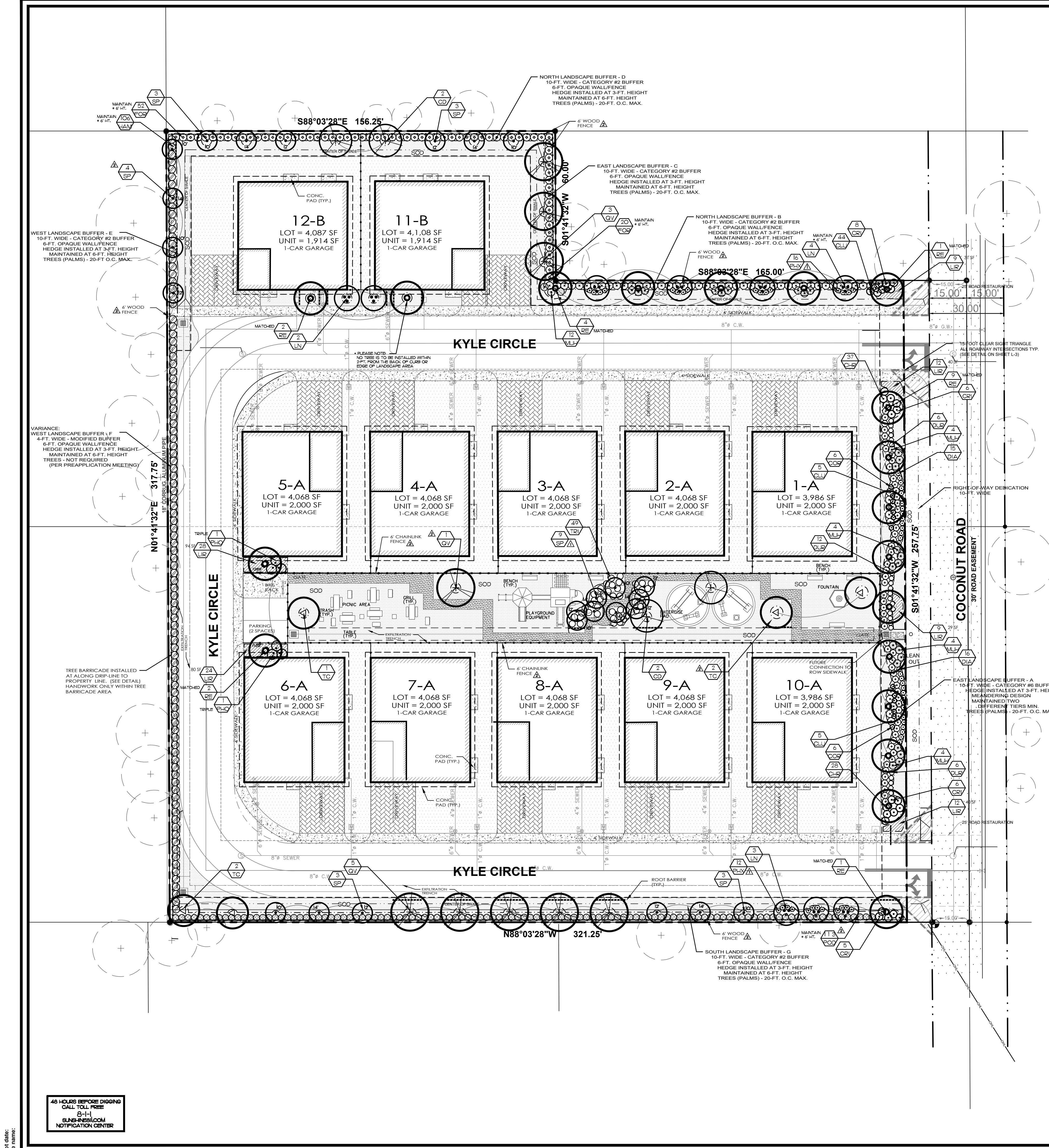
NADER GOUBRAN, ARCHITECT

217 GAZETTA WAY, WEST PALM BEACH, FL 33413
P : 561-644-3784 F : 561-296-7866 N_GOUBRAN@MSN.COM
LICENSE NUMBER AR-0097801

ARCHITECT

DATE	1/14/2020
SCALE:	1/32"=1'-0"
RENDERING	

SHEET
A-600



Landscape Requirements

	REQUIRED/ PERMITTED	PROVIDED
SITE AREA	88,312 SF (2.0 AC)	
ROW DEDICATION (10-FT. WIDE)	2,578 SF	
NET DEVELOPMENT AREA	85,734 SF (2.0 AC)	
OPEN SPACE	36,961 SF (40%)	
RESIDENTIAL LOTS		
1 TREE / 1,500 SF	36 TREES	36 TREES
A = 4,000 SF / 1,500 = 3 TREES / LOT = 30		
B = 4,100 SF / 1,500 = 3 TREES / LOT = 6		
VEHICLE USE AREA - PARKING		
LANDSCAPE AREA = 20 SF / SPACE	40 SF	2 SPACES
1 TREE / TERMINAL ISLAND	2 TREES	2 TREES
LANDSCAPE BUFFERS		
CATEGORY #2 = 1 TREE / 20 LF		
1 SHRUB / 3 LF (APPROX.)		
CATEGORY #6 = 1 TREE / 20 LF		
2 SHRUBS / 3 LF (APPROX.)		
A. EAST: *	214 LF / 20 = 214 LF / 3 X 2 =	11 TREES 143 SHRUBS
B. NORTH:	155 LF / 20 = 155 LF / 3 =	8 TREES 52 SHRUBS
C. EAST:	60 LF / 20 = 60 LF / 3 =	3 TREES 20 SHRUBS
D. NORTH:	157 LF / 20 = 157 LF / 3 =	8 TREES 52 SHRUBS
E. WEST:	80 LF / 20 = 80 LF / 3 =	4 TREES 27 SHRUBS
F. WEST: **	238 LF / 3 =	79 SHRUBS
G. SOUTH:	312 LF / 20 = 312 LF / 3 =	16 TREES 104 SHRUBS
RECREATION AREA		
AREA = 5,338 SF		15 TREES

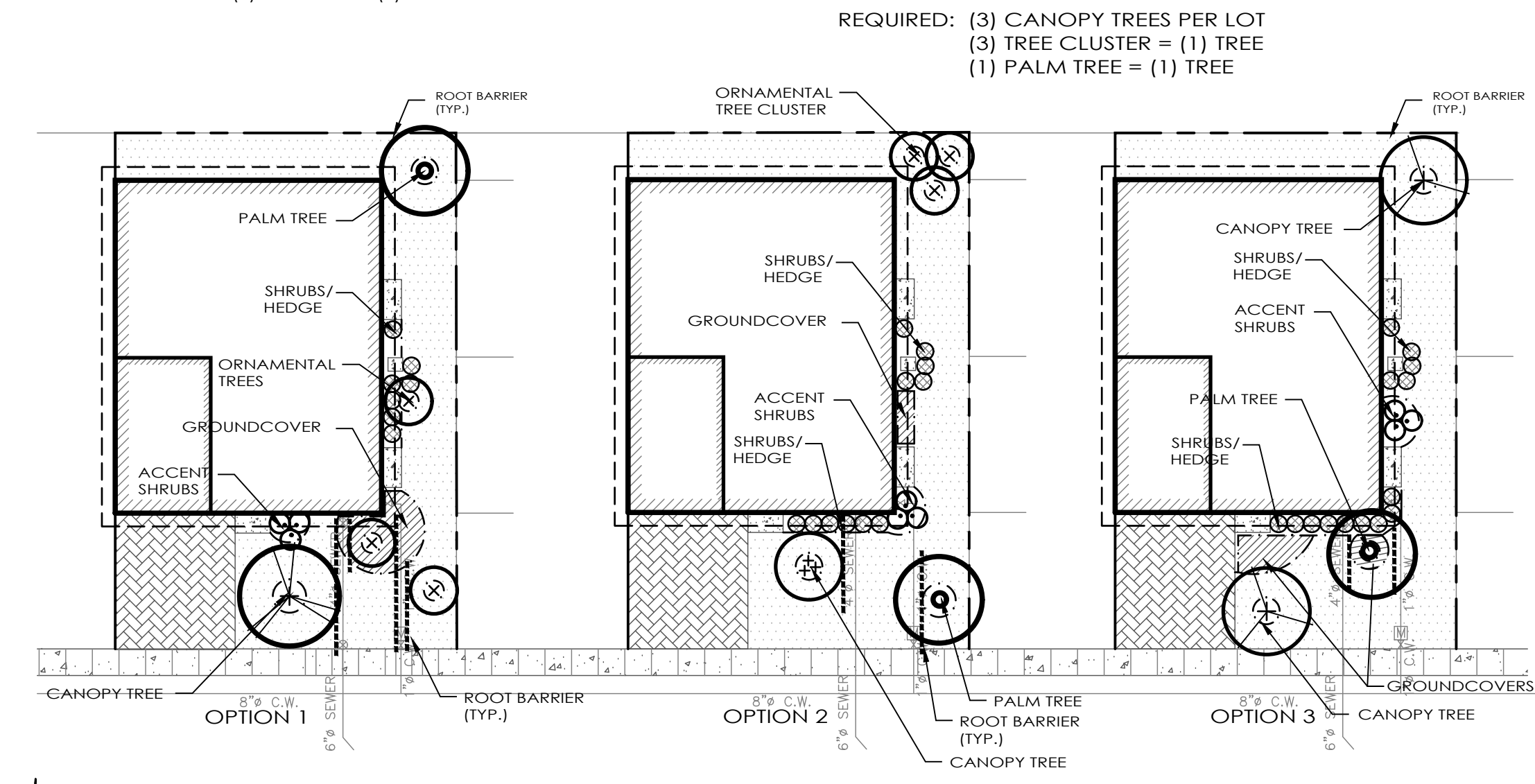
* BUFFER 'A' IS THE ONLY BUFFER THAT IS A CATEGORY #6 BUFFER.
ALL OTHERS TO BE CATEGORY #2.
** PER PREAPPLICATION MEETING, TREES ARE NOT REQUIRED DUE TO EXISTING TREES ADJACENT TO THE PROPERTY. VARIANCE MAY BE REQUIRED.

PLEASE NOTE: (1) PALM TREE = (1) CANOPY TREE

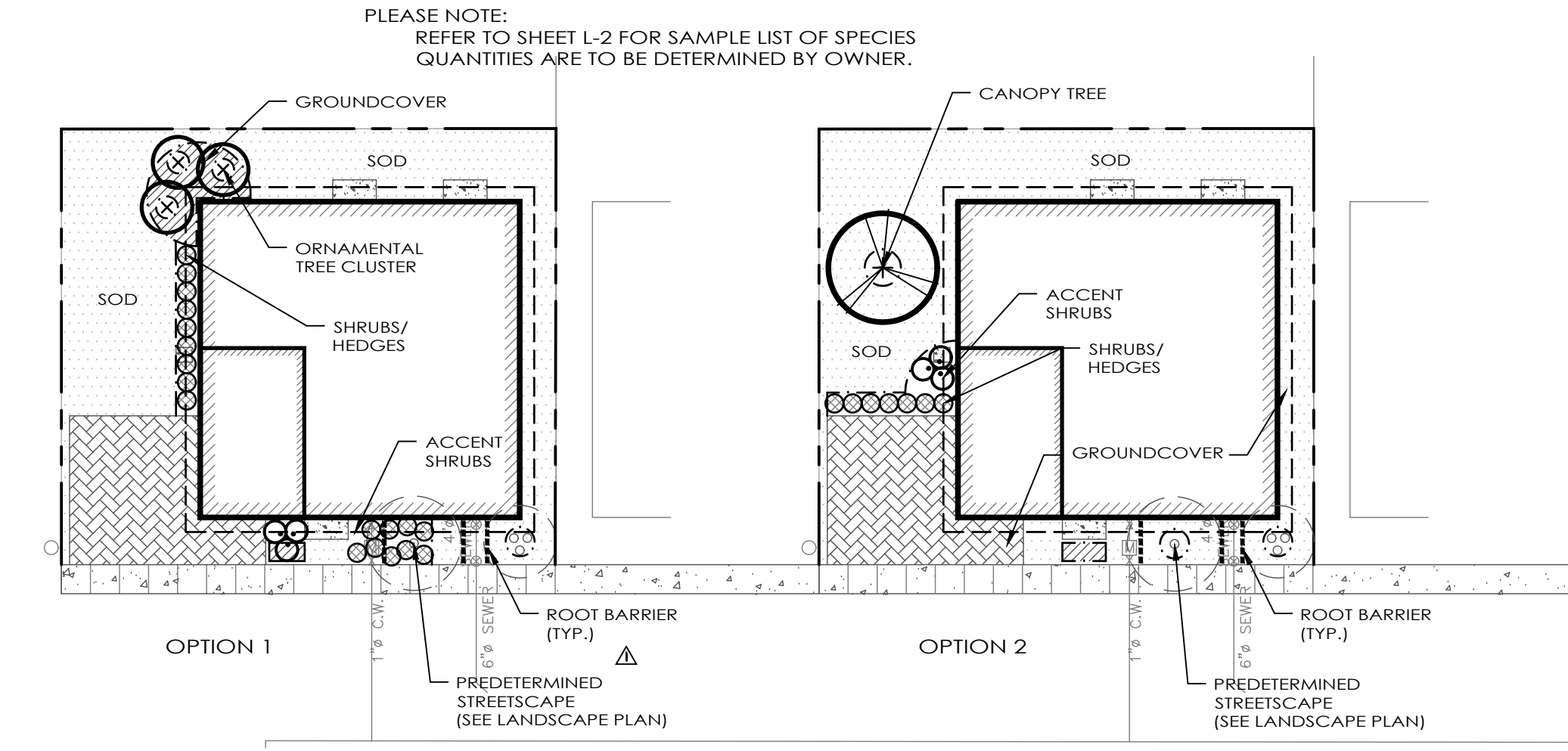
Overall

	REQUIRED/ PERMITTED	PROVIDED
CANOPY TREES/PALMS:	52 TREES	52 TREES *
OTHER CANOPY TREES:	0 TREES	19 TREES **
SHRUBS:	477 SHRUBS	477 SHRUBS
NATIVE VEGETATION (50% MIN.) *		774 PLANTS
TOTAL VEGETATION		455 PLANTS (59%)
774 PLANTS X 0.50		387 TREES
TREES/PALMS = 57 OF 71 PLANTS		
SHRUBS/GC = 398 OF 703 PLANTS		

* DOES NOT INCLUDE PROTOTYPICAL LOT LANDSCAPING
** INCLUDES STREETSCAPE IN FRONT OF LOTS #1 & #2. (4 TREES)



LOT A - PROTOTYPICAL LANDSCAPING
SCALE: 1" = 20'



LOT B - PROTOTYPICAL LANDSCAPING
SCALE: 1" = 20'

Landscape Plan
Palm Springs, Florida

PATRICK D. CUNNINGHAM, LLC

land planning
landscape architecture

519 Sapphire Drive
Sarasota, FL 34234

O: 941.351.8915
W: www.pdc-llc.biz

CRUZ PROPERTY, PUD
3673 Coconut Road
Lake Worth, Florida

DATE: 01.17.2020
REV: 08.11.2020
09.20.2020

SEAL

SCALE: 1" = 20'-0"

SHEET NORTH 0

L-1

Plant List

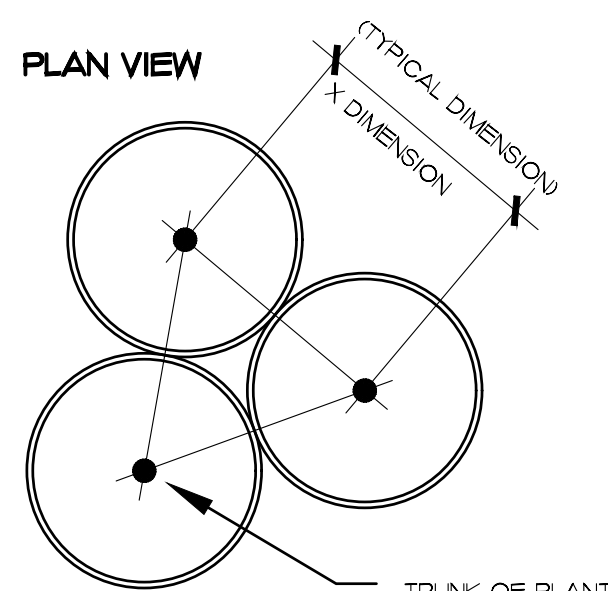
	SYM	BOTANICAL NAME/ COMMON NAME	HEIGHT/ SPREAD	SPECIFICATION	NATIVE	DROUGHT TOLERANT	TOTAL
TREES AND PALMS	CD	COCOLOBIA DIVERSIFOLIA PIGEON PLUM	12' HT. 4' SPR.	FIELD GROWN B&B 2" CAL. MIN. 5' C.T.	Y	H	4
	L N	LAGERSTROMIA INDICA 'NATCHEZ' CRAPE MYRTLE	12' HT. 4' SPR.	FIELD GROWN B&B MULTI-TRUNK; FULL HEAD	N	H	9
	QV	QUERCUS VIRGINIANA 'HIGH RISE' LIVE OAK	12' HT. 5' SPR.	FIELD GROWN B&B 2" CAL. 5' C.T. MIN.	Y	H	9
	RE	ROYSTONIA ELATA ROYAL PALM	8' G.W.	10' DBH MIN. FULL HEAD MATCHED PALMS	Y	H	19
	SP	SABAL PALMETTO SABAL PALM	10' - 14' C.T.	AS SHOWN, BOOTED STAGGERED HEIGHTS	Y	H	25
	TC	TABEBUIA CARAIBA YELLOW TABEBUIA	12' HT. 4' SPR.	FIELD GROWN B&B 2" CAL. 5' C.T. MIN.	N	H	5
SHRUBS AND GROUNDCOVERS	CHR	CHRYSOBALANUS ICAGO 'RED TIP' COCOPLUM	36' X 24'	7 GAL., 24" O.C. FULL TO BASE	Y	H	6.5
	CLU	CLUSIA GUTTIFERA OLUISA	36' HT.	10 GAL., 36" O.C. FULL TO BASE	Y	H	5.4
	COO	CORYDINE FRUTICOSA 'RED SISTER' TI PLANT	30' HT.	3 GAL., SHADE GROWN 3-STEM MIN. FL. FANCY	N	M	1.2
	CRI	CRINUM ASIATICUM PURPLE CRINUM LILY	24" X 18"	7 GAL., AS SHOWN FULL TO BASE	N	M	2.5
	DIA	DIANELLA TASMANICA 'VARIEGATA' VARIEGATED FLAX LILY	18" X 16"	3 GAL., 18" O.C. FULL TO BASE	N	H	3.1
	DUR	DURANTA REPENS 'GOLD MOUND' GOLD MOUND	18" X 14"	3 GAL., 18" O.C. FULL TO BASE	Y	H	2.4
	FOR	FORESTIERA SEGREGATA FLORIDA PRIVET	36' X 24'	7 GAL., 36" O.C. FULL TO BASE	Y	H	7.2
	HAM	HAMELIA PATENS FIRE BUSH	36' X 24'	7 GAL., 36" O.C. FULL TO BASE	Y	H	10.6
	LIR	LIRIOPE MUSCARI LIRIOPE	1 GAL., 18" O.C. FULL TO BASE	1 GAL., 18" O.C. FULL TO BASE	N	M	9.4
	MUH	MULLENBERGIA CAPILLARIS PINK MUHLY GRASS	3 GAL., AS SHOWN FULL TO BASE	3 GAL., AS SHOWN FULL TO BASE	Y	H	2.8
	PHO	PHOENIX ROEBELENI PYGMY DATE PALM	4' OAH	TRIPLE TRUNK FULL TO BASE	N	H	2
	PHX	PHILODENDRON 'XANADU' DWARF PHILODENDRON	18" X 18"	3 GAL., 24" O.C. FULL TO BASE	N	M	2.8
	POO	PODOCARPUS MACROPHYLLUS PODOCARPUS	36' X 24'	7 GAL., 24" O.C. FULL TO BASE	N	H	11.3
	TRI	TRIPSAQUUM DACTYLOIDES FAKAHATOEE GRASS	18" X 18"	3 GAL., 36" O.C. FULL TO BASE	Y	H	4.9
	BAH	PASPALLUM NOTATUM 'FLUGGE' ARGENTINE BAHIA SOO		DISEASE FREE, LAID TIGHTLY, EVEN UNIFORM	N	M	T.B.D.
	SOO	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE FLORTAM GRASS		DISEASE FREE, LAID TIGHTLY, EVEN UNIFORM	N	M	T.B.D.

Prototypical Lot Plant List (IN ADDITION TO SPECIES OUTLINED ABOVE)

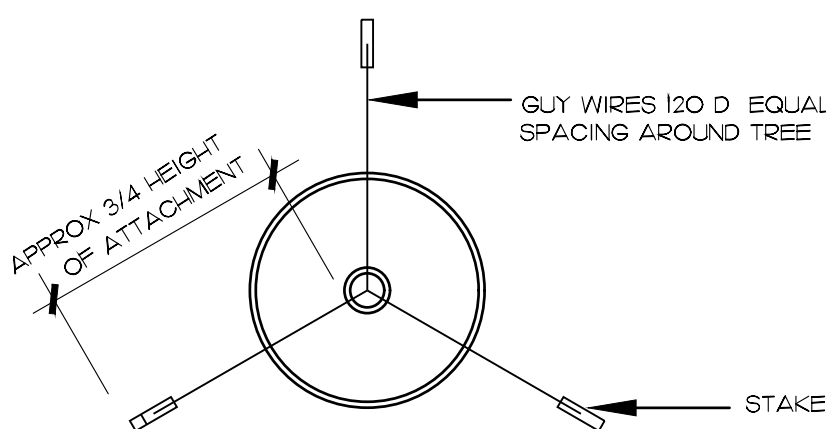
	SYM	BOTANICAL NAME/ COMMON NAME		SYM	BOTANICAL NAME/ COMMON NAME		
CANOPY TREES	AR BL IC JA UL	ACER RUBRUM BAUHINIA BLAKEANA ILEX CASPINE ULMUS ALATA	RED MAPLE HONG KONG ORCHID DAHOON HOLLY WINGED ELM	ACCENT SHRUBS	ALP BOU COD DIE JAT STR TIB ZAM	ALPINIA ZERUBERT 'VARIEGATA' BOUGAINVILLEA SPP. COCOAELM VARIEGATUM DIERIS VEGETA JATROPHA INTEGRISIMMA 'COMPACTA' STRELTIZCHA RESERVEA TIBOUCHINA GLABRA ZAMIA PUMILA	VARIEGATED SHELL GINGER BOUGAINVILLEA CROTON AFRICAN IRIS JATROPHA BIRD OF PARADISE PURPLE GLORY TREE COONIE
	CC CCS QV QV	CALLISTEMON CITRINUS CONOCARPUS ERECTUS SERICEUS CLUSIA ROSEA CORDIA SEBESTENA LIGULSTRUM LUDDIAN	RED BUTTERFLUSH SILVER BUTTWOOD PITCH APPLE GEIGER TREE WAX-LEAF PRIVET		CON ILE IXO PEN PIT RHA SCH VIB	CONOCARPUS ERECTUS SERICEUS ILEX VOMITORIA 'NANA' IXORA COCCINEA 'NORA GRANT' PERSETUM SETACEUM RUBRUM PITOSPORUM TOBIRA RHAPHIOLEPIS INDICA VARETFLERA ABORICOLA 'TRINETTE' VIBURNUM OBOVATUM	SILVER BUTTWOOD YALPOM HOLLY NORA GRANT IXORA PURPLE FOUNTAIN GRASS JAPANESE PITOSPORUM INDIAN HAWTHORN VARIEGATED ARBOCOLA WALTERS VIBURNUM
	BN PD WB	BISMARCKIA NOBILIS 'SILVER SELECT' PHOENIX DACTYLIFERA WODYETIA BIFURCATA WASHINGTONIA ROBUSTA	BISMARCK PALM DATE PALM SINGLE TRUNK MEXICAN FAN PALM		ARA ASP CAL CAR FIC JUN LAN TRA	ARACHIS GLABRATA ASPIDISTRA ELATIOR CALADIUM X HORTULANUM CARISMA MACROCARPA FICUS MICROCARPA 'GREEN ISLAND' JUNIPERUS HORIZONTALIS 'WILTON' LANTANA DEPRESSA TRACHELOSPERMUM ASIATICUM	PERENNIAL PEANUT CAST IRON PLANT CALADIUM NATAL PLUM GREEN ISLAND FIGUS BLUE RUG JUNPER DWARF LANTANA SMALL-LEAF DWARF JASMINE

General Notes

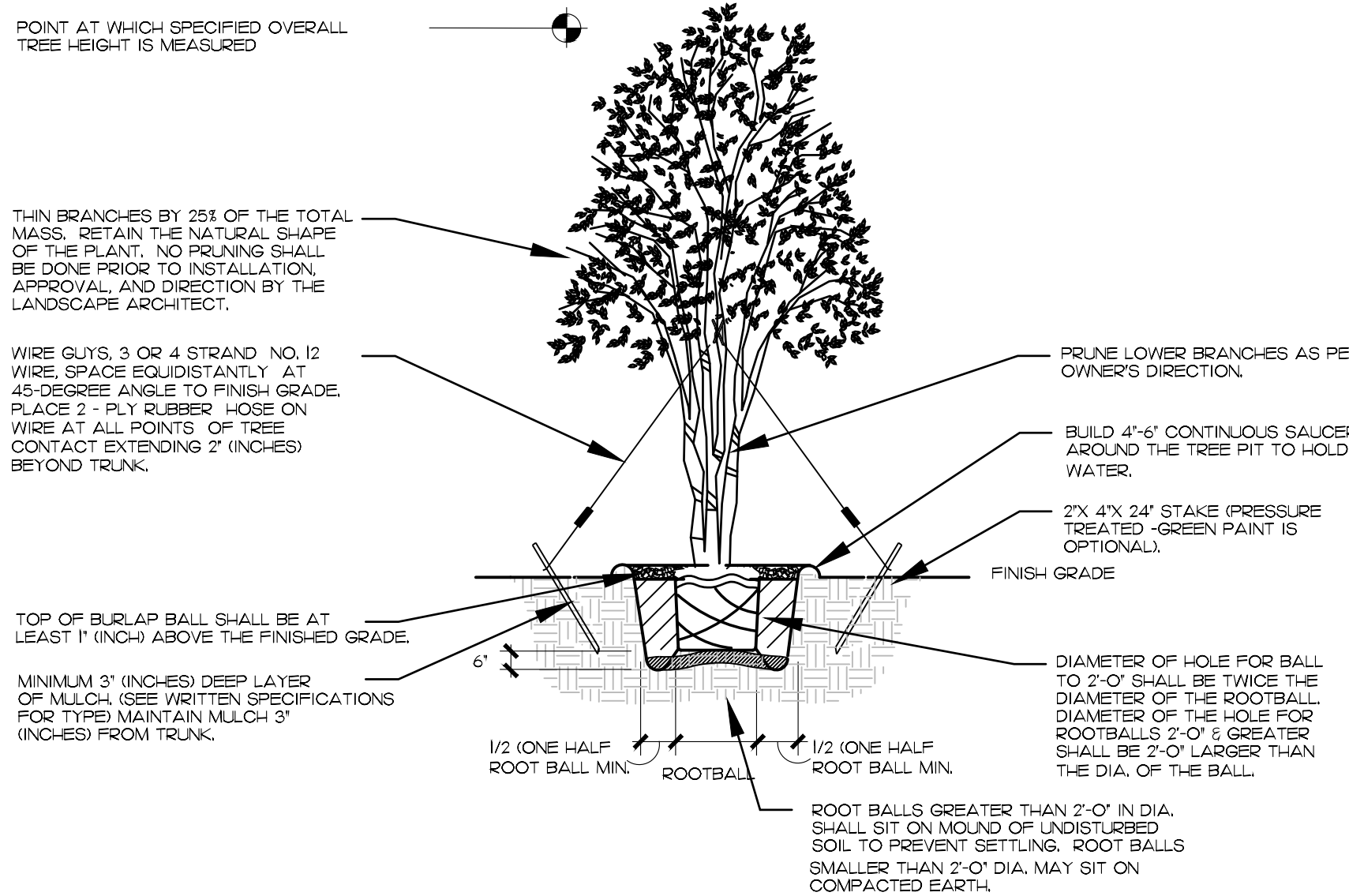
- PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, AS PREPARED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ALL UTILITIES THAT ARE KNOWN TO THE LANDSCAPE ARCHITECT ARE LOCATED ON THE PLAN FOR EXISTING OR PROPOSED UTILITIES. A. NO TREE SHALL BE PLANTED WHERE IT COULD CONFLICT WITH OVERHEAD POWER LINES AT MATURE HEIGHT. B. FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE GUY WIRE OR PAD MOUNTED TRANSFORMER. C. LARGE TREE HEIGHT AT MATURITY BETWEEN 20 AND 30 FEET SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF 30 FEET FROM THE NEAREST OVERHEAD POWERLINE. D. MEDIUM HEIGHT TREE HEIGHT AT MATURITY BETWEEN 20 AND 30 FEET SHALL BE OFFSET AT LEAST TWENTY (20) FEET. E. SMALL TREE HEIGHT AT MATURITY OF LESS THAN 20 FEET REQUIRE NO OFFSET. F. PALMS SHOULD BE PLANTED AT A DISTANCE EQUAL TO OR GREATER THAN THE AVERAGE FROND LENGTH PLUS 2 FEET FROM POWER LINES.
- THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24 INCHES PRIOR TO LANDSCAPE INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMAL GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS. EXISTING DRAINAGE PATTERN SHALL NOT BE ALTERED OR EFFECTED BY NEW LANDSCAPING.
- PLANT ALL TREES AND PALMS (2 INCH - 4 INCH ABOVE FINISHED GRADE) TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP ONE-THIRD (1/3) OF THE WIRE BACKETS ON ALL B & B MATERIAL.
- ALL HEDGES AND GROUNDCOVERS TO BE PLANTED LEAVING SPACE BETWEEN PLANTS AND BUILDINGS, WALLS AND FENCES.
- ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3-INCH DEEP LAYER OF COMMERICAL GRADE NON-CYTOSSIS MULCH. CONTRACTOR SHALL INSTALL WOVEN WEED BARRIER FABRIC IN ALL SHRUB/GROUNDCOVER BEDS.
- HAND DIGGING HOLES FOR INSTALLING PROPOSED TREES IN CLOSE PROXIMITY TO UTILITIES IS REQUIRED TO AVOID CONFLICTS.
- ALL EXOTIC VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- NEW 500 SHALL BE ST. AUGUSTINE FLORTAM AND ARGENTINE BAHIA AS SHOWN ON THE PLAN. THE QUANTITY SHOWN ON THE PLANT LIST IS AN ESTIMATE AND CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOO AREAS TO BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.
- EXISTING AND PROPOSED LANDSCAPING IS TO BE MAINTAINED PER JURISDICTIONS CLEAR SIGHT TRIANGLE REGULATIONS.
- THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS WHETHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING. INSPECTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO FURTHER INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
- ALL OF THE MINIMUMS FOR EACH PLANT SPECIFIED WITHIN THE PLANT LIST ARE REQUIRED TO BE MET TO INCLUDE SIZE AND OTHER SPECIFICATIONS. IF ANY OF THE MINIMUMS ARE NOT MET, INSTALLED MATERIAL MAY OR MAY NOT BE REJECTED ON A CASE BY CASE BASIS BY THE LANDSCAPE ARCHITECT, OWNER, OR JURISDICTION.
- NO SUBSTITUTIONS WILL BE ACCEPTABLE. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT, OWNER AND SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) COVERAGE (WITH 50% OVERLAP MINIMUM) WITHIN TEN DAYS OF INITIAL INSTALLATION.
- IN EVENT OF DISCREPANCY, THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
- TREES TO BE STAKED ONLY IF REQUIRED AS DEEMED NECESSARY BY OWNER AND LANDSCAPE ARCHITECT TO ASSURE HEALTH, SAFETY AND WELFARE (INCLUDES BUT NOT LIMITED TO ALL CURVED GARBAGE, TALL ROYALS CURVED AND LEANING SPECIMENS). ALL WOOD STAKES TO BE PAINTED GREEN. STAKING PROCEDURES SHALL BE STANDARD CONTRACT PRACTICE CREATING NO TRUNK DAMAGE OR FUTURE STRANGULATION OF TREES.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH "TERRA-SOFT" OR AN APPROVED EQUAL, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE RATE OF APPLICATION.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE FULL REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS. THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) COVERAGE (WITH 50% OVERLAP MINIMUM) WITHIN TEN DAYS OF INITIAL INSTALLATION.
- CONTRACTOR TO INSTALL THE IRRIGATION SYSTEM PER THE JURISDICTIONS REGULATIONS TO CONFORM TO THE LANDSCAPE DESIGN.
- ALL ABOVE UTILITIES TO BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING IF DETERMINED NECESSARY. (50' HT. MAX.)



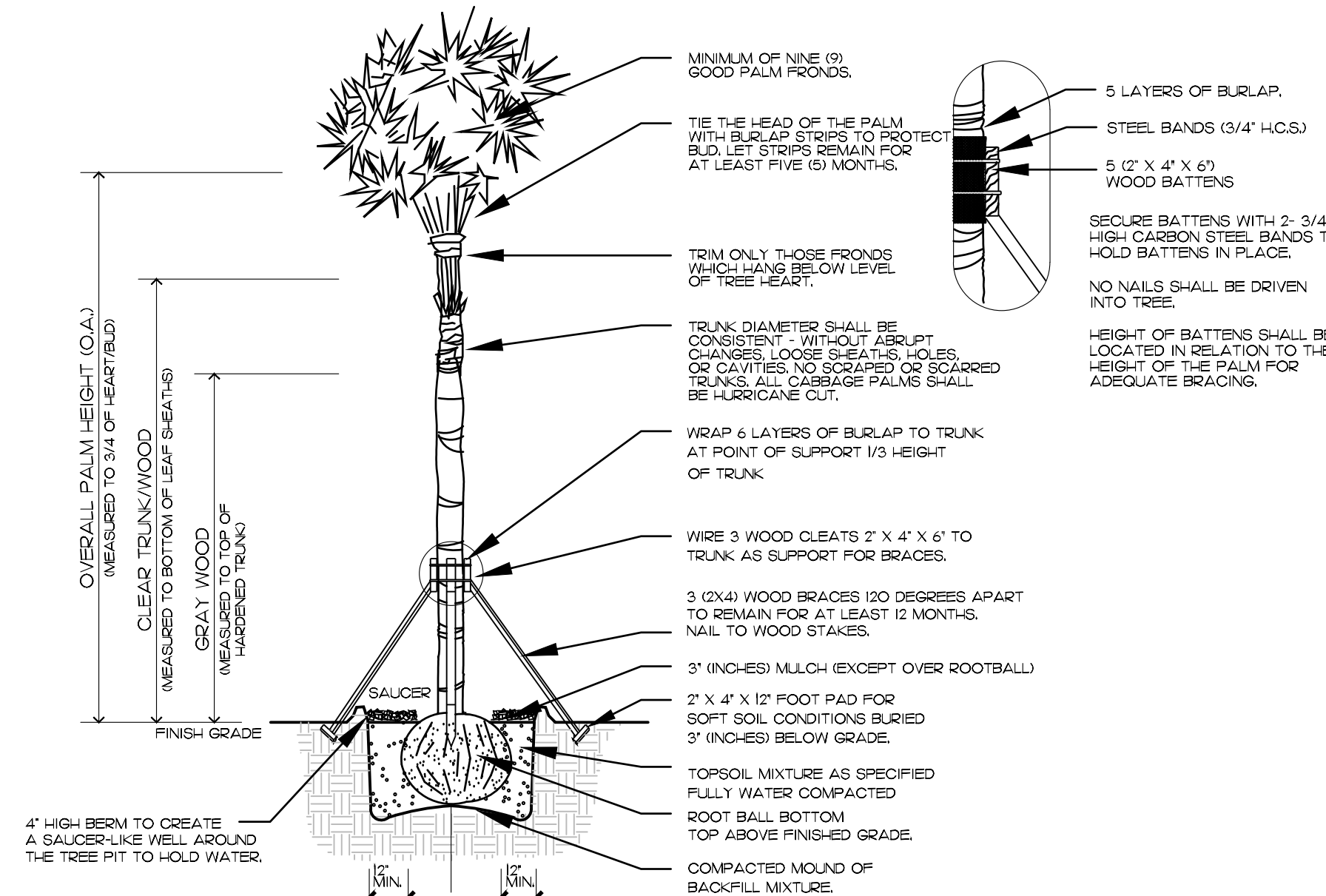
TYPICAL PLANT SPACING DETAIL
NOT TO SCALE



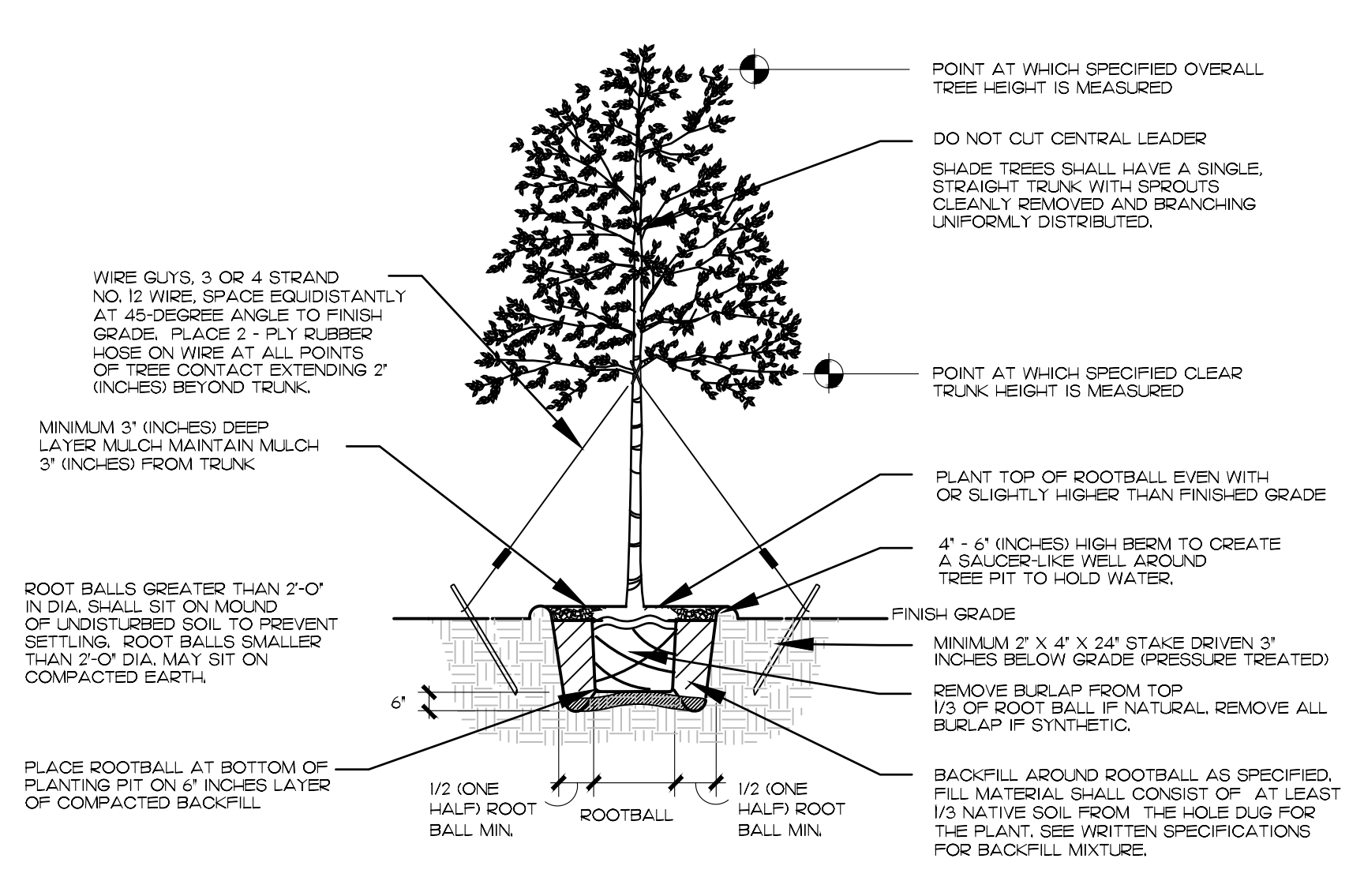
(UNDER 16'-0" HT.)
TYPICAL TREE GUYING DETAIL
NOT TO SCALE



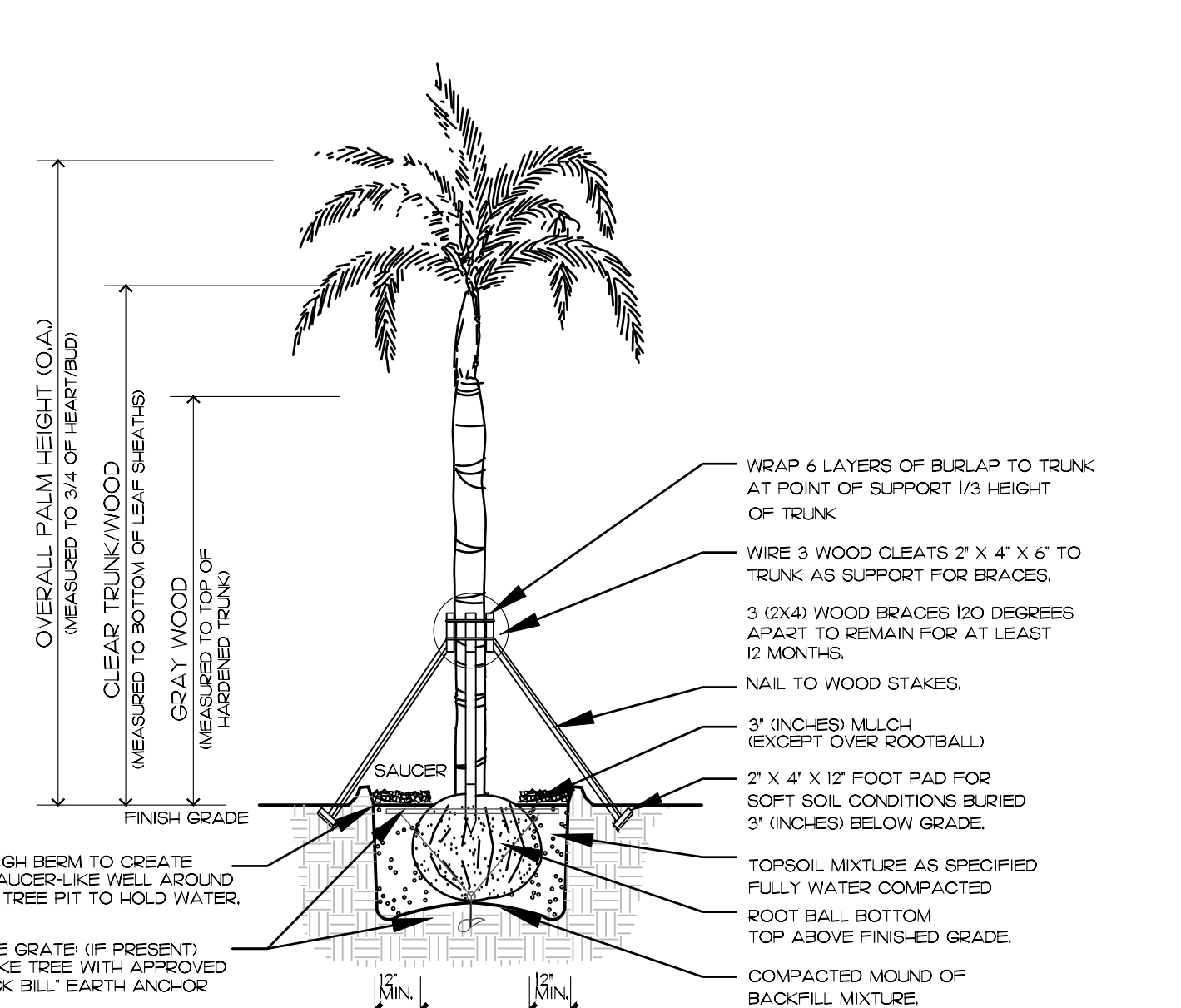
TYPICAL IRRIGULAR/MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE



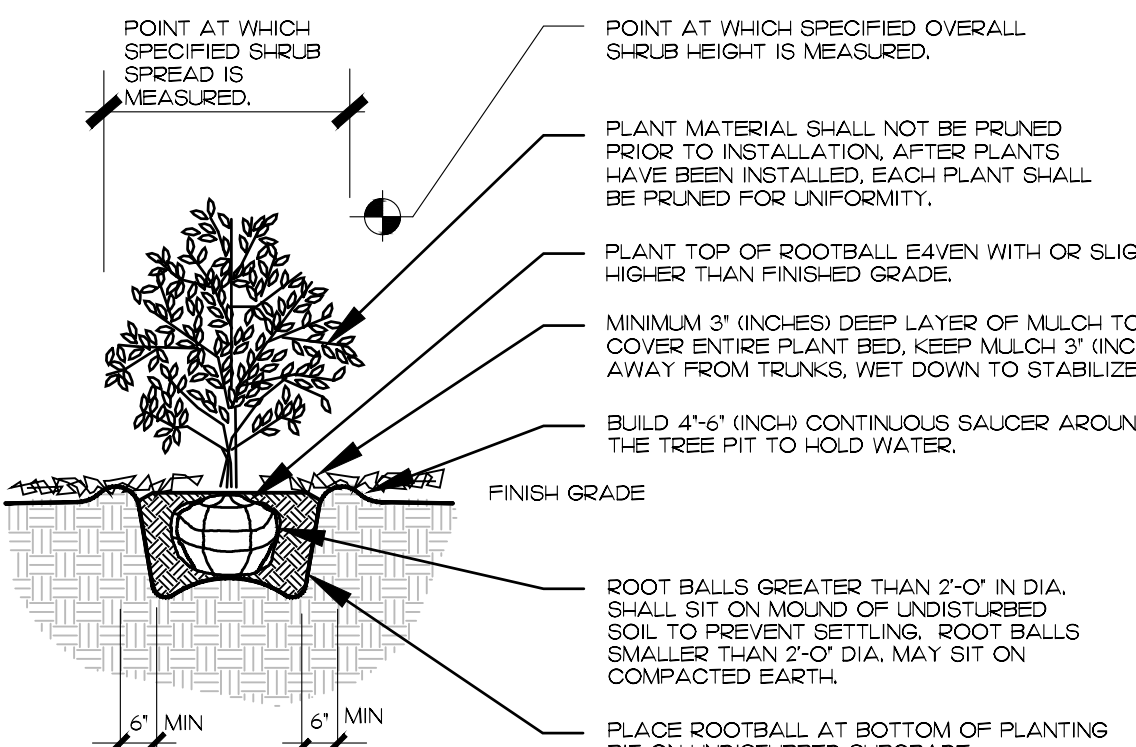
TYPICAL PALM PLANTING DETAIL
NOT TO SCALE



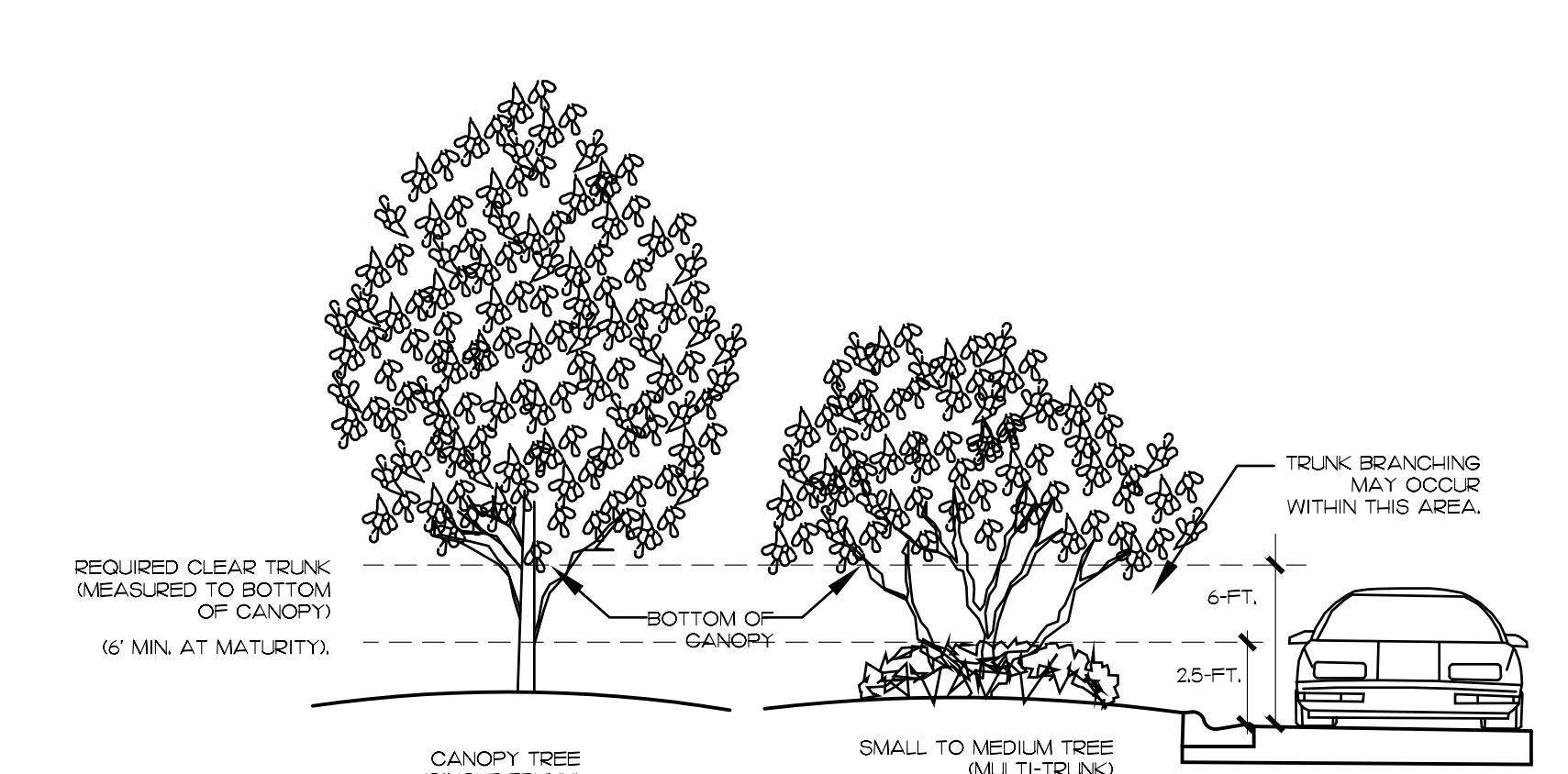
TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL PALM PLANTING DETAIL
NOT TO SCALE



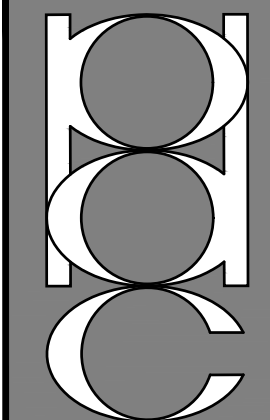
TYPICAL SHRUB/ GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



CLEAR TRUNK WITHIN SIGHT TRIANGLE DETAIL
NOT TO SCALE

Landscape Details

Palm Springs, Florida



PATRICK D. CUNNINGHAM, LLC
land planning
landscape architecture

519 Sapphire Drive
Sarasota, FL 34234
O: 941.351.8915
W: www.pdc-llc.biz

CRUZ PROPERTY, PUD
3673 Coconut Road
Lake Worth, Florida

DATE: 01.17.2020
REV: 08.11.2020
09.20.2020



L-2

48 HOURS BEFORE DIGGING
CALL TOLL FREE
8-1-1
SUNSHINE/COMMON
NOTIFICATION CENTER

[illegible]

Linear Ambient Temperature (LAT) Multipliers

Use the factors in reference table below to adjust the predicted LED lumen output for ambient temperature.

Ambient Temp	LT Factor*
35°C	0.99
40°C	0.98
45°C	0.97
50°C	0.95
55°C	0.93
60°C	0.91
65°C	0.89
70°C	0.86
75°C	0.83

*LT Factor = 1.00 - ((Temp - 35°C) / 10°C) x 0.01

Projected LED Lumen Maintenance

The LEDs in the encapsulated luminaire projects the **rated LED lumen** at 25°C ambient temperature. The LED lumen output will decrease as the ambient temperature increases. To calculate L70, we use the Lumen maintenance factor (LMF) corresponding to the number of operating hours. For other lumen maintenance factors, consult the table below.

Projected L70 Lumen Maintenance			
Temp	1,000 hrs	3,000 hrs	10,000 hrs
25°C	0.99	0.96	0.93
35°C	0.99	0.96	0.93
45°C	0.98	0.95	0.92
55°C	0.97	0.94	0.91
65°C	0.95	0.92	0.89
75°C	0.93	0.90	0.87

Eventual Data				Calendar 2017						
Event	Period	Series	Value	2016	2016	2016	2017	2017	2017	2017
P1	500	428	214	Hydrocarbon	0.22	0.13	0.01	0.1	0.08	0.06
				Sedimentary	20	20	20	27	25	25
P2	775	40	13.1	Hydrocarbon	0.03	0.13	0.06	0.04	0.11	0.08
				Sedimentary	30	30	30	30	30	30
P3	1100	412	425	Hydrocarbon	0.66	0.26	0.23	0.2	0.18	0.12
				Sedimentary	51	54	54	54	54	54
P4	900	823	764	Hydrocarbon	0.07	0.42	0.06	0.12	0.20	0.18
				Sedimentary	40	40	40	40	40	40
P5	1293	802	109.2	Hydrocarbon	1	0.09	0.5	0.44	0.07	0.25
				Sedimentary	104	103	103	103	103	103

Orientation Diagrams [To see complete diagrams reports or download or to view this product, visit Delta Lighting's \[LED Lighting homepage\]\(#\).](#)

Standard Optic		House side Shield		Rotated R90	
 FAC2 11W	 FAC2 110RHS	 FAC2 110SRHS			
 FAC2 A15 Standard	 FAC2 A15 R90 HS	 FAC2 A15 R90 SRHS			
 FAC2 A15 LH	 FAC2 A15 R90 LH	 FAC2 A15 SRHS			

[illegible][illegible]

Laser Output		Laser Input	
Power	Wavelength	Power	Wavelength
1000	1064	1000	1064
1000	1064	1000	1064

Experiments One

Laser Output

Figure 1. Laser Output. The laser output is measured by the power of the laser output, which is measured by the power of the laser output. The laser output is measured by the power of the laser output, which is measured by the power of the laser output.

Laser Output		Laser Input	
Power	Wavelength	Power	Wavelength
1000	1064	1000	1064
1000	1064	1000	1064

[illegible][illegible]

PLAN AND RISER NOTES:			
1	NEW 1"-3/8" UNDERGROUND SERVICE FROM UTILITY COMPANY. PAD TRANSFORMER.	8	POLE MOUNTED LIGHTING FIXTURE. SEE DETAIL 2/87.
2	NEW 12" VERTICAL COORDINATE SERVICE WITH LAKE WORTH UTILITIES.	9	APPROXIMATE LOCATION OF ELECTRICAL PANEL AND SERVICE. VERIFY EXACT LOCATION PRIOR TO ROUGH-IN.
3	NEW PANELS'. SEE PANEL SCHEDULE FOR ADDITIONAL INFORMATION. VERIFY EXACT LOCATION PRIOR TO ROUGH-IN.	10	#86. PROVIDE (2) 5/8"XB" GROUND RODS 6' APART. BOND TO ALL METAL COMPONENTS.
4	3/4"C-2#10,#106.	11	3/4"C-2#10,#106 TO SIGN. VERIFY EXACT LOCATION PRIOR TO ROUGH-IN.
5	NEW TIME CLOCK "C-1" EQUAL TO INTERMATIC ETB25/CYR. TIMECLOCK SHALL HAVE PHOTOCELL CONTROL TO PREVENT OPERATION DURING DAYLIGHT HOURS. VERIFY EXACT LOCATION PRIOR TO ROUGH-IN.	12	ALL ELECTRICAL WORK SHALL COMPLY WITH THE CURRENT APPLICABLE EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE CODES (NFFA), THE AMERICANS WITH DISABILITIES ACT (ADA), THE FLORIDA BUILDING CODE (FBC) AND ALL OTHER LOCAL CODES AND AMENDMENTS.
6	3/4"C-2#10,#106.		
7	3/4"C-2#10,#106 TO NEXT FIXTURE.		

2

E-1

NOTE:

MANUFACTURER SHALL PROVIDE WIND LOAD CALCULATIONS FOR POLE SIGNED AND SEALED BY FLORIDA LICENSED ENGINEER.

The site plan for Tract 2, Block 4, shows a rectangular tract divided into two main sections. The northern section contains five lots, each with a 1,914 SF single-family house and a 1-car garage. The southern section contains five lots, each with a 2,000 SF single-family house and a 1-car garage. A central area includes a guest parking lot, a picnic area, and a walking and jogging path. The plan is bounded by Coconut Rd. to the east and Tract 23, Block 4 to the south. Various survey points and markers are indicated throughout the plan.

E-I

SITE LIGHTING PLAN

SCALE: 1" = 30'-0"

NORTH

ELECTRICAL LOAD CALCULATIONS:	
LIGHTING	PANEL 'S'
RECEPTACLES	0.5 KW
FOUNTAIN EQUIPMENT	0.3 KW
MISC. EQUIPMENT	2.0 KW
	0.0 KW
TOTAL KW	2.8 KW
TOTAL AMPS @ 120/240 VOLT 1Ø	12 AMPS
RATING @ 120/240 VOLT 1Ø	60 AMPS

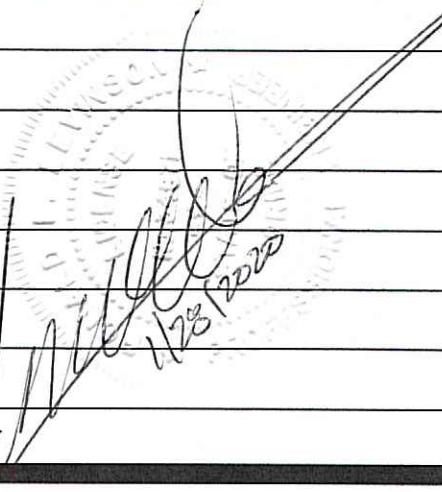
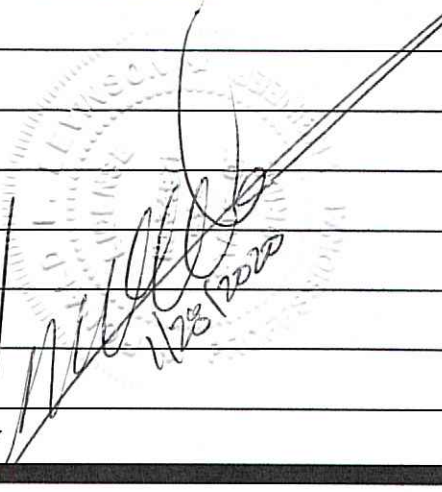
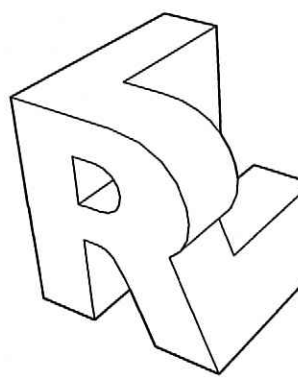
CALCULATION SUMMARY:								
AREA NAME	UNITS	SPACING	AVE	MAX	MIN	AVER MIN	MAX/MIN	
STREET	FC	5.0 ft	1.0Ø	2.0	0.5	2.12	4.00	
COMMON AREAS	FC	5.0 ft	1.0I	1.7	0.5	2.02	3.40	

LUMINAIRE SCHEDULE:								
TYPE	MANUFACTURER	DESCRIPTION	ARRANGEMENT	WATTS	LUMENS	MOUNTING	LLF	QTY
A	LITHONIA LIGHTING	D5X0 LED P2 40K T3M 1VOLT H5	SINGLE	49	472Ø	20' ABOVE GRADE ON CONCRETE POLE	0.9Ø3	9
B	LITHONIA LIGHTING	RADI LED P1 40K SYM	SINGLE	25	3543	15' ABOVE GRADE ON CONCRETE POLE	0.9Ø3	4

**RONALD L.
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Suite No. 4
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Florida 33460-4681

Ph: (561)379-5835
Fax: (561)582-3700
LevinsonPE@gmail.com

FL P.E. NO. 34871



**CRUZ
PROPERTY
PUD**

**SITE
LIGHTING**

3673 Coconut
Road
Palm Springs
Florida 33461

Date: 1-28-2020

Drawn By: RLL

Checked By: RLL

Project No.: 200102

Revised: _____

SHEET NO. 1 of 1

E-1



REVISIONS	
NO.	DATE

EMILIANO OROZCO P.E.

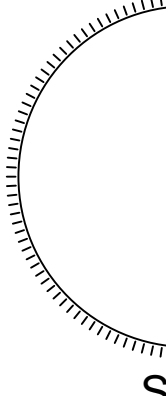
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E-MAIL: emilianocentury21@gmail.com

3673 COCONUT RD

VILLAGE OF PALM SPRINGS, FL. 33461



SEAL

DATE
04-12-19

SCALE
AS SHOWN

DESIGNED
E.O.

DRAWN
A.G.

CHECKED

DRAWING NO.

C-1

SHEET 1 OF 18

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES:

- A. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE VILLAGE OD PALM SPRINGS, F.D.O.T. AND ALL OTHER LOCAL FLORIDA STATE AND NATIONAL CODES WHERE APPLICABLE.
- B. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.
- C. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988, (N.A.V.D.), UNLESS OTHERWISE NOTED.

II. PRECONSTRUCTION RESPONSIBILITIES:

- A. THE CONTRACTOR SHALL OBTAIN AN "SUNSHINE STATE ONE CALL FOR FLORIDA, INC." CERTIFICATION NUMBER AT LEAST 48 HOURS PRIOR TO BEGINNING AN EXCAVATION, CALL 1-800-432-4770.
- B. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION. (IF REQUIRED)
- C. LOCATION OF EXISTING FACILITIES AS SHOWN ON CONSTRUCTION DRAWINGS ARE DRAWN FROM AVAILABLE RECORDS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES SHOWN OR FOR ANY FACILITY NOT SHOWN. VERIFY, IF POSSIBLE, THE ELEVATIONS AND LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION. IF AN EXISTING CONSTRUCTION IS DISCOVERED UPON EXCAVATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE PROBLEM.

III. INSPECTIONS:

- A. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS, WHERE APPLICABLE:
- CLEARING AND FILLING
 - STORM DRAINAGE SYSTEM
 - SUBGRADE
 - LIMEROCK BASE
 - ASPHALTIC CONCRETE
 - LIGHTING
 - LANDSCAPING
 - FINAL

IV. SHOP DRAWINGS:

- A. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: CATCH BASINS, FILTER MEMBRANE, PIPE, ASPHALT MIX.

V. PROJECT CLOSEOUT:

- A. CLEANING UP -
- DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEPED BROOM CLEAN.
 - THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THAT END, THE CONTRACTORS SHALL DO AS REQUIRED, ALL NECESSARY HIGHWAY, DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATIONS.
 - WHERE MATERIALS OR DEBRIS HAS WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OR DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- B. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED
- C. ALL UNPAVED SURFACES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.

D. PROJECT RECORD DOCUMENTS -

- DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
- UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGES OF PAVEMENT AT 50 FEET INTERVALS.
- UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS.
- ALL "AS-BUILT" INFORMATION ON ELEVATIONS SHALL BE CERTIFIED BY A FLORIDA REGISTERED LAND SURVEYOR.

VI. EARTHWORK & COMPACTION:

- A. ALL TOPSOIL, VEGETATION AND HEAVY ROOT MATS SHALL BE STRIPPED TO AT LEAST 5' BEYOND THE PERIMETER OF THE PROPOSED CONSTRUCTION.
- B. FILL AND BACKFILL SHALL BE SAND, SAND-ROCK MIXTURE OR CRUSHED ROCK HAVING LESS THAN 10% SILT, 1% ORGANICS AND ROCK SIZES LESS THAN 3" IN DIAMETER.

VII. STORM DRAINAGE:

A. GENERAL:

- CATCH BASIN GRATES AND RIM ELEVATIONS AS SHOWN ON PLANS MAY BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.
- DISTANCES AND LENGTHS SHOWN ON PLAN & PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.

B. MATERIALS:

- CORRUGATED ALUMINUM PIPE (C.A.P.) SHALL BE HELICAL TYPE, CONFORMING TO ASTM B209 AND AASHTO M196, AS MANUFACTURED BY KAISER ALUMINUM, INC., OR APPROVED EQUAL. THE CORRUGATION PATTERN AND GAUGE SHALL BE AS FOLLOWS:

DIA.	CORRUGATION	GAUGE
12" TO 21"	2 2/3" X 1/2"	16
24" TO 27"	2 2/3" X 1/2"	16
30"	2 2/3" X 1 1/2"	14
36" TO 54"	3" X 1"	14
60" TO 78"	3" X 1"	12

- PIPE COUPLINGS FOR C.A.P. SHALL BE 12" WIDE (MINIMUM), 24" WIDE FOR 60" DIAMETER OR LARGER, SPLIT BANDS OF THE SAME ALLOY AS THE PIPE MAY BE ONE GAUGE LIGHTER THAN THE PIPE. POLYURETHANE OR OTHER MANUFACTURER SUPPLIED SEALANT SHALL BE USED WITH THE COUPLINGS.

- ALL DRAINAGE CATCH BASIN AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION, OR EQUAL. BLOCK CATCH BASINS WILL BE ALLOWED ONLY WITH APPROVAL OF THE ENGINEER. THE MINIMUM WALL AND SLAB THICKNESS SHALL BE 8" AND THE MINIMUM REINFORCING SHALL BE NO. 4 BARS AT 12" EACH WAY UNLESS OTHERWISE INDICATED. CONCRETE SHALL BE MINIMUM OF 4000 PSI AT 28 DAYS.

C. INSTALLATION:

- PIPE SHALL BE PLACED ON A MINIMUM OF 8" STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.
- BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 6" TO A HEIGHT OF 12" ABOVE PIPE AS SHOWN ON THE PLANS.
- PROVIDE A MINIMUM PROTECTIVE COVER OF 24" OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

VIII. PAVING:

A. GENERAL:

- ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
- ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
- WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

B. MATERIALS:

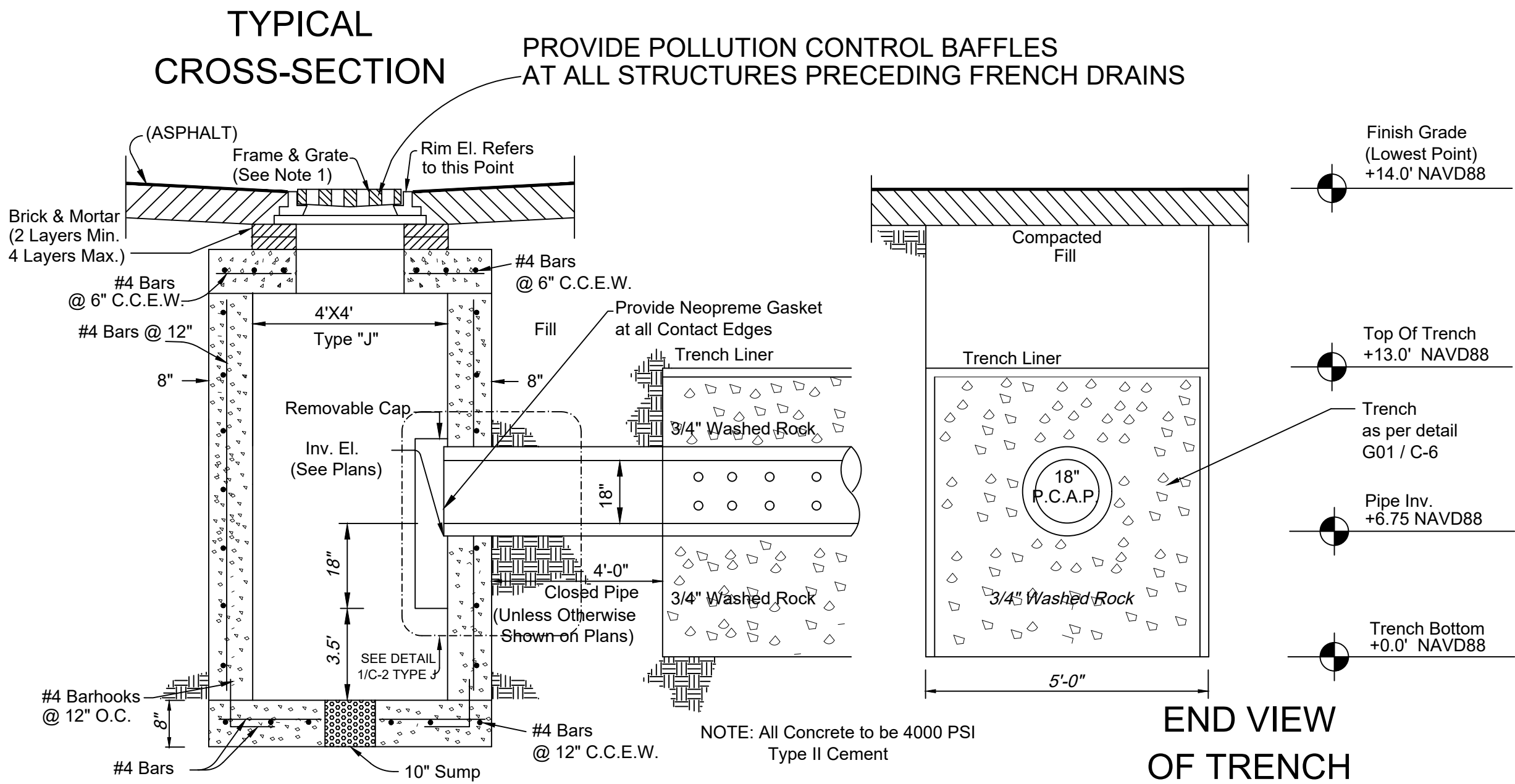
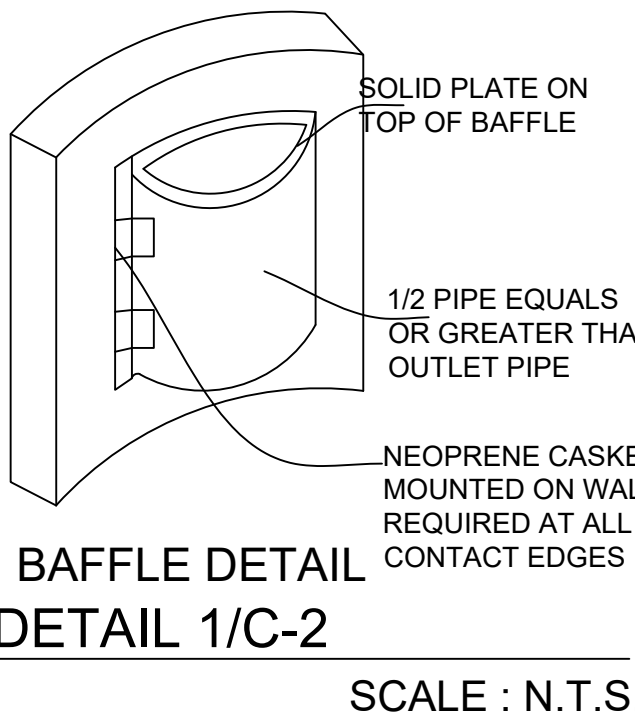
- BASE COURSE SHALL BE CRUSHED LIMEROCK MIAMI OOLITE WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM. (60% FOR LOCAL STREETS & PARKING AREAS).
- ASPHALT SURFACES SHALL BE TYPE S-3 7% ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" X 6" NO. 8 GAUGE WIRE MESH.

C. INSTALLATION:

- THE TOP 12" OF THE SUBGRADE FOR ROADWAY AND PARKING AREAS SHALL BE COMPACTED (AND STABILIZED, IF REQUIRED) TO A MINIMUM OF 75 POUNDS PER SQUARE INCH (PSI).
- BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 6" PLACED ON A SINGLE LAYER.
- BASE COURSE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180-74 PRIMED FOR THE ENTIRED AREA.
- INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 1994 OR LATEST.

D. TESTING:

- THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
- DENSITY TEST SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
- ALL TESTING COST (PAVING) SHALL BE PAID FOR BY THE OWNER EXCEPT THOSE TESTS FAILING TO MEET THE SPECIFIED REQUIREMENTS WHICH ARE TO BE PAID BY THE CONTRACTOR.



NOTES

- Frame and Grate: USF 4155-6210 or Equal Min. Weight 240 lb. Total Weight 575 lb
- Pipe Shall be Perforated Corrugated Aluminum Pipe or approval equal.
- Pipes Shall Terminate 2 Feet from End of Trench or Connect to Additional Catch Basin As Required.
- Cover Pipe Ends With No. 10 Galvanized or Aluminum Screen, Opening No Larger Than 1/2"x1/2".
- Ballast Rock Shall be from Fresh Water Washed Free of Deleterious Matter.
- Sides Ends and Top of Trench to be lined with Mirafi 700X Filter Fabric or Equal. Overlap Trench lining material a Minimum of Three (3) Feet at Top.

CATCH BASIN & EXFILTRATION TRENCH DETAIL 2/C-2

N.T.S.

REVISIONS

NO.	DATE

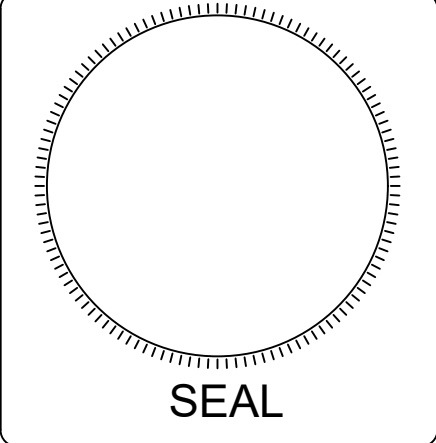
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3673 COCONUT RD
VILLAGE OF PALM SPRINGS, FL 33461



DATE
04-12-19

SCALE
AS SHOWN

DESIGNED
E.O.

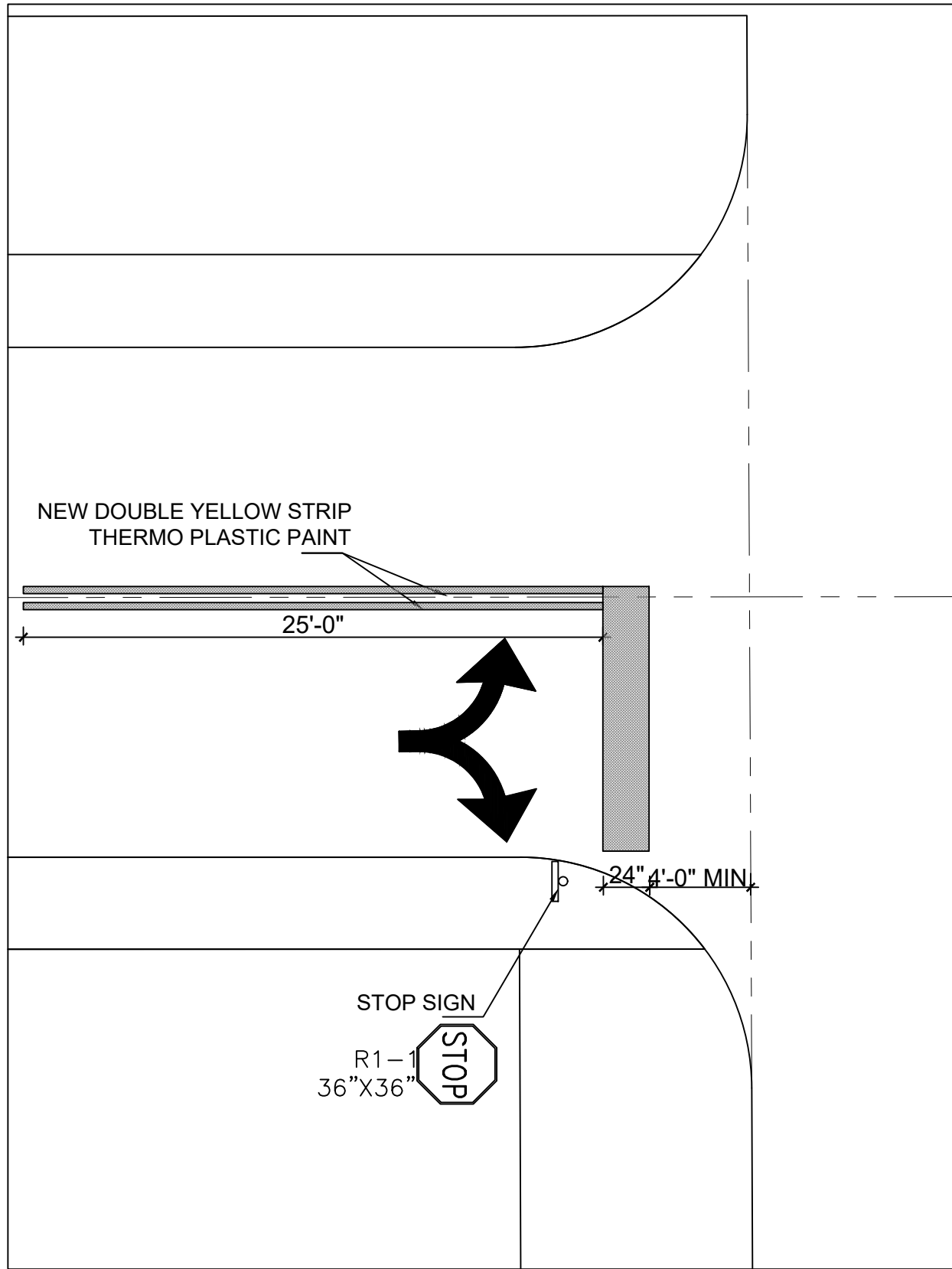
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A.G.

DRAWING NO.

C-2

SHEET 2 OF 18

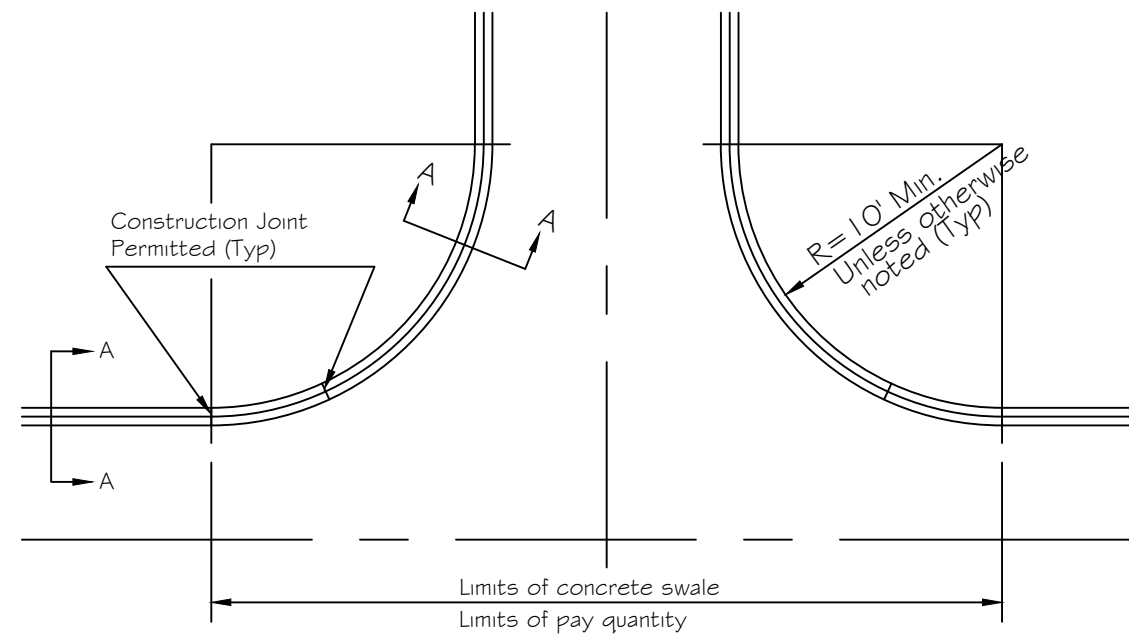
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NOTE:
REFER TO FDOT DESIGN STANDARDS
INDEX 17346 SHEET 10 OF 13
ALL FINAL PAVEMENT MARKINGS TO
BE THERMOPLASTIC

THE NEW STOP BAR SHALL BE 24" WHITE
WITH THERMOPLASTIC PAINT AND SET 4'
MINIMUM FROM THE PROPERTY LINE. THE
DOUBLE YELLOW LINES SHALL BE 6" AND
ALSO THERMOPLASTIC PAINT

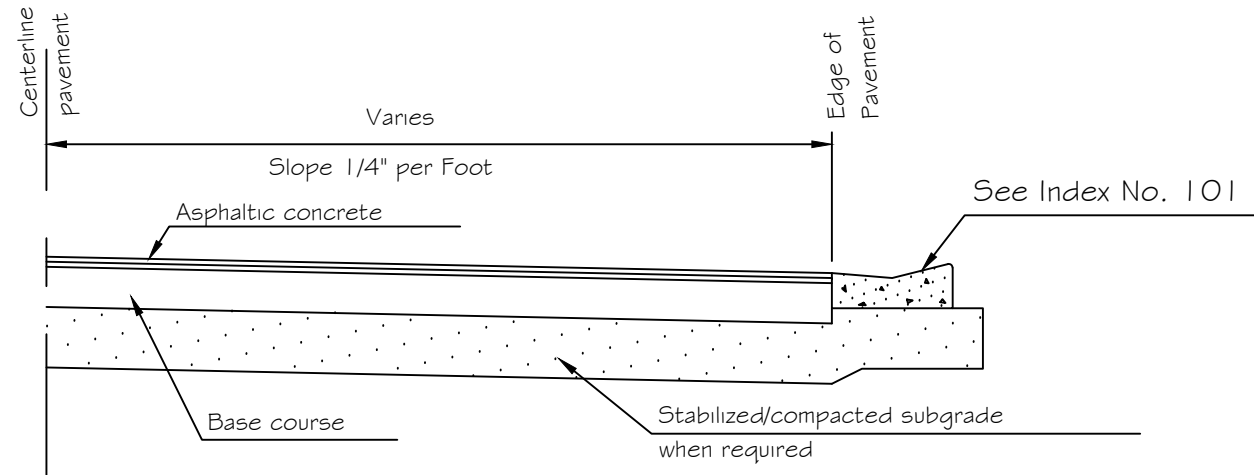
DETAIL 1/C-3



SECTION A-A
NORMAL VALLEY GUTTER CURB
SECTION - SEE INDEX 101

NOTE:
Subject to City Engineer's approval.
To be used only in unique situations.

CONCRETE SWALE DETAIL
VALLEY GUTTER CURB

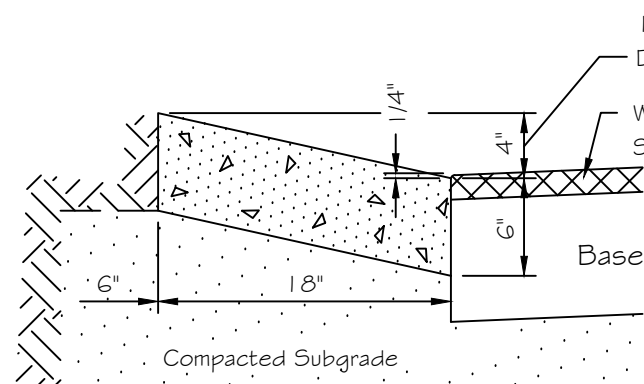


2 AND 3 LANE ROAD

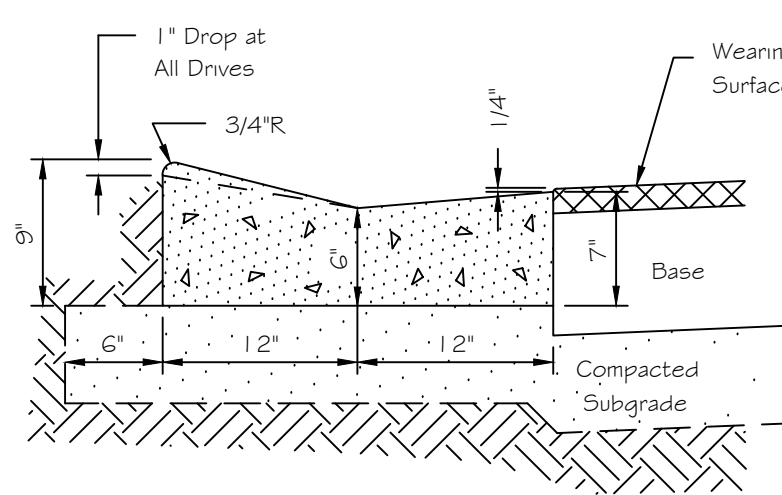
NOTES:

1. Pavement materials and thickness, and base materials and thickness will be stated in construction drawings and scope of the work.
2. See construction drawings for curb type and lane widths.

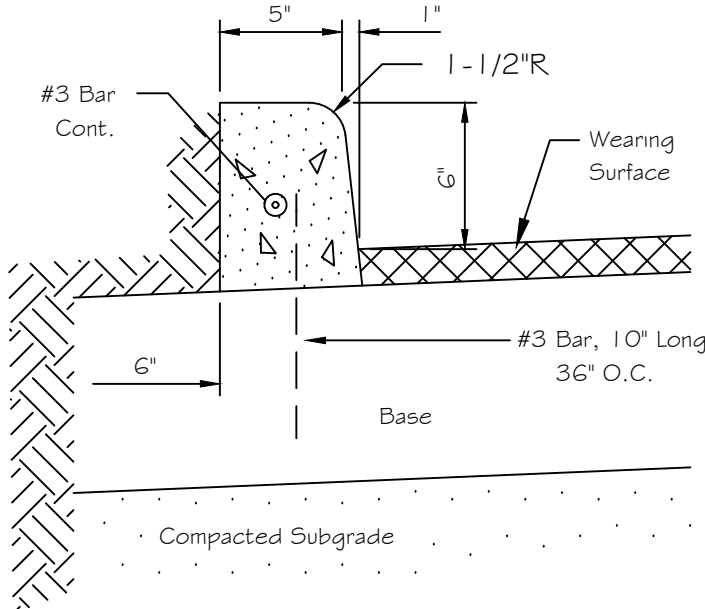
TYPICAL STREET SECTION



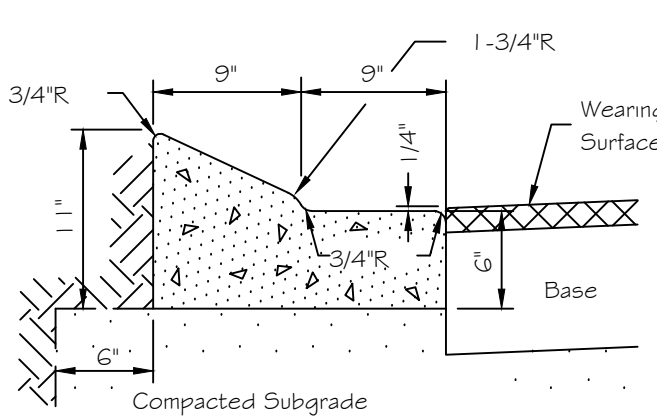
MODIFIED CURB



VALLEY GUTTER CURB



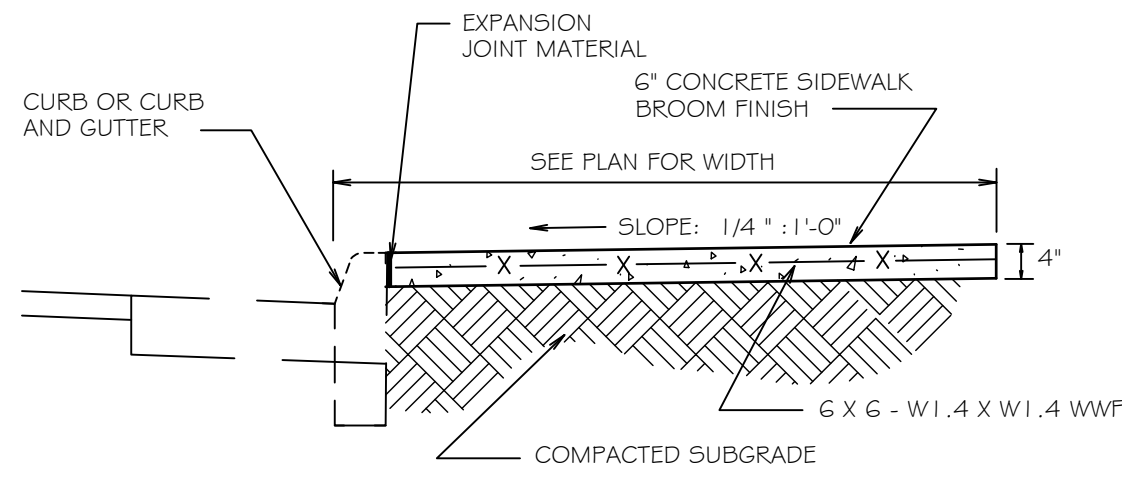
PIN / DOWELLED CURB



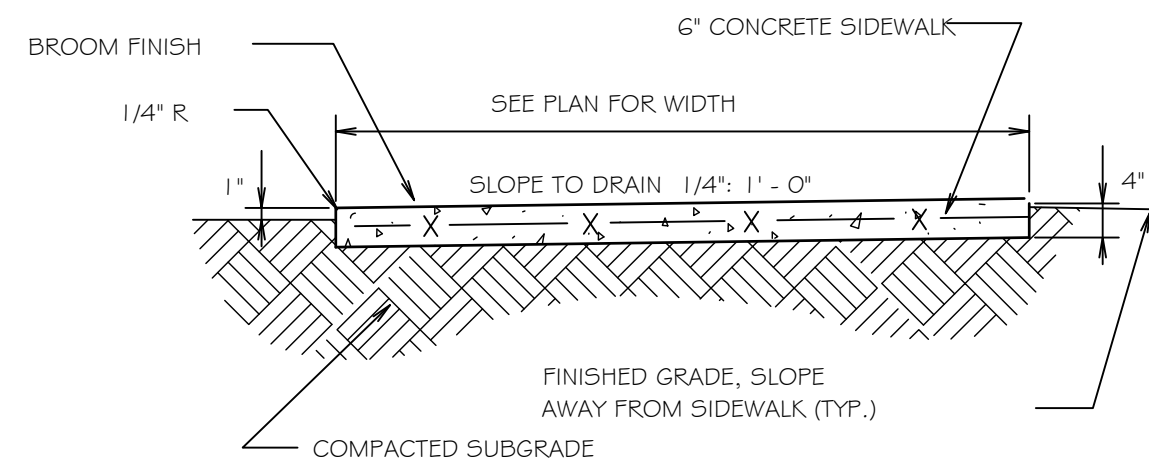
MEDIAN CURB

TYPICAL CURB
CROSS-SECTIONS

Or Most Recent Modifications.

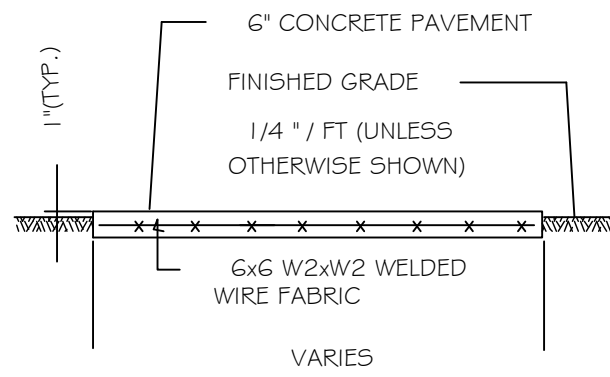


NOTE: TO BE USED WHERE ADJACENT TO CURB OR CURB AND GUTTER

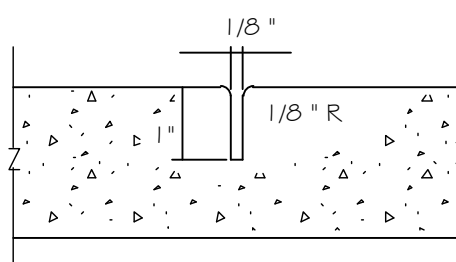


CONCRETE SIDEWALK

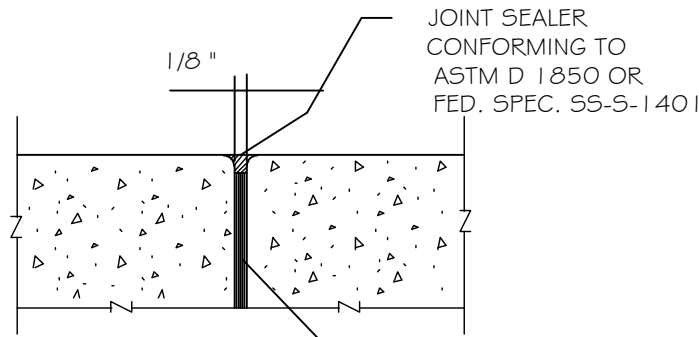
CONCRETE WALK SECTION



CONTRACTION JOINT

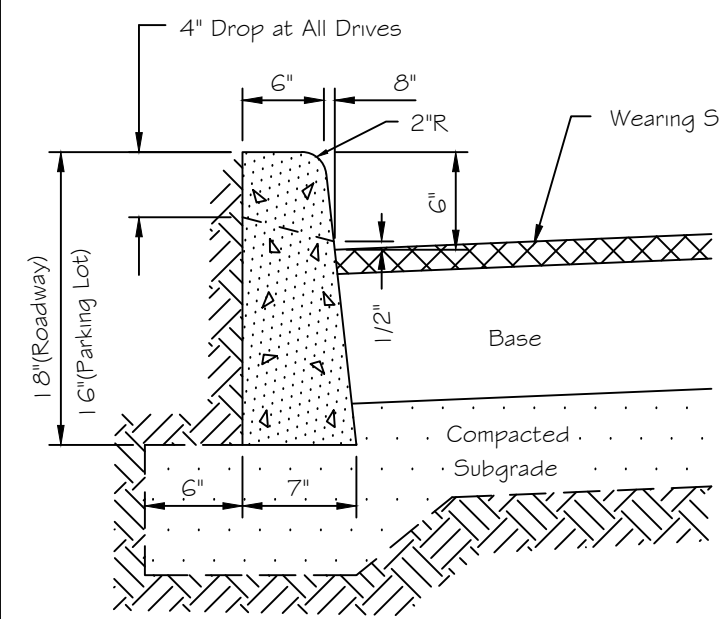


EXPANSION JOINT

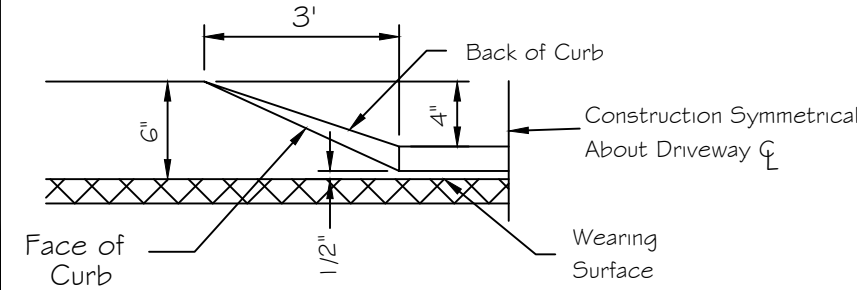


TYPICAL CONCRETE WALK DETAILS

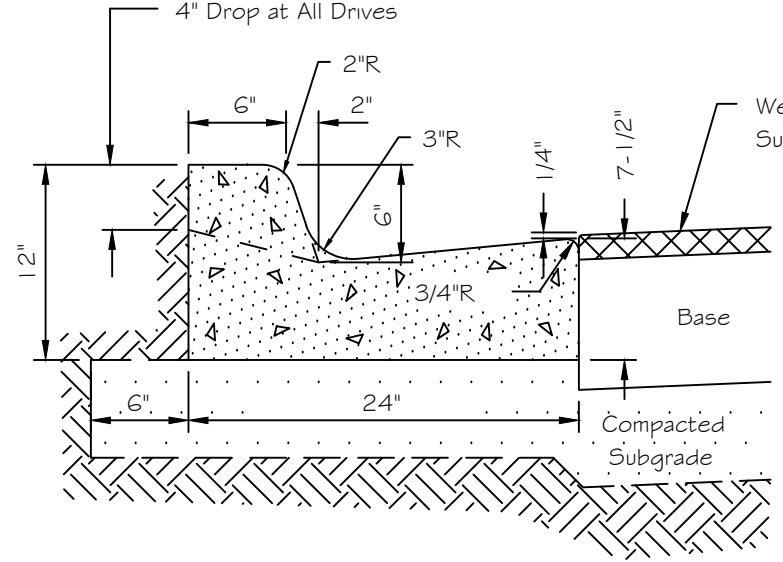
CURB TO BE USED (TYP.)



STRAIGHT CURB



3' TRANSITION AT DRIVES
FDOT TYPE 'D' CONC. CURB



TYPE I CURB

NOTE: When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement and the thickness of the lip shall be 6", unless otherwise shown on plans.

- NOTES:
1. There shall be a 1/2" seal joint between back of curb and driveway.
 2. Concrete in curbs shall be 3000 psi, with fiber mesh reinforcing.

TYPICAL CURB
CROSS SECTIONS

REVISIONS

NO. DATE

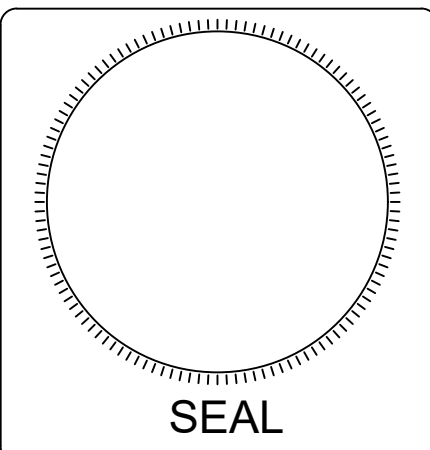
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3673 COCONUT RD
VILLAGE OF PALM SPRINGS, FL 33461



DATE
04-12-19

SCALE
AS SHOWN

DESIGNED
E.O.

DRAWN
A.G.

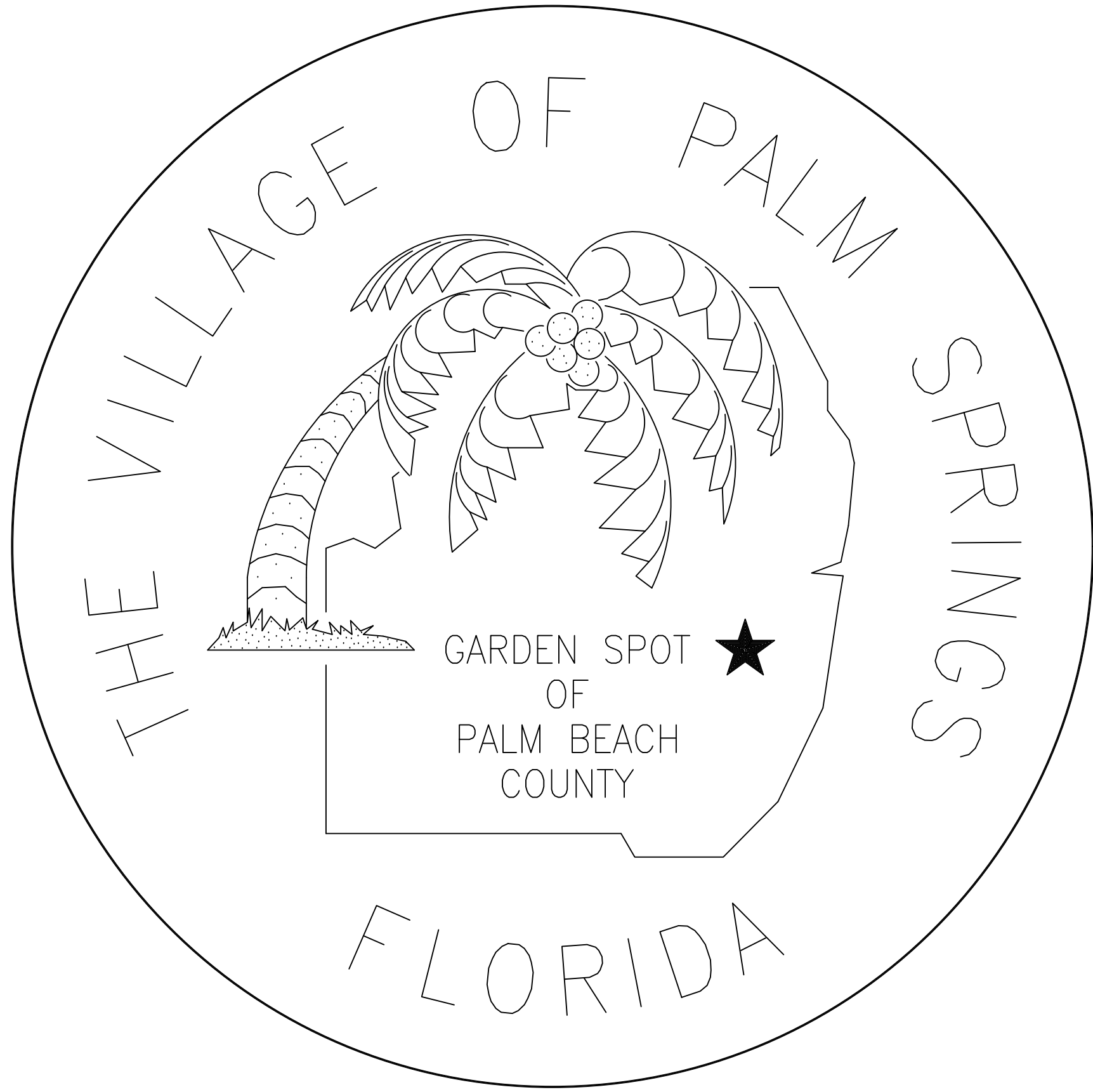
DRAWING NO.

C-3

SHEET 3 OF 18

CHECKED

VILLAGE UTILITY STANDARDS UPDATED
MAY 2019



VILLAGE OF PALM SPRINGS,
FLORIDA

VILLAGE OFFICIALS

BEV SMITH	MAYOR
JONI S. BRINKMAN	VICE MAYOR
PATTI WALLER	MAYOR PRO TEM
DOUG GUNTHER	COUNCIL MEMBER
GARY M. READY	COUNCIL MEMBER
RICHARD J. READE	VILLAGE MANAGER
MATTHEW HAMMOND, P.E.	PUBLIC SERVICES DIRECTOR



CALL 811 OR WWW.SUNSHINE811.COM TWO FULL
BUSINESS DAYS BEFORE DIGGING TO HAVE
UTILITIES LOCATED AND MARKED.

CHECK POSITIVE RESPONSE CODES BEFORE YOU
DIG!

CLIENT RESOLUTION NUMBER:
CLIENT PROJECT NUMBER :

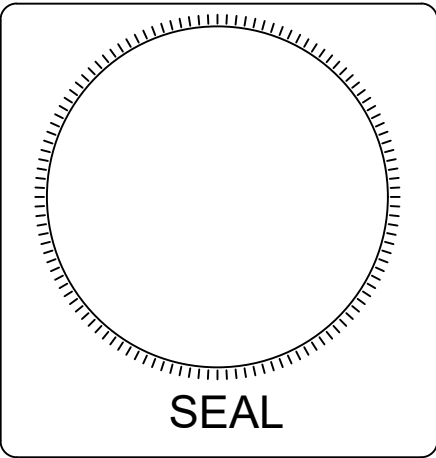
PROJECT NO.: 400-080.00
DATE: JULY 2, 2019

FINAL SUBMITTAL

REVISIONS	
NO.	DATE

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3673 COCONUT RD
VILLAGE OF PALM SPRINGS, FL. 33461



SEAL

DATE 04-12-19
SCALE AS SHOWN
DESIGNED E.O.
DRAWN A.G.

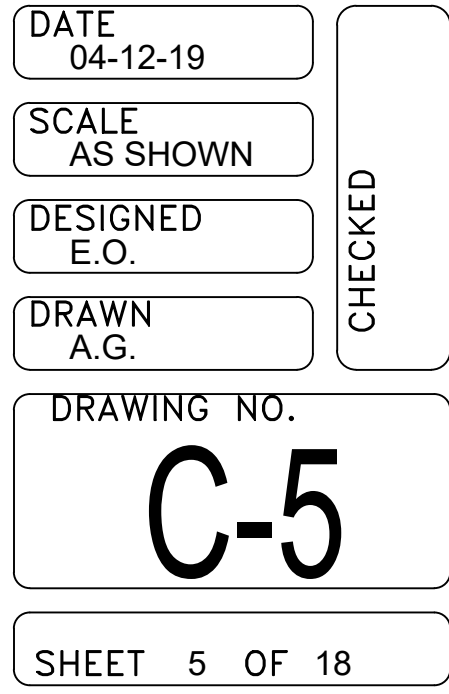
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DRAWING NO.
C-4

SHEET 4 OF 18

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		3673 COCONUT RD VILLAGE OF PALM SPRINGS, FL. 33461
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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P																												
	USER’S GUIDE								INDEX OF DRAWINGS																																			
9	<u>GENERAL INTENT:</u> THE PURPOSE OF THIS MANUAL IS TO PROVIDE STANDARDIZED SPECIFICATIONS AND DETAILS FOR THE CONSTRUCTION OF UTILITY SYSTEM IMPROVEMENTS WITHIN THE VILLAGE OF PALM SPRINGS UTILITY SERVICE AREA. THIS MANUAL COVERS THE REQUIREMENTS FOR IMPROVEMENTS OR ADDITIONS TO THE VILLAGE’S EXISTING POTABLE WATER SYSTEM, WASTEWATER COLLECTION SYSTEM, PUMP STATIONS, FORCE MAIN SYSTEM, VACUUM SEWER SYSTEM, AND OTHER MISCELLANEOUS ITEMS. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DOCUMENT TO COORDINATE ALL NECESSARY REQUIREMENTS FOR EACH SPECIFIC PROJECT WITH THE APPROPRIATE VILLAGE OF PALM SPRINGS PUBLIC SERVICES DEPARTMENT PERSONNEL. THE STANDARD DETAILS INCLUDED HEREIN SHALL BE USED WITH PRIOR APPROVAL FROM THE VILLAGE OF PALM SPRINGS. THE OMITTANCE OF ANY ITEM THAT IS SPECIFICALLY REQUIRED TO PROPERLY COMPLETE THE CONSTRUCTION OF AN IMPROVEMENT TO ANY OF THE SYSTEMS AS DESCRIBED SHALL BE PROVIDED BY THE END USER EVEN IF THE SPECIFIC ITEM IS NOT SPECIFIED OR SHOWN BY THE STANDARD DETAILS, OR SPECIFICATIONS. IF THERE IS A CONFLICT BETWEEN THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND DETAILS AND THE APPLICABLE REGULATORY REQUIREMENTS SET FORTH BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, PALM BEACH COUNTY ENGINEERING OR THE PALM BEACH COUNTY HEALTH DEPARTMENT, THE MOST STRINGENT OF THESE REQUIREMENTS SHALL PREVAIL.								DWG NO. TOTAL OF DWGS SHEET DESCRIPTION			DWG NO. TOTAL OF DWGS SHEET DESCRIPTION																																
						NOT USED			GENERAL			SANITARY PUMP STATION																																
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						NOT USED			STANDARD DETAILS – GENERAL			36 OF 46 D8-03 DESIGN GUIDELINES PUMP STATION																																
8						NOT USED			3 OF 46 GEN-01 STANDARD DETAILS GENERAL			37 OF 46 D8-04 DESIGN GUIDELINES PUMP STATION																																
						NOT USED			4 OF 46 GEN-02 STANDARD DETAILS GENERAL			38 OF 46 PS-01 STANDARD DETAILS PUMP STATION																																
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						NOT USED			5 OF 46 SPEC-01 SPECIFICATIONS – GENERAL			40 OF 46 PS-03 STANDARD DETAILS PUMP STATION																																
						NOT USED			6 OF 46 SPEC-02 SPECIFICATIONS – WATER DISTRIBUTION			41 OF 46 PS-04 STANDARD DETAILS PUMP STATION																																
						NOT USED			7 OF 46 SPEC-03 SPECIFICATIONS – WATER DISTRIBUTION			42 OF 46 PS-05 STANDARD DETAILS PUMP STATION																																
7						NOT USED			8 OF 46 SPEC-04 SPECIFICATIONS – WASTEWATER COLLECTION			43 OF 46 PS-06 STANDARD DETAILS PUMP STATION																																
						NOT USED			9 OF 46 SPEC-05 SPECIFICATIONS – FORCE MAIN			RTU																																
						NOT USED			10 OF 46 SPEC-06 SPECIFICATIONS – VACUUM SEWER SYSTEM AND ACCESSORIES			44 OF 46 RTU-01 STANDARD DETAILS RTU																																
						NOT USED			11 OF 46 SPEC-07 SPECIFICATIONS – SANITARY PUMP STATION			MISC DETAILS																																
						NOT USED			12 OF 46 SPEC-08 SPECIFICATIONS – SANITARY PUMP STATION			45 OF 46 MISC-01 STANDARD DETAILS MISCELLANEOUS																																
						NOT USED			13 OF 46 SPEC-09 SPECIFICATIONS – SANITARY PUMP STATION			46 OF 46 MISC-02 STANDARD DETAILS MISCELLANEOUS																																
						NOT USED			14 OF 46 SPEC-10 SPECIFICATIONS – PUMP STATION CONTROL PANEL																																			
6	<u>INDUSTRY STANDARDS, REFERENCE SPECIFICATIONS, REGULATIONS, AND CODES:</u> ALL REFERENCED CODES, SPECIFICATIONS AND REGULATIONS SHALL BE CURRENT EDITION.					NOT USED			15 OF 46 SPEC-11 SPECIFICATIONS – PUMP STATION CONTROL PANEL																																			
						NOT USED			16 OF 46 SPEC-12 SPECIFICATIONS – RTU PANEL																																			
						NOT USED			17 OF 46 SPEC-13 SPECIFICATIONS – DUPLEX PUMP STATION CONTROL PROTOCOL																																			
						NOT USED			18 OF 46 SPEC-14 SPECIFICATIONS – DUPLEX PUMP STATION CONTROL PROTOCOL																																			
						NOT USED			19 OF 46 SPEC-15 SPECIFICATIONS – FLUSHING, TESTING, AND DISINFECTION																																			
						NOT USED			20 OF 46 SPEC-16 SPECIFICATIONS – FLUSHING, TESTING, AND DISINFECTION																																			
						NOT USED			WATER DISTRIBUTION																																			
						NOT USED			21 OF 46 WM-01 STANDARD DETAILS – WATER DISTRIBUTION																																			
						NOT USED			22 OF 46 WM-02 STANDARD DETAILS – WATER DISTRIBUTION																																			
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						NOT USED			25 OF 46 SAN-01 STANDARD DETAILS – WASTEWASTER COLLECTION																																			
4						NOT USED			26 OF 46 SAN-02 STANDARD DETAILS – WASTEWASTER COLLECTION																																			
						NOT USED			FORCE MAIN																																			
						NOT USED			27 OF 46 FM-01 STANDARD DETAILS – FORCE MAIN																																			
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	<table><tr><td>DSGN: 2 - Design by</td><td>VERIFY SCALE</td><td></td><td></td></tr><tr><td>DR: 3 - Drawn by</td><td></td><td></td><td></td></tr><tr><td>CHK: 4 - Checked by</td><td>BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES AS NECESSARY.</td><td></td><td></td></tr><tr><td>APVD: 5 - Approved by</td><td></td><td>DATE</td><td></td></tr></table>		DSGN: 2 - Design by	VERIFY SCALE			DR: 3 - Drawn by				CHK: 4 - Checked by	BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES AS NECESSARY.			APVD: 5 - Approved by		DATE		FINAL SUBMITTAL						CONSULTANT		VILLAGE OF PALM SPRINGS VILLAGE UTILITY STANDARDS UPDATED MAY 2019		USER'S GUIDE, INDEX OF DRAWINGS, AND GENERAL NOTES		<table><tr><td>DWG NO.</td><td>SHEET</td></tr><tr><td>C-5</td><td>G-01</td></tr><tr><td>OF</td><td>PROJ. NO.</td></tr><tr><td>46</td><td>400-080.00</td></tr><tr><td>DATE</td><td></td></tr><tr><td colspan="2">JULY 2, 2019</td></tr></table>		DWG NO.	SHEET	C-5	G-01	OF	PROJ. NO.	46	400-080.00	DATE		JULY 2, 2019	
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VILLAGE UTILITY STANDARDS UPDATED MAY 2019

FINAL SUBMITTAL

SHEET 6 OF 18

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
GENERAL NOTES AND SPECIFICATIONS				D. ALL MATERIALS, COATINGS, AND CHEMICALS THAT CONTACT DRINKING WATER SHALL BE IN CONFORMANCE WITH ANSI/NSF STANDARD 61.											
PRE-CONSTRUCTION ACTIVITIES				REFERENCE DATA											
A. A PRE-CONSTRUCTION CONFERENCE WITH THE VILLAGE, ENGINEER OF RECORD, AND CONTRACTOR SHALL BE HELD PRIOR TO BEGINNING OF UTILITY CONSTRUCTION.				A. ALL ELEVATIONS SHALL BE REFERENCE TO NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.											
B. SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE VILLAGE AND ENGINEER OF RECORD PRIOR TO UTILITY CONSTRUCTION INCLUDING: PRE-CONSTRUCTION VIDEO AND ALL MATERIALS BEING USED IN THE PROJECT.				EXISTING CONDITIONS											
INSPECTIONS				A. LOCATIONS, ELEVATIONS DIMENSIONS, AND MATERIAL OF EXISTING UTILITIES ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE DRAWINGS BUT ARE NOT PURPORTED TO BE ABSOLUTELY CORRECT. THERE MAY BE OTHER UTILITIES IN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THE LOCATIONS, ELEVATIONS, DIMENSIONS, AND MATERIAL OF EXISTING UTILITIES (WETHER OR NOT SHOWN ON THE DRAWINGS) AFFECTING HIS WORK.											
A. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF PALM SPRINGS AND THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO ANY REQUIRED INSPECTION OF THE CONSTRUCTED UTILITY IMPROVEMENT.				UTILITY COORDINATION											
B. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF PALM SPRINGS AND THE ENGINEER OF RECORD NO LATER THAN 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING SYSTEMS.				A. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES NEAR THE PROJECT AREA AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE NOTIFYING "SUNSHINE STATE ONE CALL OF FLORIDA" AT LEAST 48 HOURS PRIOR TO ANY DIGGING WORK TO HAVE ALL KNOWN UTILITIES LOCATED.											
SHOP DRAWINGS				B. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN EXISTING UTILITIES STRUCTURES, AND OTHER FEATURES WITHIN THE PROJECT AREA. ANY DAMAGE SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT.											
A. PRIOR TO UTILITY CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED/APPROVED BY THE ENGINEER OF RECORD INCLUDING BUT NOT LIMITED TO: PRE-CONSTRUCTION VIDEO, VALVES, FIRE HYDRANTS, TAPPING SLEEVES AND VALVES, CORPORATION STOPS, PIPING MATERIALS AND FITTINGS, MANHOLES AND MISCELLANEOUS ACCESSORIES, AS APPLICABLE.				VERTICAL SEPARATION											
MAINTENANCE OF TRAFFIC				A. FOR WATER MAINS CROSSING SEWERS, A MINIMUM OF 18-INCHES SHALL BE MAINTAINED FROM THE OUTSIDE OF WATER MAIN TO THE OUTSIDE OF SEWER MAIN. AT THE CROSSING, ONE FULL LENGTH OF WATER MAIN SHALL BE LAID IN SUCH A WAY THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER MAIN AS POSSIBLE.											
A. TRAFFIC REGULATION				B. FOR WATER MAINS CROSSING STORM SEWERS AND RECLAIMED WATER MAINS, A MINIMUM OF 12-INCHES SHALL BE MAINTAINED FROM THE OUTSIDE OF WATER MAIN TO THE OUTSIDE OF STORM SEWER RECLAIMED WATER MAIN. AT THE CROSSING, ONE FULL LENGTH OF WATER MAIN SHALL BE LAID IN SUCH A WAY THAT BOTH JOINTS WILL BE AS FAR FROM THE STORM SEWER OR RECLAIMED WATER MAIN AS POSSIBLE.											
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFE MAINTENANCE OF PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES DURING THE DURATION OF THE PROJECT.				C. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHEREVER POSSIBLE.											
2. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT STANDARD INDEX 600 SERIES, AND PALM BEACH COUNTY ENGINEERING – TRAFFIC.				D. WHERE IS NOT PRACTICAL TO MEET THESE PARAMETERS, SPECIFIC REQUIREMENTS FROM REGULATORY AGENCIES MUST BE FOLLOWED WITH PRIOR APPROVAL FROM THE VILLAGE.											
3. ALL OPEN TRENCHES AND EXCAVATIONS ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.				DEWATERING AND EROSION CONTROL											
4. NO TRENCHES OR EXCAVATIONS NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS SHALL BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE VILLAGE OF PALM SPRINGS OR PALM BEACH COUNTY ENGINEERING DEPARTMENT.				A. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT THROUGH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, SHOULD DEWATERING ACTIVITIES BE REQUIRED.											
PROJECT CLOSE-OUT				B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION, INSTALLATION MAINTENANCE AND SATISFACTORY OPERATION OF EROSION AND SEDIMENT CONTROL DEVICES/SYSTEMS IN ACCORDANCE WITH SFWMD REQUIREMENTS.											
A. CLEANING UP				C. ANY DISCHARGE FOR DEWATERING ACTIVITIES SHALL BE FLITTERED AND CONVEYED TO A SEDIMENTATION BASIN IN A MANNGER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLID TO OUTFALLS.											
1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH.				D. THE CONTRACTOR SHALL REMOVE THE DEWATERING, EROSION CONTROL, AND SEDIMENT CONTROL DEVICES/SYSTEMS AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN THE AREAS HAVE BEEN STABILIZED.											
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE WORK, EQUIPMENT, EMPLOYEES OR THOSE OF SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, CONTRACTOR SHALL DO AS REQUIRED ALL NECESSARY ROADWAY OR DRIVEWAY, SIDEWALK, AND LANDSCAPE WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.															
3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, SWALES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.															
GENERAL															
A. ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH VILLAGE DESIGN CRITERIA, SPECIFICATIONS, AND CONSTRUCTION STANDARDS.															
B. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF ALL PERMITS OBTAINED FOR THE PROJECT.															
C. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA FOR LAYOUT.															

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			No.	DATE	REVISIONS	BY	APVD	CONSULTANT				DATE	JULY 2, 2019

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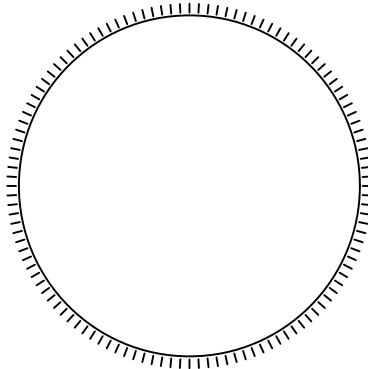
REVISIONS

NO.	DATE

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VILLAGE OF PALM SPRINGS, FL. 33461



SEAL

DATE 04-12-19

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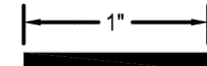
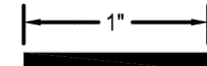
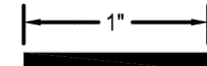
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SHEET 7 OF 18

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POTABLE WATER SYSTEM																																																																																																												
POLYVINYL CHLORIDE (PVC) PIPE																																																																																																												
A. PVC WATER MAIN 4-INCH TO 12-INCH DIAMETER SHALL BE DIMENSIONAL RATIO (DR)–18 MANUFACTURED TO DUCTILE IRON PIPE OUTSIDE DIMENSIONS AND IN COMPLIANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD C900 (PRESSURE CLASS 150). THE PIPE SHALL HAVE AN INTEGRAL BELL END AND GASKET SEAL WITH JOINT IN COMPLIANCE WITH THE REQUIREMENTS OF AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) D3139. PIPE AND FITTINGS MUST BE ASSEMBLED WITH NONTOXIC LUBRICANT. THE PIPE COLOR SHALL BE BLUE WITH "WATER MAIN" PERMANENTLY PRINTED ON THREE SIDES OF THE ENTIRE LENGTH OF PIPE. THE PIPE SHALL BE APPROVED BY THE NATIONAL SANITATION FOUNDATION FOR USE AS A POTABLE WATER MAIN.				C. PUSH–ON PIPE JOINTS (NON–RESTRAINED TYPE) SHALL BE "FASTITE" AS MANUFACTURED BY AMERICAN CAST IRON PIPE COMPANY, "TYTON" AS MANUFACTURED BY U.S. PIPE AND FOUNDRY, OR EQUAL. PUSH–ON JOINTS SHALL MEET THE REQUIREMENTS OF ANSI/AWWA C111/A21.11, LATEST REVISION.				A. RESILIENT–SEATED GATE VALVES MUST BE WEDGE TYPE CONFORMING TO ANSI/AWWA C509, LATEST REVISION, AND UL262 FOR 3-INCH AND LARGER BURIED SERVICE. RESILIENT–SEATED GATE VALVES, WEDGE–TYPE, SHALL HAVE A CAST OR DUCTILE IRON BODY AND BONNET, RUBBER–COATED CAST IRON DISC, MECHANICAL JOINT ENDS, NON–RISING STEM, O–RING SEALS, BRONZE STEM NUT, FLANGED BONNET AND 2-INCH SQUARE OPERATING NUT. ALL FERROUS SURFACES, INTERIOR AND EXTERIOR, SHALL RECEIVE A MINIMUM 8 MIL FUSION–BONDED EPOXY COATING CONFORMING TO AWWA C550, LATEST REVISION.				COLLAPSE PRESSURE OF 1,000 PSIG. FOR INLET SIZES FOUR-INCHES AND LARGER, THE FLOAT SHALL BE CAPABLE OF WITHSTANDING COLLAPSE PRESSURES OF 750 PSIG.																																																																																																
B. PVC WATER MAIN 14-INCH TO 20-INCH DIAMETER SHALL BE DR–18 MANUFACTURED TO DUCTILE IRON PIPE OUTSIDE DIMENSIONS AND IN COMPLIANCE WITH AWWA C905 (PRESSURE TESTING 235). THE PIPE SHALL HAVE AN INTEGRAL BELL END AND GASKET SEAL WITH JOINT IN COMPLIANCE WITH THE REQUIREMENTS OF AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) D3139. THE PIPE SHALL BE APPROVED BY THE NATIONAL SANITATION FOUNDATION FOR USE AS A POTABLE WATER MAIN. THE PIPE COLOR SHALL BE BLUE WITH "WATER MAIN" PERMANENTLY PRINTED ON THREE SIDES OF THE ENTIRE LENGTH OF PIPE.				D. PUSH–ON JOINTS (RESTRAINED TYPE), 24-INCH AND SMALLER, SHALL USE "FAST–GRIP" GASKET SYSTEM BY AMERICAN CAST IRON PIPE COMPANY, "FIELD LOK" GASKET SYSTEM BY U.S. PIPE AND FOUNDRY, OR EQUAL.				B. ALL VALVES MUST BE UL LISTED AND FM APPROVED. AWWA, UL–FM DESIGNATION MUST BE CAST INTO VALVE BODY.				4. TRIM SHALL BE 304 OR 316 STAINLESS STEEL. THE VALVE SEAT SHALL BE EASILY REMOVED AND REPLACED IN THE FIELD.																																																																																																
C. CONNECTIONS FOR PIPE 2-INCH OR GREATER IN DIAMETER SHALL BE RUBBER COMPRESSION RING TYPE. PIPE SHALL BE EXTRUDED WITH INTEGRAL THICKENED WALL BELLS WITHOUT INCREASE IN DIMENSION RATIO (DR). RUBBER RING GASKETS SHALL CONSIST OF SYNTHETIC COMPOUNDS MEETING THE REQUIREMENTS OF ASTM DESIGNATION D869 AND SUITABLE FOR THE DESIGNATED SERVICE.				E. BURIED PIPE SHALL HAVE SMOOTH DENSE EXTERIOR AND INTERIOR SURFACES AND SHALL BE FREE FROM FRACTURES. THE OUTSIDE COATING SHALL BE AN ASPHALTIC COATING AT LEAST 1 MIL THICK AND APPLIED TO THE PIPE AFTER LINING HAS BEEN PLACED. PAINT EXTERIOR OF PIPE BLUE ALONG THE ENTIRE LENGTH OF PIPE (3 STRIPES MINIMUM).				C. BURIED VALVES SHALL HAVE MECHANICAL JOINT ENDS AND BE EQUIPPED WITH NON RISING STEMS AND 2-INCH SQUARE OPERATING NUTS.				5. VALVES WITH INLET SIZE 1-INCH OR LARGER SHALL HAVE A MINIMUM OF TWO 1/2-INCH NPT PLUGGED DRAIN/TEST PORTS, ONE NEAR THE BOTTOM OF THE VALVE BODY AND THE OTHER NEAR THE TOP. THE PLUG SHALL BE OF BRONZE, ASTM B584, ALLOY C83600.																																																																																																
D. PUSH–ON JOINT RESTRAINS SHALL BE EBAA SERIES 1900 FOR C900 PIPE AND SERIES 1100HV FOR C905 PIPE.				F. EXPOSED PIPING AND FITTINGS SHALL BE SHOP PRIMED WITH A CATALYZED RUST INHIBITIVE EPOXY PRIMER. MINIMUM DRY FILM THICKNESS SHALL BE 2–3 MILS. SURFACE PREPARATION SHALL BE WHITE METAL BLAST CLEANING IN ACCORDANCE WITH STEEL STRUCTURES PAINTING COUNCIL NO. 10 (SSPC–SP10). PRIMER SHALL BE COMPATIBLE FOR USE WITH FINAL COATINGS AS SPECIFIED.				D. EXPOSED VALVES SHALL HAVE FLANGED JOINT ENDS AND BE EQUIPPED WITH RISING STEMS WITH OUTSIDE STEM AND YOKC (OSY) OPERATION.				B. VALVES SHALL BE VALMATIC 801A, APCO SERIES 400 SCAV, OR GA INDUSTRIES SINGLE BOD COMBINATION AIR VALVE.																																																																																																
E. FITTINGS: DUCTILE IRON FITTINGS SHALL BE USED ON ALL PVC C900 AND C905 MAINS. FITTINGS SHALL BE AS SPECIFIED BELOW.				DUCTILE IRON MECHANICAL JOINT (MJ) FITTINGS				E. VALVES SHALL BE AS MANUFACTURED BY AMERICAN FLOW CONTROL, MUELLER OR CLOW.				SERVICE SADDLES																																																																																																
DUCTILE IRON PIPE				A. MECHANICAL JOINT FITTINGS (3-INCH THROUGH 24-INCH) SHALL BE DUCTILE IRON COMPACT FITTINGS MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C153/A21.53, LATEST REVISION, WITH A PRESSURE RATING OF 350 PSI. FITTINGS SHALL HAVE MECHANICAL JOINTS IN ACCORDANCE WITH ANSI/AWWA C111/A21.11, LATEST REVISION.				BUTTERFLY VALVES (BFV)				A. SADDLES FOR PVC OR DUCTILE IRON PIPE SHALL BE DOUBLE STRAP CAPABLE OF WITHSTAND 150 PSI (MINIMUM) INTERNAL PRESSURE WITHOUT LEAKAGE OR OVERSTRESSING. SADDLES SHALL HAVE FUSION BONDED EPOXY COATED BODIES WITH DOUBLE STAINLESS STEEL STRAPS. GASKETS SHALL BE EPDM.																																																																																																
A. DUCTILE IRON PIPE SHALL BE REQUIRED IN THE FOLLOWING CIRCUMSTANCES:				B. FITTINGS SHALL BE COATED AND LINED AS SPECIFIED FOR THE APPLICABLE PIPE APPLICATION.				A. VALVES SHALL BE CAST OR DUCTILE IRON BODY; ALLOY CAST IRON OR DUCTILE IRON DISC MEETING ASTMA126 OR A536; ONE PIECE STAINLESS STEEL SHAFT; SHORT OR LONG BODY TYPE; WITH THE VALVE CLASS, SHAFT SIZE, AND OTHER SPECIAL REQUIREMENTS SELECTED IN ACCORDANCE WITH THE SPECIFIC DESIGN; AND SHALL COMPLY WITH THE PROVISIONS OF ANSI/NSF61 AND AWWA C504, "RUBBER SEATED BUTTERFLY VALVES".				A. WHERE THE DEPTH OF THE VALVE IS SUCH THAT ITS CENTERLINE IS MORE THAN 4 FEET BELOW GRADE, OPERATING EXTENSION STEMS SHALL BE PROVIDED TO BRING THE OPERATING NUT TO A POINT 6-INCH BELOW THE SURFACE OF THE GROUND AND/OR VALVE BOX COVER. EXTENSION STEMS SHALL HAVE 2-INCH STANDARD OPERATING NUT AND STEEL ALIGNMENT WASHER. EXTENSION STEMS SHALL BE BY THE GENERAL ENGINEERING COMPANY (GENECO), OR EQUAL.																																																																																																
1. UNDERNEATH PAVED SURFACES.				MECHANICAL JOINT RESTRAINTS				B. THE VALVE DISC SHALL BE CAST IRON OR DUCTILE IRON PER ASTMA126 OR A536. THE VALVE DISC OR VALVE BODY SHALL BE FITTED WITH A RESILIENT SEAT OF EPDM OR VITON. THE VALVE SEAT SHALL BE DESIGNED TO PROVIDE BUBBLE TIGHT SHUT OFF IN BOTH DIRECTIONS.				BURIED VALVE IDENTIFICATION TAGS																																																																																																
2. FORCE MAINS 24-INCHES IN DIAMETER AND LARGER.				A. RESTRAINED MECHANICAL JOINTS SHALL BE UTILIZED FOR ALL FITTINGS AND VALVES.				C. THE VALVE SHAFT BEARING SHALL BE TEFLON LINED WITH A NON METALLIC FIBERGLASS COMPOSITE BACKING AND SHALL BE PERMANENTLY LUBRICATED. THE BEARINGS SHALL BE SLEEVE TYPE BEARINGS CONTAINED IN THE BUBS OF THE VALVE BODY.				A. BURIED VALVES: UNDERGROUND VALVE IDENTIFICATION MARKERS SHALL BE 3-INCH DIAMETER, 1/8-INCH THICK, SOLID HARD BRASS, WITH 1/4-INCH TAMPER–PROOF HOOK–END ROD ANCHOR. SURFACE TO BE ENGRAVED WITH 1/4-INCH TO 3/8-INCH CAPITAL LETTERS, APPROXIMATELY 0.015-INCH DEEP. HAND PUNCHED LETTERING IS NOT ACCEPTABLE SURFACE OF MARKER GROUND SMOOTH AND EPOXY COATED TO PREVENT TARNISHING. MARKERS SHALL BE WAGCO MARKERS OR EQUAL.																																																																																																
3. WITHIN 10–FEET OF WASTEWATER FACILITIES OR PIPES.				B. RESTRAINT OF MECHANICAL JOINTS ON DUCTILE IRON PIPE SHALL BE ACCOMPLISHED BY USING A MEGALUG SERIES 1100 RESTRAINING FOLLOWER GLAND AS MANUFACTURED BY EBAA IRON SALES, INC. OR EQUAL.				D. THE VALVE SHAFT SEAL SHALL BE SELF COMPENSATING V–TYPE PACKING WITH A MINIMUM OF FOUR SEALING RINGS. THE SHAFT SEAL SHALL BE OF A DESIGN ALLOWING REPLACEMENT OF SEALS WITHOUT REMOVING THE VALVE SHAFT.				TAPPING SLEEVES AND VALVES																																																																																																
4. WITHIN 15–FEET OF BUILDINGS, CANALS OR LAKES.				C. RESTRAINT OF MECHANICAL JOINTS ON PVC PIPE SHALL BE ACCOMPLISHED BY USING A MEGALUG SERIES 1100 RESTRAINING FOLLOWER GLAND AS MANUFACTURED BY EBAA IRON SALES, INC. OR EQUAL.				E. METALLIC COMPONENTS (E.G. DOWELS, PINS, ETC.) SHALL BE 304 SERIES STAINLESS STEEL. BRASS, BRONZE, AND COPPER ALLOY MATERIALS ARE NOT ACCEPTABLE.				A. TAPPING SLEEVES SHALL BE FULL BODY DESIGN WITH WELDED LUGS AND NOTED FOR 150 PSI WORKING PRESSURE. TAPPING SLEEVE OUTLET SHALL BE FLANGED CONNECTION AND HAVE A BRASS TEST PLUG. THE SLEEVE BODY, LUGS, AND OUTLET SHALL BE CHEMICALLY PASSIVATED 304 STAINLESS STEEL. OUTLET FLANGE, BOLTS, AND NUTS SHALL BE 304 STAINLESS STEEL. THE TAPPING SLEEVE SHALL HAVE A FULL 360° GRIDDED STYRENE–BUTADIENE RUBBER (SBR) GASKET WITH ARMORS TO BRIDGE THE GAP BETWEEN LUGS.																																																																																																
5. CROSSINGS UNDER POTABLE WATER OR STORM PIPES IN ACCORDANCE WITH PARALLEL/HORIZONTAL SEPARATION REQUIREMENTS.				D. MECHANICAL JOINTS FOR FITTINGS AND VALVES SHALL MEET THE REQUIREMENTS OF ANSI/AWWA C111/A21.11, LATEST REVISION.				F. VALVES SHALL OPEN COUNTERCLOCKWISE. OPERATORS SHALL COMPLY WITH AWWA C504 WITH 2-INCH SQUARE OPERATING NUT. OPERATORS SHALL BE FULLY GASKETED AND GREASE PACKED TO WITHSTAND AND EXTERNAL WATER PRESSURE OF 10 PSI.				B. TAPPING VALVES SHALL CONFORM TO AWWA C509, LATEST REVISION, RESILIENT SEATED GATE VALVES, EXCEPT AS MODIFIED FOR PASSAGE AND CLEARANCE OF TAPPING MACHINE CUTTERS. THE OPENING THROUGH THE VALVE SHALL BE A MINIMUM 1/4-INCH LARGER THAN NOMINAL VALVE DIAMETER. VALVES SHALL HAVE A FLANGED END TO MEET THE TAPPING SLEEVE. THE OPPOSITE END SHALL BE MECHANICAL JOINT.																																																																																																
6. CROSSINGS OVER POTABLE OR STORM PIPES IN ACCORDANCE WITH PARALLEL/HORIZONTAL SEPARATION REQUIREMENTS.				POLYETHYLENE TUBING				G. OPERATORS SHALL BE CAPABLE OF DEVELOPING TORQUE'S LISTED IN TABLE 1 OF AWWA C504 FOR CLASS 150B VALVES. VALVE OPERATORS FOR VALVES 24-INCH AND SMALLER SHALL BE TRAVELING NUT OR WORM GEAR TYPE FULLY FIELD ADJUSTABLE STOPS SO THE OPERATORS DOES NOT HAVE TO BE DISSEMBLED FOR VALVE SEAT ADJUSTMENT. VALVES LARGER THAN 24-INCH SHALL BE EQUIPPED WITH WORM GEAR TYPE OPERATORS.				C. STAINLESS STEEL SLEEVE STYLE CST–EX, EXTRA HEAVY, AS MANUFACTURED BY CASCADE WATERWORKS, MAY BE SUBSTITUTED FOR SPECIFIED DUCTILE IRON SLEEVE.																																																																																																
7. CARRIER PIPE FOR JACK AND BORES (RESTRAINED JOINTS).				A. POLYETHYLENE TUBING SHALL ONLY BE USED FOR SERVICE CONNECTIONS, BLOW–OFFS, AND BACTERIOLOGICAL SAMPLE POINTS. POLYETHYLENE TUBING SHALL CONFORM TO ANSI/NSF61 AND AWWA C901 SUBJECT TO THE FOLLOWING CRITERIA: STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, AND DR 9 AND ASTM 3350 (UV PROTECTION).				H. BURIED VALVES SHALL HAVE MECHANICAL JOINTS ENDS AND BE EQUIPPED WITH 2-INCH SQUARE OPERATING NUTS. EXPOSED VALVES SHALL HAVE FLANGED JOINTS ENDS AND BE EQUIPPED WITH HAND WHEEL OPERATORS.				WATER SERVICE COMPONENTS (SINGLE AND DOUBLE)																																																																																																
8. AERIAL CROSSINGS.				B. TUBING SHALL BEAR IDENTIFYING MARKINGS, WHICH SHALL REMAIN LEGIBLE DURING NORMAL HANDLING, STORAGE, AND INSTALLATION, AND WHICH HAVE BEEN APPLIED IN A MANNER THAT WILL NOT REDUCE THE STRENGTH OF THE PRODUCT OR OTHERWISE DAMAGE THE TUBING. MARKING ON THE TUBE SHALL INCLUDE THE FOLLOWING AND SHALL BE APPLIED AT INTERVALS OF NOT MORE THAN 5 FEET: NOMINAL SIZE, MATERIAL CODE DESIGNATION, DIMENSION RATIO, PRESSURE CLASS, MANUFACTURER'S NAME OR TRADE MARK AND PRODUCTION RECORD CODE, AND SEAL (MARK) OF THE TESTING AGENCY THAT CERTIFIED THE SUITABILITY OF THE TUBING MATERIAL FOR POTABLE WATER PRODUCTS.				I. VALVES SHALL BE AS MANUFACTURED BY DEZURIK, PRATT, OR VALMATIC.				A. ALL COMPONENTS ARE SPECIFIED IN THE STANDARD DETAILS.																																																																																																
9. WITHIN 500 FEET OF GAS STATION OR UNDERGROUND FUEL STORAGE TANK, WITH EPDM OR VITON GASKETS.				JOINTS POLYETHYLENE TUBING SHALL BE OF THE COMPRESSION TYPE UTILIZING A TOTALLY CONFINED GRIP SEAL AND COUPLING NUT. STAINLESS STEEL TUBE STIFFENER INSET SHALL ALSO BE USED FOR TUBING SERVICES.				AIR VALVES				B. ALL BRASS COMPONENTS THAT COME IN CONTACT WITH POTABLE WATER SHALL MEET NSF/ANSI STANDARD 61, ANNEX G AND/OR NSF/ANSI STANDARD 372 AS APPLICABLE. BRASS ALLOY SHALL NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT.																																																																																																
10. DUCTILE IRON PIPE MAY BE MANDATED BY THE VILLAGE IN ANY INSTANCE OF OFF–SITE OR ON–SITE CONSTRUCTION WHERE FUTURE ABUSE TO THE LINE IS POSSIBLE DUE TO LOCATION OR CIRCUMSTANCES, EXTENSIVE LENGTH UNDER PAVEMENT, OR IN PRIVATE PROPERTY AWAY FROM COUNTY RIGHTS–OF–WAY.				ALL FITTINGS AND STOPS TO BE HIGH QUALITY WATER WORKS BRASS. NO PVC FITTINGS OR ADAPTERS WILL BE PERMITTED. FITTINGS SHALL BE BRASS EQUIPPED WITH COMPRESSION TYPE CONNECTORS.				A. GENERAL DESCRIPTION				BACKFLOW PREVENTERS (REDUCED PRESSURE ZONE TYPE)																																																																																																
DUCTILE IRON PIPE POTABLE WATER SYSTEM				VALVE BOXES				1. ALL VALVES SHALL MEET OR EXCEED ALL APPLICABLE PROVISIONS OF THE LATEST REVISION OF ANSI/NSF61 AND AWWA C512, STANDARD FOR AIR–RELEASED, AIR/VACUUM, AND COMBINATION AIR VALVES FOR WATERWORKS SERVICE. DESIGN PRESSURE SHALL BE 150 PSI. VALVE SHALL BE OPERABLE FOR WATER TEMPERATURES OF ABOVE FREEZING TO 125°F.				A. 3/4-INCH – 2-INCH: WATTS MODEL LF009, ZURN WILKINS MODEL 975 XL2V, OR FEBCO MODEL 994.																																																																																																
A. DUCTILE IRON PIPE WATER MAIN: PIPE MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51, LATEST REVISIONS, AND UNLESS OTHERWISE NOTED HEREIN THIS SPECIFICATION OR THE DRAWINGS, ALL DUCTILE IRON PIPE SHALL BE AS FOLLOWS:				A. VALVE BOXES SHALL BE OF THE HEAVY DUTY TWO–PIECE ADJUSTABLE SCREW TYPE, CAST IRON, WITH 5–1/4-INCH SHAFT OF APPROPRIATE LENGTH FOR THE INSTALLATION. EXTENSION PIECES, IF REQUIRED, SHALL BE THE MANUFACTURER'S STANDARD TYPE. VALVE BOX TOPS SHALL HAVE RAISED LETTERS SAYING "WATER". BOXES IN TRAFFIC AREAS SHALL HAVE BOLT DOWN COVERS. VALVE BOXES SHALL BE AS MANUFACTURED BY TYLER UNION, OR EQUAL.				2. ALL VALVES SHALL CONSIST OF A FLOAT OR A FLOAT ASSEMBLY. VALVES SHALL BE IDENTIFIED PROPERLY IN PLATES ATTACHED PERMANENTLY ON THE VALVE BODY. THE BODY AND COVER SHALL BE CAST–IRON ASTM A126, CLASS B, OR ASTM A536 VALVE INTERIOR AND EXTERIOR SHALL HAVE FUSION BONDED EPOXY COATING. VALVES 3-INCHES AND SMALLER SHALL HAVE THREADED ENDS. VALVES 4-INCHES AND LARGER SHALL HAVE FLANGED ENDS. THREADED ENDS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) B1.20.1. FLANGES SHALL COMPLY WITH ANSI B16.1, CLASS 125. ALL FLANGES SHALL BE FLAT FACED.				B. 4-INCH AND LARGER: STAINLESS STEEL, WATTS MODEL 994 OR ZURN WILKINS MODEL 375 AST.																																																																																																
<table><tr><th>NOMINAL DIAMETER</th><th>MINIMUM PRESSURE CLASS</th><th>SPECIAL CASES THICKNESS CLASS</th></tr><tr><td>3" THRU 12"</td><td>350 PSI</td><td>–</td></tr><tr><td>14" THRU 24"</td><td>250 PSI</td><td>–</td></tr><tr><td>FLANGED PIPE (ALL DIAMETERS)</td><td>--</td><td>53 (MIN)</td></tr></table>				NOMINAL DIAMETER	MINIMUM PRESSURE CLASS	SPECIAL CASES THICKNESS CLASS	3" THRU 12"	350 PSI	–	14" THRU 24"	250 PSI	–	FLANGED PIPE (ALL DIAMETERS)	--	53 (MIN)	GATE VALVES 4" THROUGH 12"				3. THE FLOAT SHALL BE 304 OR 316 STAINLESS STEEL. FOR VALVES WITH INLET SIZES LESS THAN 4-INCHES, THE FLOAT SHALL BE ABLE TO WITHSTAND A																																																																																								
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B. CEMENT: CEMENT FOR MORTAR LINING SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C104/A21.4, LATEST REVISION; PROVIDED THAT CEMENT FOR MORTAR LINING SHALL BE TYPE II OR V. FLY ASH OR POZZOLAN SHALL NOT BE USED AS A CEMENT REPLACEMENT.																																																																																																												
<table><tr><td>DSGN: 2 - Design by</td><td>VERIFY SCALE</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>DR: 3 - Drawn by</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>CHK: 4 - Checked by</td><td>BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES AS NECESSARY.</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>APVD: 5 - Approved by</td><td></td><td>No.</td><td>DATE</td><td colspan="4">REVISIONS</td><td>BY</td><td>APVD</td><td colspan="23" rowspan="23">CONSULTANT</td></tr></table>																DSGN: 2 - Design by	VERIFY SCALE															DR: 3 - Drawn by																CHK: 4 - Checked by	BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES AS NECESSARY.															APVD: 5 - Approved by		No.	DATE	REVISIONS				BY	APVD	CONSULTANT																																		
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POTABLE WATER SYSTEM (CONT.)

FIRE HYDRANTS

A.

NOMINAL 5–1/4–INCH MAIN VALVE OPENING WITH 6–INCH BOTTOM CONNECTIONS. EQUIP WITH TWO (2) 2–1/2–INCH HOSE NOZZLES AND ONE (1) 4–1/2–INCH PUMPER NOZZLE. OPERATING NUT SHALL BE 1–1/2–INCH NATIONAL STANDARD PENTAGON NUT. THE MAIN VALVE SHALL BE EQUIPPED WITH O–RING SEALS AND SHALL OPEN WHEN TURNED TO THE LEFT (COUNTERCLOCKWISE). HYDRANTS SHALL BE OF THE BREAK–FLANGE OR SAFETY–TOP TYPE. HYDRANTS SHALL CONFORM TO ANSI/NSF61 AND AWWA C502, LATEST REVISION, AND THIS SPECIFICATION. THE DEPTH OF BURY SHALL BE AS SHOWN. NOZZLE THREADS SHALL BE AMERICAN NATIONAL STANDARD. THE INLET CONNECTION SHALL BE MECHANICAL JOINT.

B.

HYDRANTS SHALL BE:

1.

MUELLER CENTURION, MODEL A–423

FIRE HYDRANT PAINT

A.

HYDRANTS SHALL BE THOROUGHLY CLEANED AND PAINTED IN ACCORDANCE WITH ANSI/AWWA C502, SECTION 4.2, PAINTING, LATEST REVISION.

1.

PRIVATE HYDRANTS SHALL BE PAINTED YELLOW ABOVE THE GROUND LINE.

2.

VILLAGE HYDRANTS SHALL BE PAINTED RED ABOVE THE GROUND LINE.

WATER DISTRIBUTION/FIRE SYSTEM COMPONENT PAINTING

A.

ALL EXPOSED WATER DISTRIBUTION SYSTEM COMPONENTS SHALL BE SHOP PRIMED AS SPECIFIED HEREIN AND FINISH COATED AS FOLLOWS:

SURFACE PREPARATION:

PIPING, FITTINGS, AND VALVES SHALL BE SHOP PRIMED (SHOP PRIMED) APPLICABLE SPECIFICATIONS.

SURFACE PREPARATION (EXISTING):

REMOVE ALL DIRT, OIL, GREASE, CHEMICALS BY HIGH PRESSURE WATER BLASTING. REMOVE ALL RUST AND LOOSE DAMAGED PAINT BY ABRASIVE BLAST CLEANING PER SSPC–SP7 (BRUSH OFF BLAST) OR BY SSPC–SP2 AND 3 HAND & POWER TOOL CLEANING.

SPOT PRIME:

SPOT PRIME ALL BARE METAL AREAS WITH AN EPOXY MASTIC (TNEMEC SERIES 135, CHEMBUILD) AT 5.0 MILS DFT.

PRIME COAT:

EPOXY MASTIC (TNEMEC SERIES 135, CHEMBUILD) 5.0 MILS DFT.

SEALANT:

APPLY SINGLE COMPONENT SEALANT AT LOCATIONS WHERE TWO PIECES OF STEEL OVERLAP, BETWEEN FLANGES, AT BOLTS, ETC.

TOP COAT:

POLYURETHANE (TNEMEC SERIES 740 UVX, 3.0 MILS DFT.

MDFT:

8.0 MILS FOR THE TWO (2) COAT SYSTEM.

B.

DO NOT PAINT EXPOSED STAINLESS STEEL, THREADS, ALUMINUM OR BRASS.

C.

COLOR CODING SHALL BE AS FOLLOWS:

LOCATION OR COMPONENT	GENERIC COLOR	TNEMEC COLOR DESIGNATION
ABOVE GRADE DOMESTIC WATER SERVICE COMPONENTS	BLUE	SC06

LOCATING DEVICES

A.

LOCATOR WIRE (OPEN CUT): LOCATOR WIRE SHALL BE INSTALLED ON ALL BURIED PIPING. LOCATOR WIRE SHALL BE #10 AWG INSULATED STRANDED COPPER WITH 30 MIL (MIN) PROTECTIVE JACKET THAT MATCHES THE COLOR CODING OF THE PIPE.

B.

LOCATOR WIRE (DIRECTIONAL DRILL AND JACK AND BORE): LOCATOR WIRE INSTALLED IN DIRECTIONAL DRILL AND JACK AND BORE INSTALLATIONS SHALL BE SUITABLE FOR THE SERVICE AND HAVE A MINIMUM AVERAGE TENSILE BREAK LOAD OF 600 LBS. LOCATOR WIRE SHALL HAVE A 30 MIL (MIN) PROTECTIVE JACKET THAT MATCHES THE COLOR CODING OF THE PIPE.

C.

WARNING TAPE: WARNING TAPE SHALL BE INSTALLED ON ALL BURIED PIPING. WARNING TAPE SHALL BE A 6–INCH WIDE AND MADE OF POLYETHYLENE 4 MIL THICK (MIN). WARNING TAPE SHALL BE A BRIGHT, FADE RESISTANT COLOR WITH THE APPROPRIATE LEGEND REPEATED CONTINUOUSLY THROUGHOUT THE ENTIRE LENGTH. WARNING TAPE FOR POTABLE WATER PIPE SHALL BE BLUE READING "CAUTION– BURIED WATER LINE BELOW". WARNING TAPE FOR RECLAIMED WATER PIPE SHALL BE PURPLE READING "CAUTION–BURIED RECLAIMED WATER LINE BELOW".

	DSGN: 2 - Design by	VERIFY SCALE 1"			FINAL SUBMITTAL					VILLAGE OF PALM SPRINGS	VILLAGE UTILITY STANDARDS UPDATED MAY 2019	SPECIFICATIONS - WATER DISTRIBUTION	DWG NO. 7	SHEET SPEC-03
	DR: 3 - Drawn by												OF 46	PROJ. NO. 400-080_00
	CHK: 4 - Checked by	BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES AS NECESSARY.											DATE	JULY 2, 2019
	APVD: 5 - Approved by			No.	DATE	REVISIONS	BY	APVD	CONSULTANT				FINAL SUBMITTAL	

File name: C:\Civil 3D Projects\400-080_01_Village Utility Standards Update - 2018\01_Working\400-080_01_Specs - Water.dwg; Plotted @: 8/23/2019 2:00:35 PM; Scale multiplier: 0.5; Printed by: Ricardo Paez; Milestone: FINAL SUBMITTAL

REVISIONS	
NO.	DATE

EMILIANO OROZCO P.E.

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3673 COCONUT RD
VILLAGE OF PALM SPRINGS, FL 33461

SEAL

DATE
04-12-19

SCALE
AS SHOWN

DESIGNED
E.O.

DRAWN
A.G.

DRAWING NO.
C-9

SHEET 9 OF 20

CHECKED

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P		
	WASTEWATER COLLECTION SYSTEM																	
	PRECAST CONCRETE MANHOLE																	
9	A. PRECAST MANHOLES SHALL CONSIST OF A PRECAST REINFORCED BASE, CAST MONOLITHICALLY WITH A MINIMUM 4 FOOT BARREL SECTION, ADDITIONAL BARREL SECTIONS AND ROOF SLABS OR ECCENTRIC MANHOLE CONES. PRECAST MANHOLES SHALL CONFORM TO THE DIMENSIONS AND DETAILS SHOWN ON THE DRAWINGS WITH ALL NECESSARY OPENINGS FOR SEWER PIPE AND CASTINGS.																	
	D. TOP COAT: TWO (2) COATS POLYAMIDE COAL TAR EPOXY (SERIES 46H-413 TNAME-TAR, SHERWIN WILLIAMS TARGUARD OR EQUAL, AT 8.0 MILS DFT PER COAT.																	
	E. MDFT: 16 MILS DFT FOR TWO (2) COAT SYSTEM. ALLOW MINIMUM 24 HOUR DRYING TIME BETWEEN COATS.																	
	F. COLOR: FIRST COAT - RED SECOND COAT - BLACK																	
	MANHOLE DROP PIPING																	
8	A. DROP PIPE AND FITTINGS SHALL BE STANDARD SERVICE SANITARY COLLECTION PIPE AS SPECIFIED HEREIN, SANITARY COLLECTION PIPE (STANDARD SERVICE).																	
	SANITARY COLLECTION PIPE (STANDARD SERVICE)																	
	A. PROVIDE POLYVINYL CHLORIDE PIPE CONFORMING TO THE REQUIREMENTS OF ASTM D 3034, LATEST REVISION. CLASS SDR 35 OR SDR26 SHALL BE USED ACCORDING TO DEPTH. MATERIAL FOR PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 1784, LATEST REVISION, FOR CLASS 12454-B OR 12454-C AS DEFINED THEREIN.																	
	B. JOINTS OF PVC SANITARY SEWER COLLECTION PIPES AND FITTINGS SHALL BE ACCOMPLISHED BY A FACTORY FABRICATED, CONTINUOUS, FLEXIBLE RUBBER COMPRESSION RING OR GASKET PERMANENTLY ATTACHED TO THE BELL OF THE PIPE OR FITTING. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D 3212, LATEST REVISION AND ASTM F 477, LATEST REVISION.																	
7	D. PRECAST SANITARY SEWER MANHOLE SECTIONS SHALL BE PROTECTIVELY COATED AS SPECIFIED HEREIN UNDER MANHOLE COATINGS (INTERIOR) AND MANHOLE COATINGS (EXTERIOR).																	
	E. MANHOLE STEPS SHALL NOT BE PROVIDED.																	
	F. WHERE REQUIRED, INTERIOR DROP CHANNELS AND CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD DETAILS.																	
	MANHOLE RING/COVER																	
6	A. FRAMES AND COVERS SHALL BE CAST FROM CLOSE-GRAINED, GREY CAST-IRON, CONFORMING TO ASTM-A48 CLASS 30, GRAY CAST IRON. CASTINGS SHALL BE FREE FROM BLOW HOLES, SHRINKAGES OR OTHER IMPERFECTIONS NOT TRUE TO PATTERN. ROUND FRAMES AND COVERS IN ROADWAY OR TRAFFIC AREAS SHALL HAVE MACHINED WEARING SURFACES SO THAT FITTING PARTS WILL NOT RATTLE OR ROCK UNDER TRAFFIC.																	
	B. MANHOLE FRAMES AND COVERS SHALL BE USF 420 RING WITH GB-C COVER ORS, AS MANUFACTURED BY U.S. FOUNDRY MANUFACTURING CORPORATION, MIAMI, FLORIDA, OR EQUAL. COVER SHALL HAVE VILLAGE LOGO INSCRIBED THEREON, PER DETAILS.																	
5	FLEXIBLE MANHOLE CONNECTIONS (NEW)																	
	A. PVC PIPE ENTERING OR LEAVING NEW PRECAST CONCRETE MANHOLES AND WETWELLS SHALL HAVE AN ELASTOMER; EPDM LOCK JOINT FLEXIBLE MANHOLE SLEEVE. SLEEVE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-923, LATEST REVISION. FLEXIBLE MANHOLE SLEEVE BE BY INTERPACE CORPORATION OR EQUAL.																	
	EXISTING MANHOLE CONNECTIONS																	
4	A. PVC PIPE ENTERING OR LEAVING EXISTING MANHOLES AND WETWELLS SHALL HAVE AN EPOXY AND SAND-COATED PVC MANHOLE COUPLING. COUPLING SHALL BE BY JOHNS-MANVILLE OR EQUAL.																	
	MANHOLE COATING (EXTERIOR)																	
3	A. SURFACE PREPARATION: ALL CURING OILS, FORM OILS, LAITENCE, SOLUBLE SALTS AND LOOSE CONCRETE MUST BE REMOVED. CONCRETE MUST BE DRY AND THOROUGHLY CLEAN BEFORE COATING.																	
	B. SURFACE PROFILE: ICRI CSP1																	
	C. PRIME COAT: NONE REQUIRED.																	
	D. TOP COAT: TWO (2) COATS POLYAMIDE COAL TAR EPOXY (SERIES 46H-413 TNAME-TAR, SHERWIN WILLIAMS TARGUARD, OR EQUAL, AT 8.0 MILS DFT PER COAT.																	
2	E. MDFT: 16 MILS DFT FOR TWO (2) COAT SYSTEM. ALLOW MINIMUM 24 HOUR DRYING TIME BETWEEN COATS.																	
	F. COLOR: FIRST COAT - RED SECOND COAT - BLACK																	
	MANHOLE COATING (INTERIOR)																	
1	A. SURFACE PREPARATION: ALL CURING OILS, FORM OILS, LAITANCE, SOLUBLE SALTS AND LOOSE CONCRETE MUST BE REMOVED. CONCRETE MUST BE DRY AND THOROUGHLY CLEAN BEFORE COATING.																	
	B. SURFACE PROFILE: ICRI CSP4																	
	C. PRIME COAT: NONE REQUIRED.																	
		DSGN: 2 - Design by	VERIFY SCALE			FINAL SUBMITTAL								VILLAGE OF PALM SPRINGS	SPECIFICATIONS - WASTEWATER COLLECTION		DWG NO. 8 OF 46 DATE JULY 2, 2019	SHEET SPEC-04 PROJ. NO. 400-080.00 FINAL SUBMITTAL
		DR: 3 - Drawn by	1"											VILLAGE UTILITY STANDARDS UPDATED MAY 2019				
		CHK: 4 - Checked by	BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES AS NECESSARY.															
		APVD: 5 - Approved by		No.	DATE	REVISIONS						BY	APVD	CONSULTANT				

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DATE 04-12-19

SCALE AS SHOWN

DESIGNED E.O.

DRAWN A.G.

DRAWING NO. C-10

SHEET 10 OF 18

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FLUSHING, TESTING, AND DISINFECTION (CONTINUED)

4. THIS TEST MODIFICATION IS OPTIONAL, AS SUCH, THE CONTRACTOR ASSUMES ALL LIABILITY IN ITS USED, EVEN IF APPROVED BY THE ENGINEER.

VACUUM LINE TESTING – FINAL ACCEPTANCE TEST

A. A FOUR (4) HOUR VACUUM TIGHTNESS TEST OF THE COMPLETE VACUUM PIPING NETWORK, INCLUDING ALL SEWER MAINS AND LATERAL CONNECTIONS SHALL BE CONDUCTED AS FOLLOWS:

1. SUBJECT THE ENTIRE SEWAGE SYSTEM TO A VACUUM OF 22 INCHES Hg, ALLOW TO STABILIZE FOR 15 MINUTES.

2. THERE SHALL BE NO LOSS GREATER THAN 1% PER HOUR OVER A FOUR (4) HOUR TEST PERIOD.

3. THERE SHALL BE ABSOLUTELY NO WATER ALLOWED TO ENTER THE PIPING SYSTEM OR THE VACUUM STATION DURING THIS TEST.

B. CONTRACTOR TO PROVIDE 48 HOURS NOTICE TO ENGINEER PRIOR TO TEST.

C. CONTRACTOR TO ASSURE ALL DIVISION VALVES ARE OPEN PRIOR TO BEGINNING OF FINAL ACCEPTANCE TEST.

D. FINAL ACCEPTANCE TEST SHALL BE RECORDED ON APPROVED VACUUM CHART RECORDER. THIS CHART WILL NOT BE CONSIDERED VALID UNLESS WITNESSED BY ENGINEER ON TEST EQUIPMENT AT BEGINNING AND THE END OF VACUUM TEST PERIOD.

E. ENGINEER WILL SIGN AND DATE CHART TO VERIFY WITNESS OF TEST. THIS SIGNATURE DOES NOT INDICATE ACCEPTANCE OF THE SYSTEM.

VACUUM LINE FLUSHING

A. AFTER SUCCESSFUL FINAL FOUR (4) HOUR ACCEPTANCE TESTING, FLUSH LINES TO REMOVE DEBRIS AND FOREIGN MATERIALS THAT ACCUMULATED DURING CONSTRUCTION.

B. SUGGESTED PROCEDURE IN THE ABSENCE OF SPECIAL TEST APPARATUS, THIS PROCEDURE WILL REQUIRE THE USE OF VACUUM VALVES, WHICH MUST BE INSTALLED BY THE CONTRACTOR.

1. PLACE SYSTEM UNDER VACUUM.

2. ADD WATER AND AIR IN CONTROLLED AMOUNTS TO VALVE PITS AT EXTREME ENDS OF THE SYSTEM.

3. UTILIZE SYSTEM VACUUM TO TRANSPORT WATER AND DEBRIS TO COLLECTION POINT.

4. CONTINUE PROCEDURE UNTIL WATER ENTERING AT COLLECTION POINT IS FREE OF CONTAMINATION OR DEBRIS.

5. IF THE VACUUM COLLECTION TANK IS USED AS THE COLLECTION POINT, MONITOR VOLUME OF LIQUID IN TANK AND PUMP OUT AS NECESSARY.

6. USE SYSTEM SEWAGE PUMPS ONLY AFTER VERIFYING THAT NO DEBRIS IS PRESENT IN COLLECTION TANK.

7. IF DEBRIS IS PRESENT, USE OTHER METHODS TO EMPTY COLLECTION TANK.

8. AT COMPLETION OF FLUSHING, CLEAN COLLECTION TANK OF ALL COLLECTED DEBRIS.

9. SEAL SYSTEM AND MAKE READY TO PLACE INTO OPERATION.

C. ALTERNATE FLUSHING PROCEDURE SUBJECT TO ENGINEER’S REVIEW AND APPROVAL.

FINAL SYSTEM TESTING

A. AFTER ACCEPTANCE TESTING, FINAL SYSTEM TESTING SHALL BE COMPLETED TO ENSURE THAT THE SYSTEM OPERATES AT THE DESIGN CONDITIONS. FINAL SYSTEM TESTING CAN BE DONE AT THE SAME TIME AS LINE FLUSHING IF APPROVED BY THE ENGINEER

B. VACUUM PUMP STATION AND CONNECTING VACUUM MAINS FROM THE PHASE TO THE STATION MUST BE IN OPERATION PRIOR TO FINAL SYSTEM TESTING.

C. SUGGESTED PROCEDURE:

1. PLACE SYSTEM UNDER VACUUM.

2. THE DESIGN LIQUID FLOW SHALL BE USED FOR TESTING.

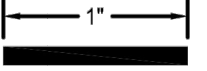
3. ADD WATER AT THE DESIGN LIQUID FLOW RATE EVENLY DISTRIBUTED AT THE EXTREME ENDS OF THE SYSTEM. THE VACUUM VALVE DOES NOT NEED TO BE INSTALLED TO COMPLETE THIS. WATER ADDED TO THE SYSTEM MUST BE METERED AT EACH LOCATION WHERE THE WATER IS ADDED.

4. MEASURE THE WATER AT THE VACUUM PUMP STATION TO ENSURE THAT IT IS EQUAL TO THE WATER BEING INTRODUCED INTO THE SYSTEM.

5. SEAL SYSTEM AND MAKE READY TO PLACE INTO OPERATION.

TABLE 1 – MINIMUM TIME REQUIRED FOR A 1.0 PSI PRESSURE DROP

PIPE DIAM.	MIN TIME	LENGTH FOR MIN TIME	TIME FOR LONGER LENGTHS	SPECIFICATION TIME FOR LENGTH (L) SHOWN (MIN:S)							
(IN)	(MIN:S)	(FT)	(S)	100 FT	150 FT	200 FT	250 FT	300 FT	350 FT	400 FT	450 FT
4	3:36	597	0.380L	3:46	3:46	3:46	3:46	3:46	3:46	3:46	3:46
6	5:40	398	0.854L	5:40	5:40	5:40	5:40	5:40	5:42	5:42	6:24
8	7:34	298	1.520L	7:34	7:34	7:34	7:34	7:36	10:08	10:08	11:24
10	9:26	239	2.374L	9:26	9:26	9:26	9:53	11:52	13:51	15:49	17:48
12	11:20	199	3.418L	11:20	11:20	11:24	14:15	17:05	19:56	22:47	25:38
15	14:10	159	5.234L	14:10	14:10	17:48	22:15	26:42	31:09	35:36	40:04
18	17:00	133	7.692L	17:00	19:13	25:38	32:03	38:27	44:52	51:16	57:41
21	19:50	114	10.470L	19:50	26:10	35:54	43:37	52:21	61:00	69:48	78:31
24	22:40	99	13.674L	22:47	34:11	45:34	56:58	68:22	79:46	91:10	102:33
27	25:30	88	17.306L	28:51	43:16	57:41	72:07	86:32	100:57	115:22	129:48
30	28:20	80	21.366L	35:37	53:25	71:13	89:02	106:50	124:38	142:26	160:15
33	31:10	72	25.852L	43:05	64:38	86:10	17:43	129:16	150:43	172:21	193:53
36	34:00	66	30.768L	51:17	76:55	102:34	128:12	153:50	179:29	205:07	230:46

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	CHK: 4 - Checked by	BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES AS NECESSARY.										DATE	JULY 2, 2019
	APVD: 5 - Approved by												
No.	DATE	REVISIONS	BY	APVD	CONSULTANT								

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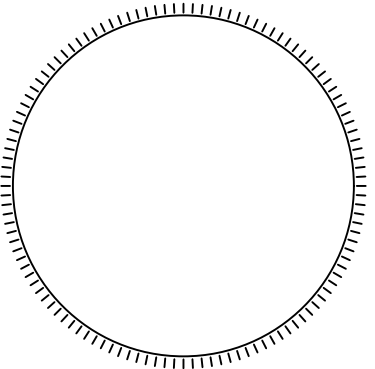
REVISIONS

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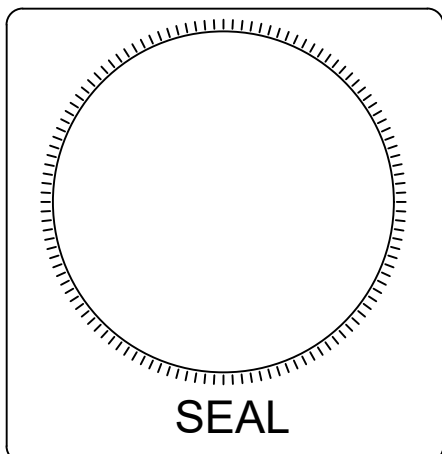
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SHEET 12 OF 18

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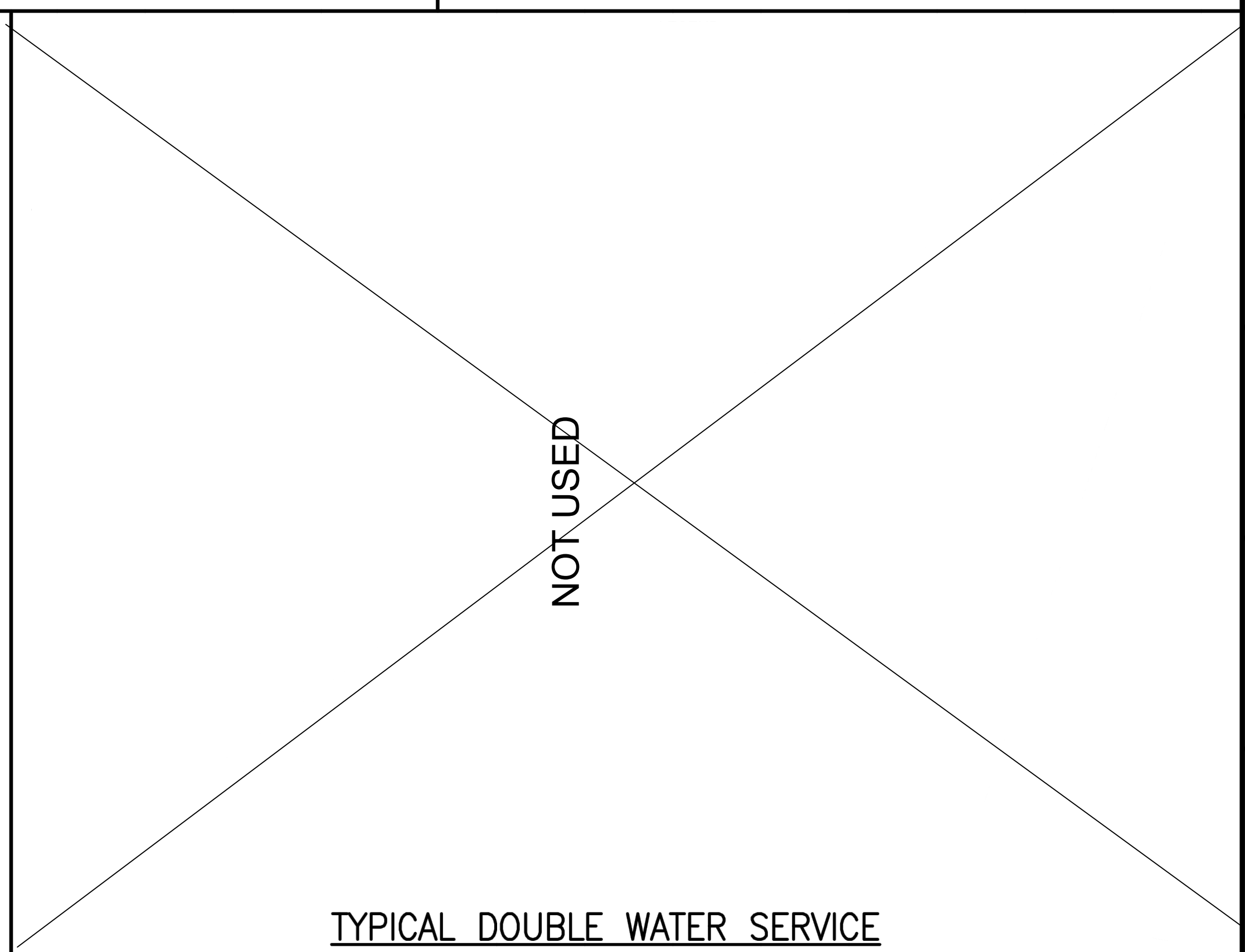
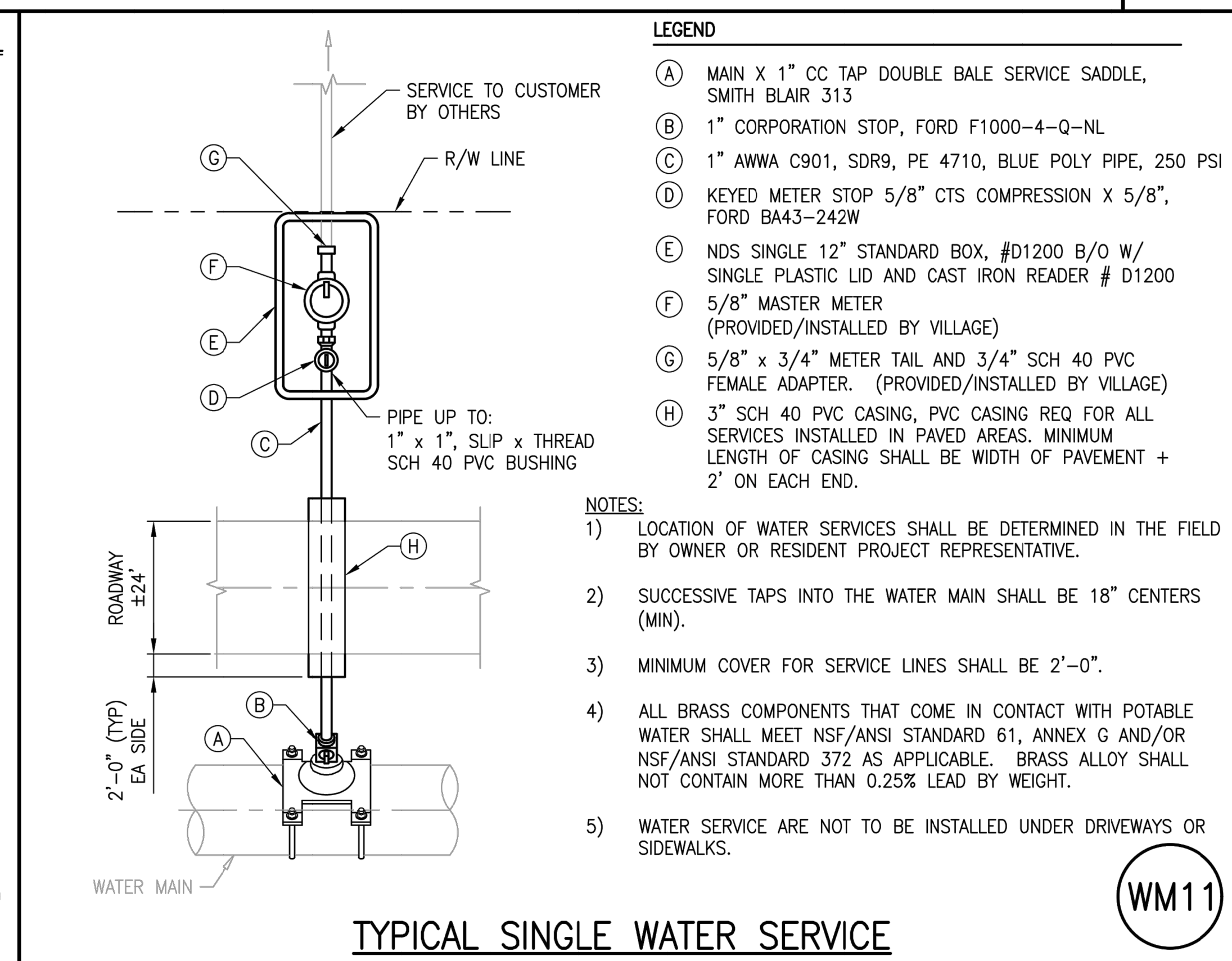
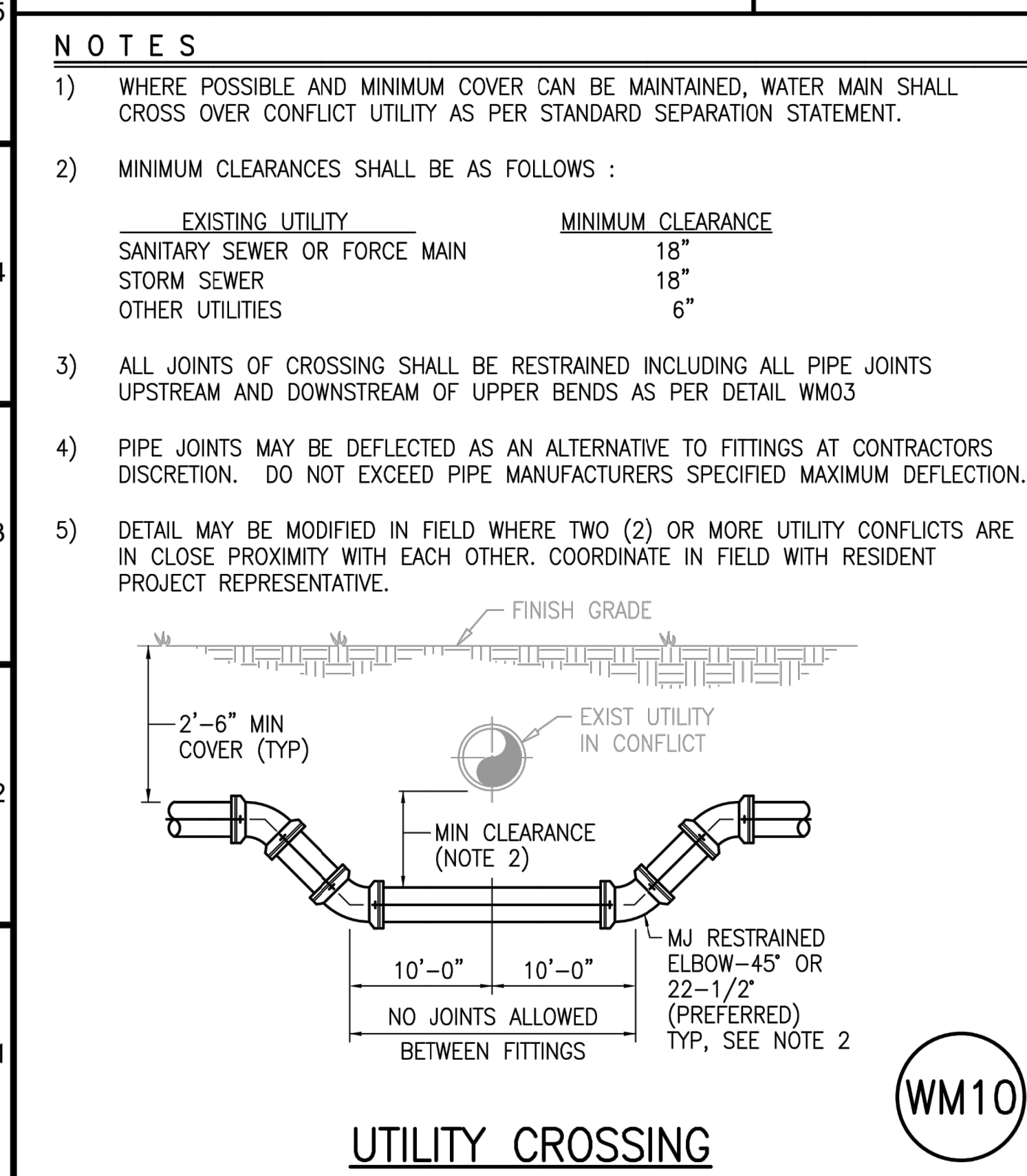
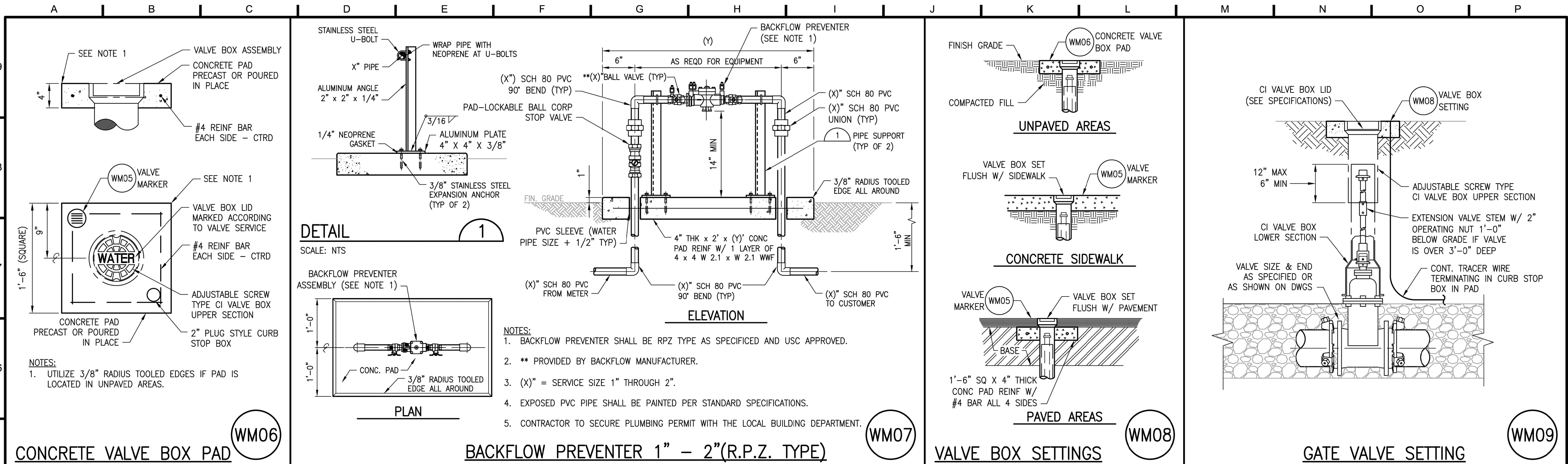
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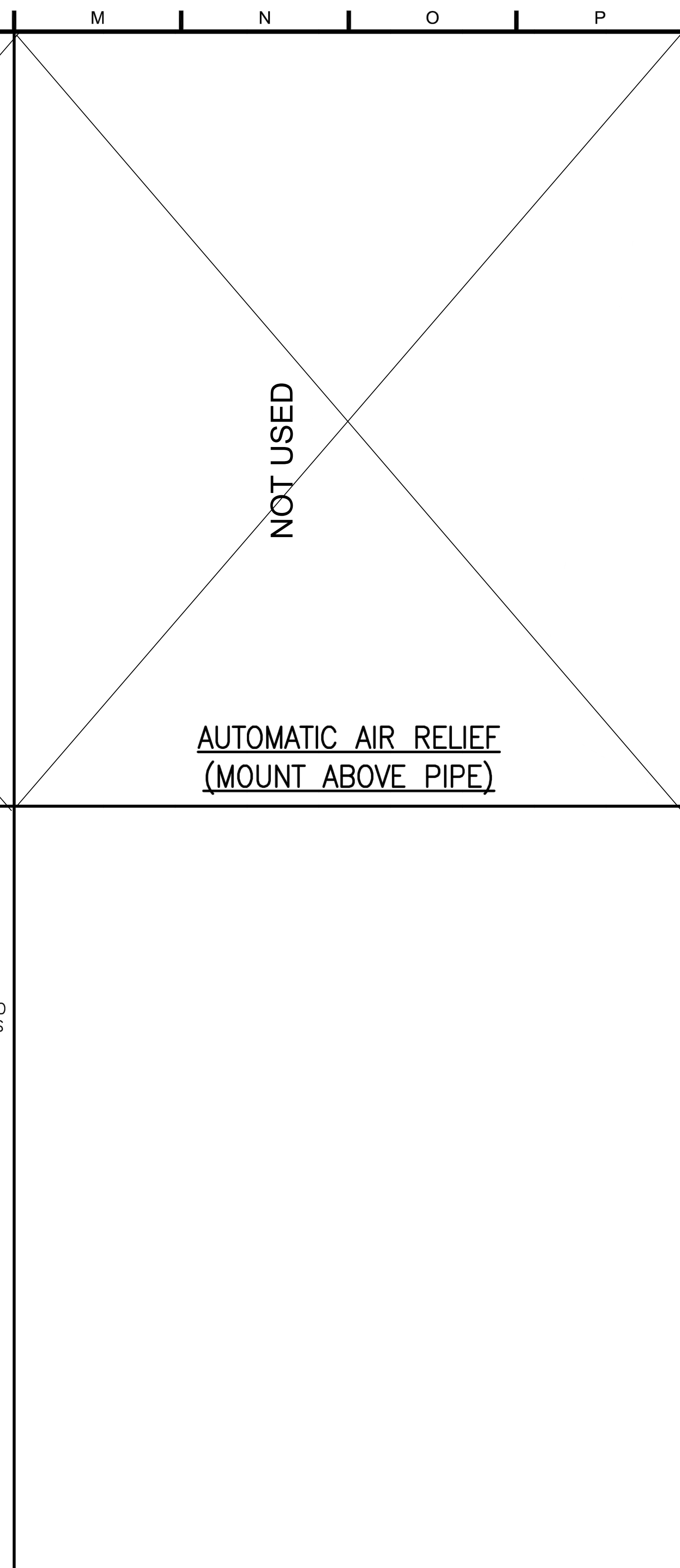
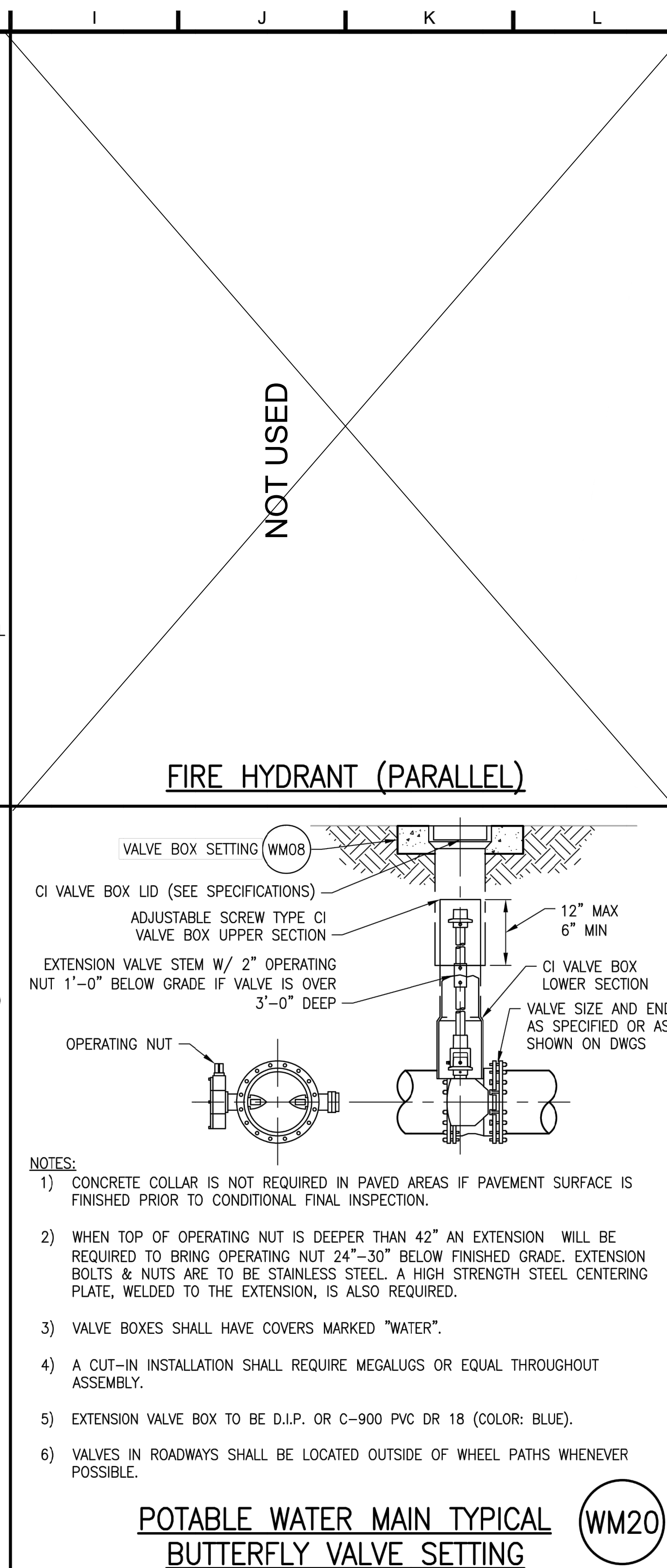
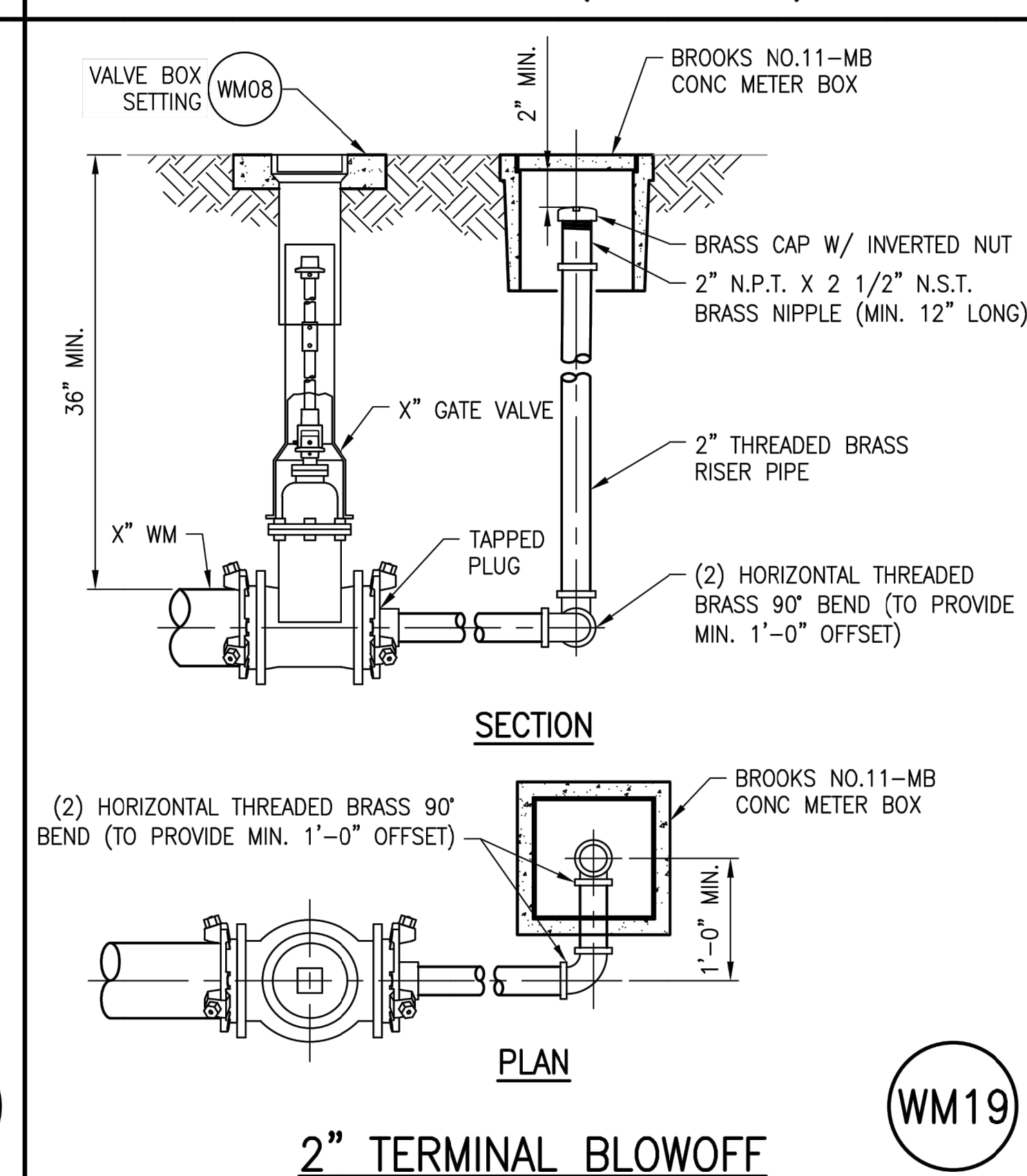
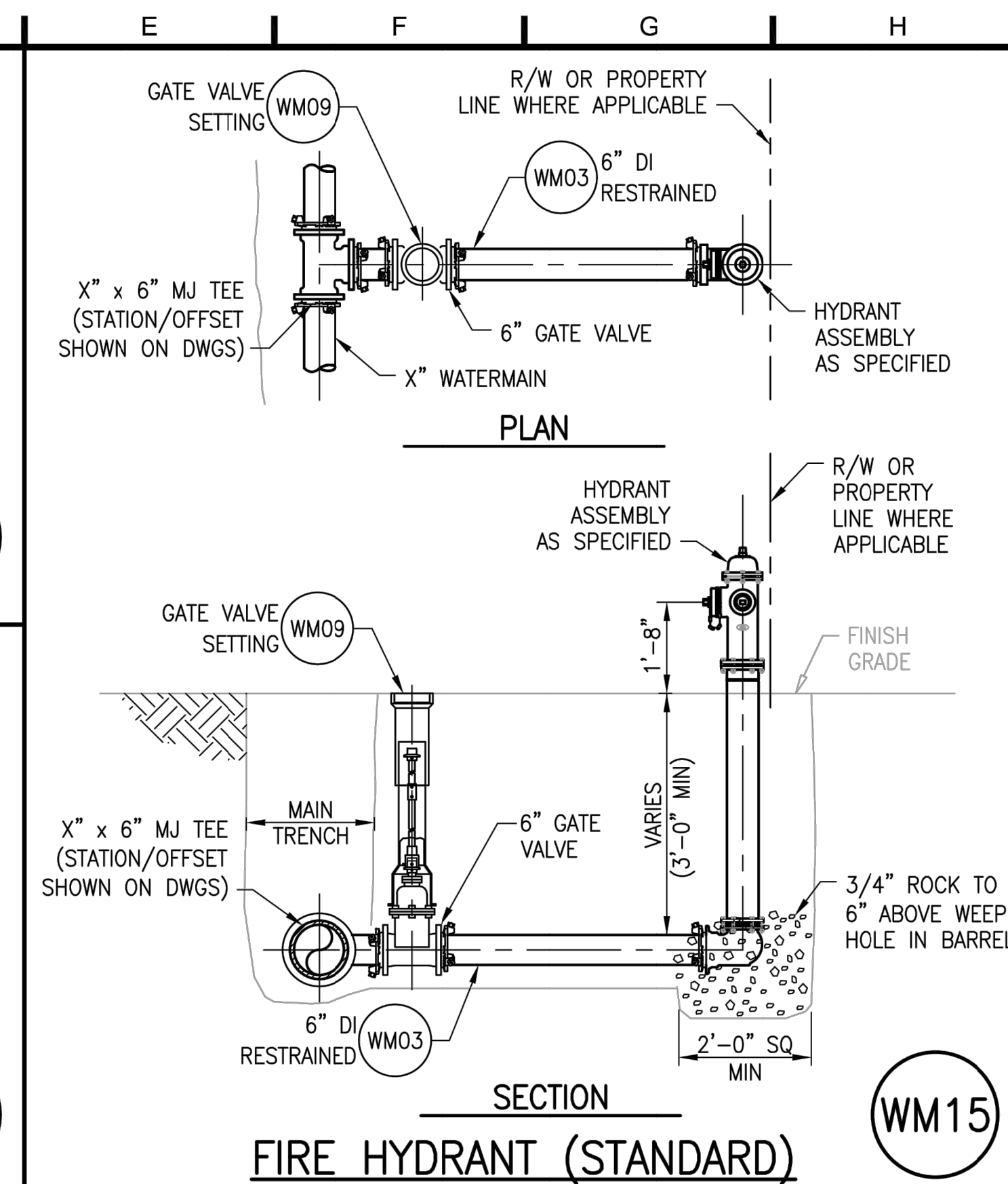
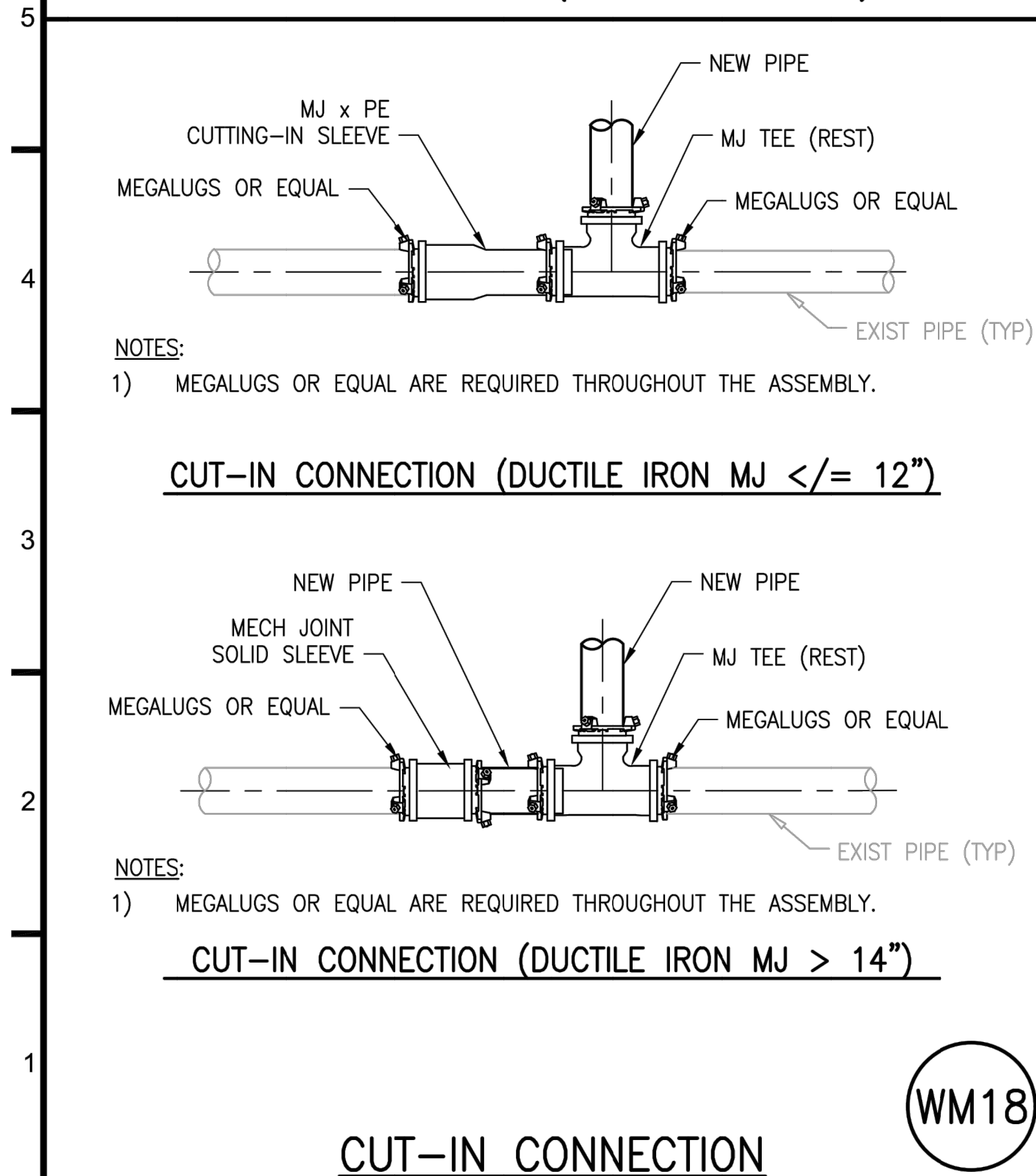
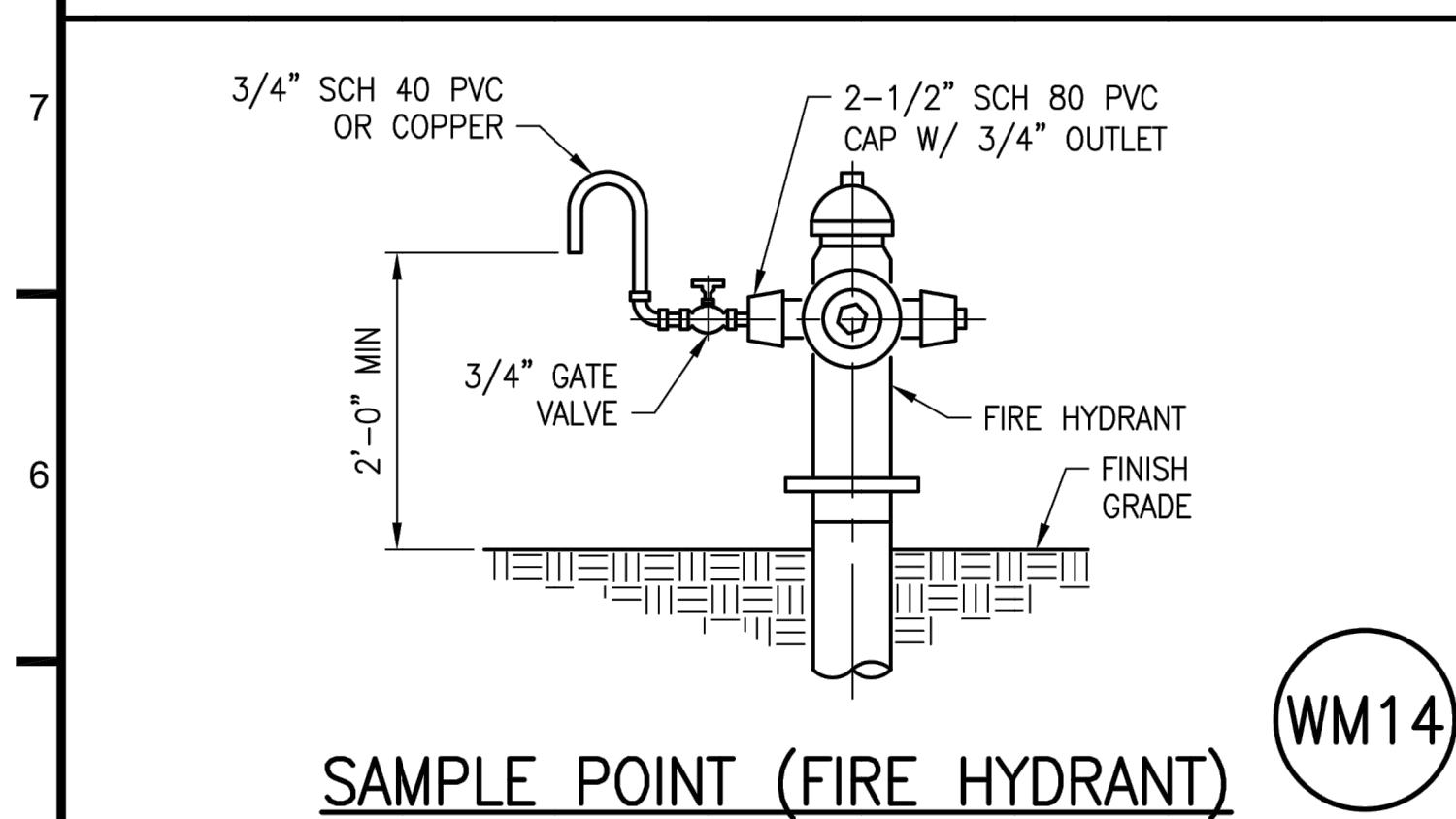
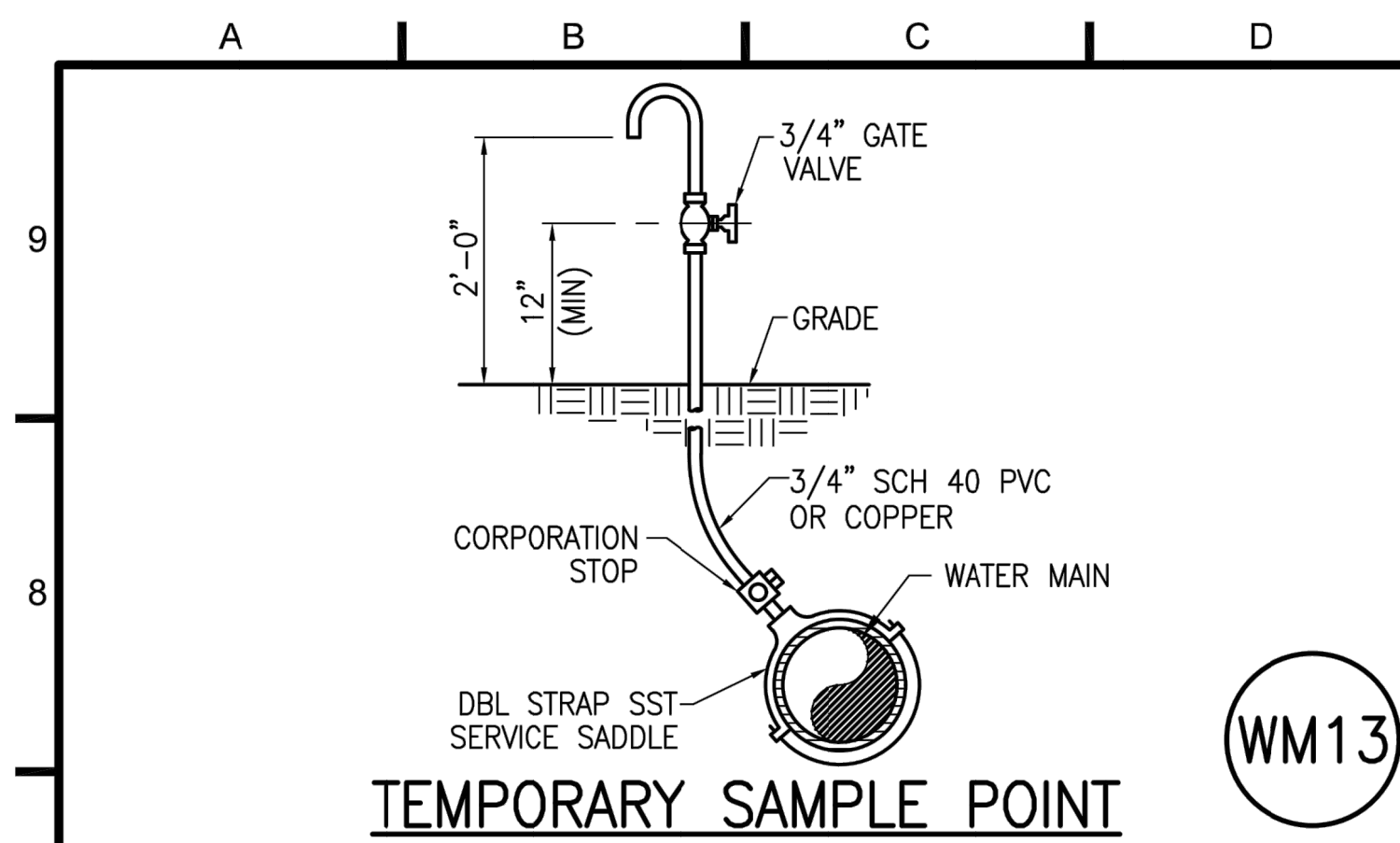
SHEET 14 OF 18



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DR: 3 - Drawn by		CHK: 4 - Checked by		APVD: 5 - Approved by		BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES AS NECESSARY.		VILLAGE UTILITY STANDARDS UPDATED MAY 2019		JULY 2, 2019		OF 46 PROJ. NO. 400-080.00	
No.		DATE		REVISIONS		BY		APVD		CONSULTANT		DATE	

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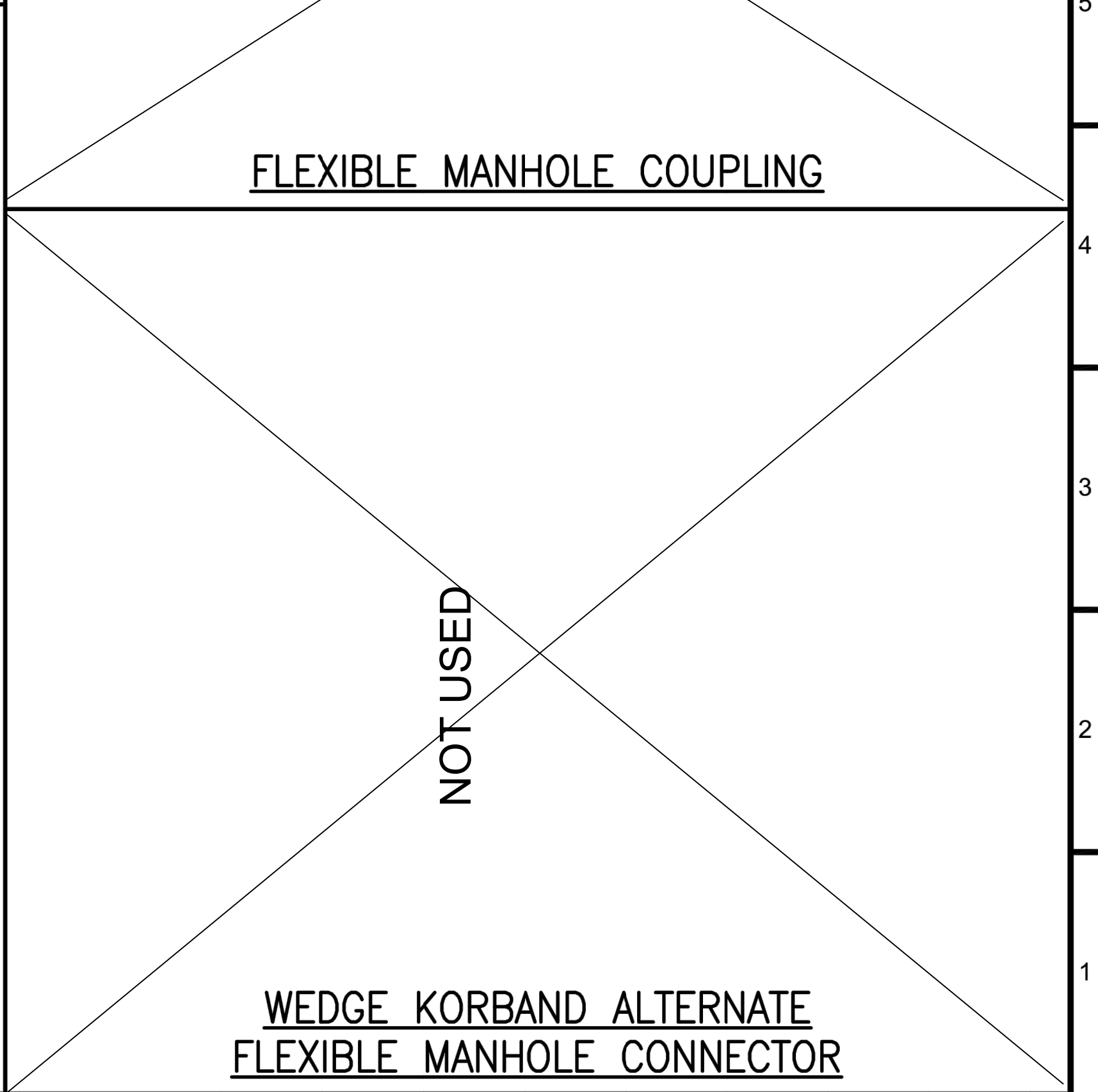
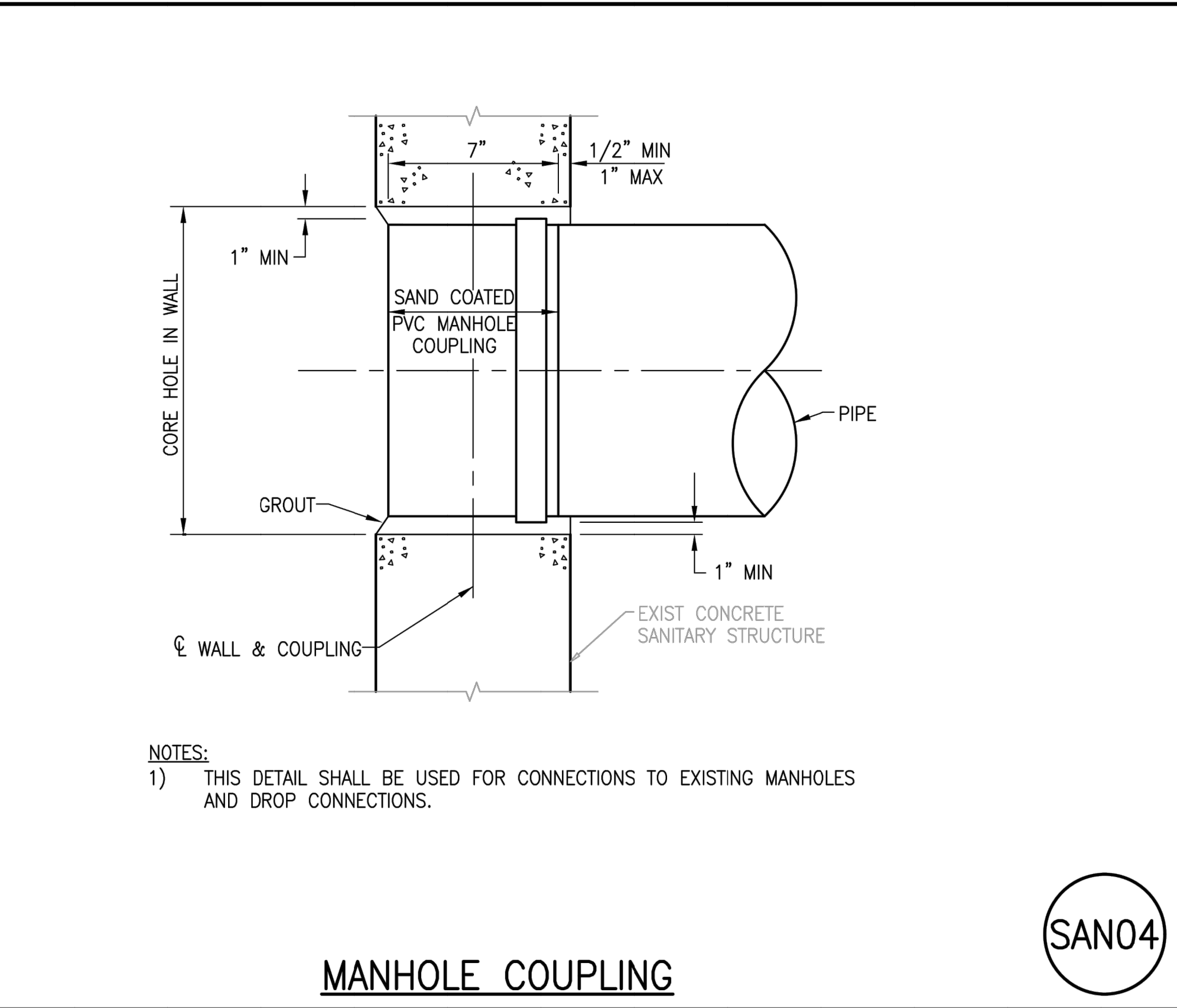
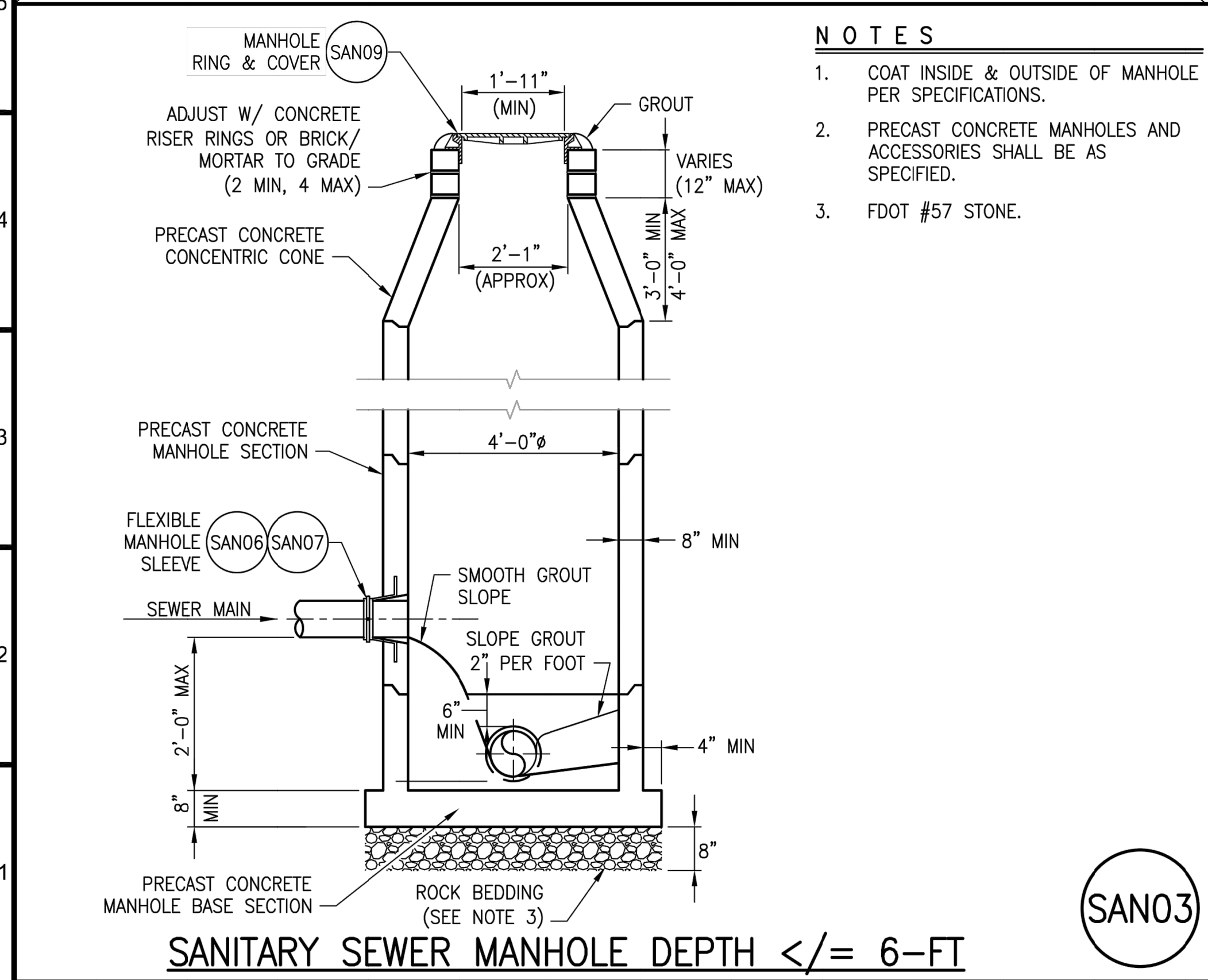
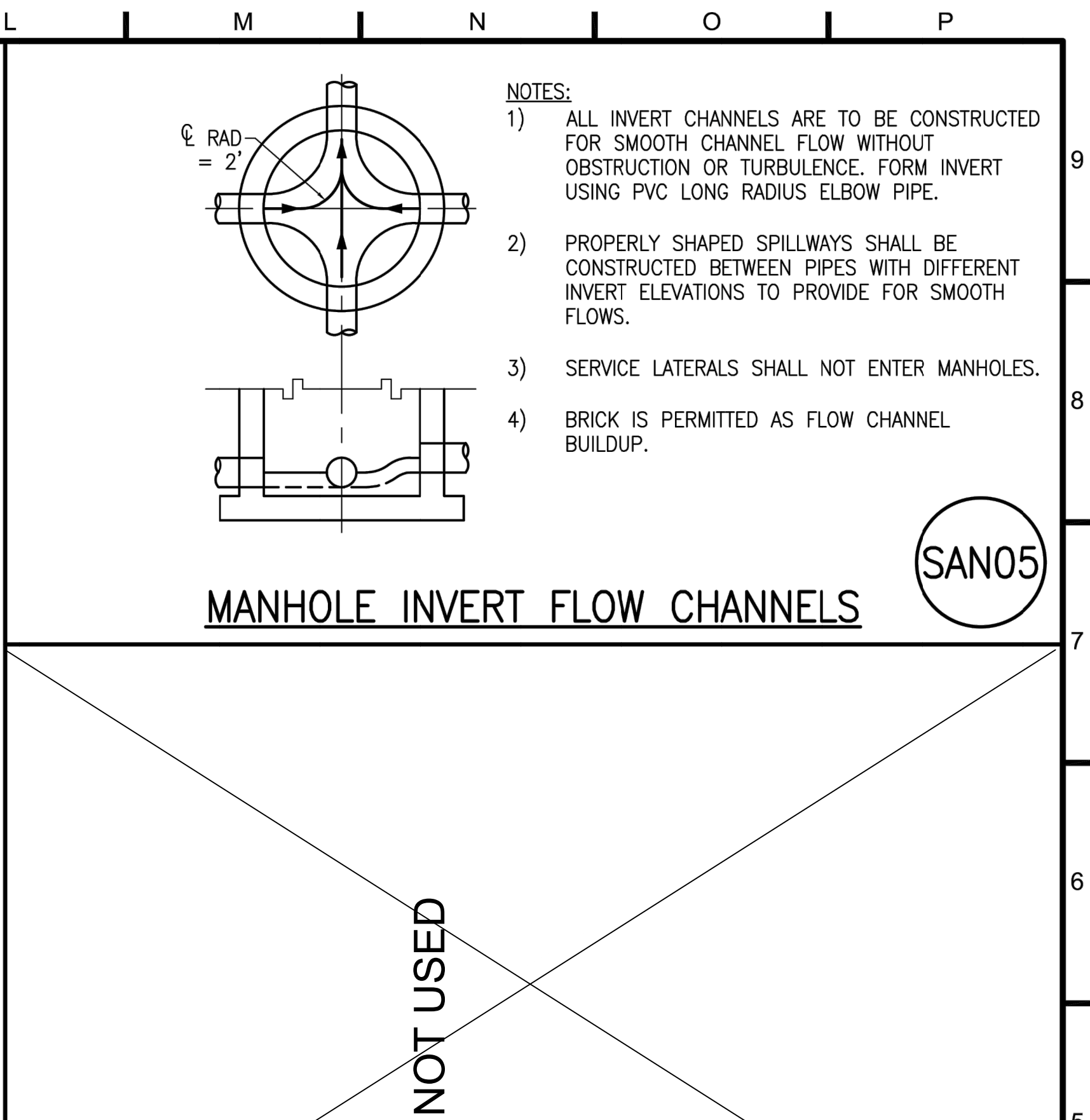
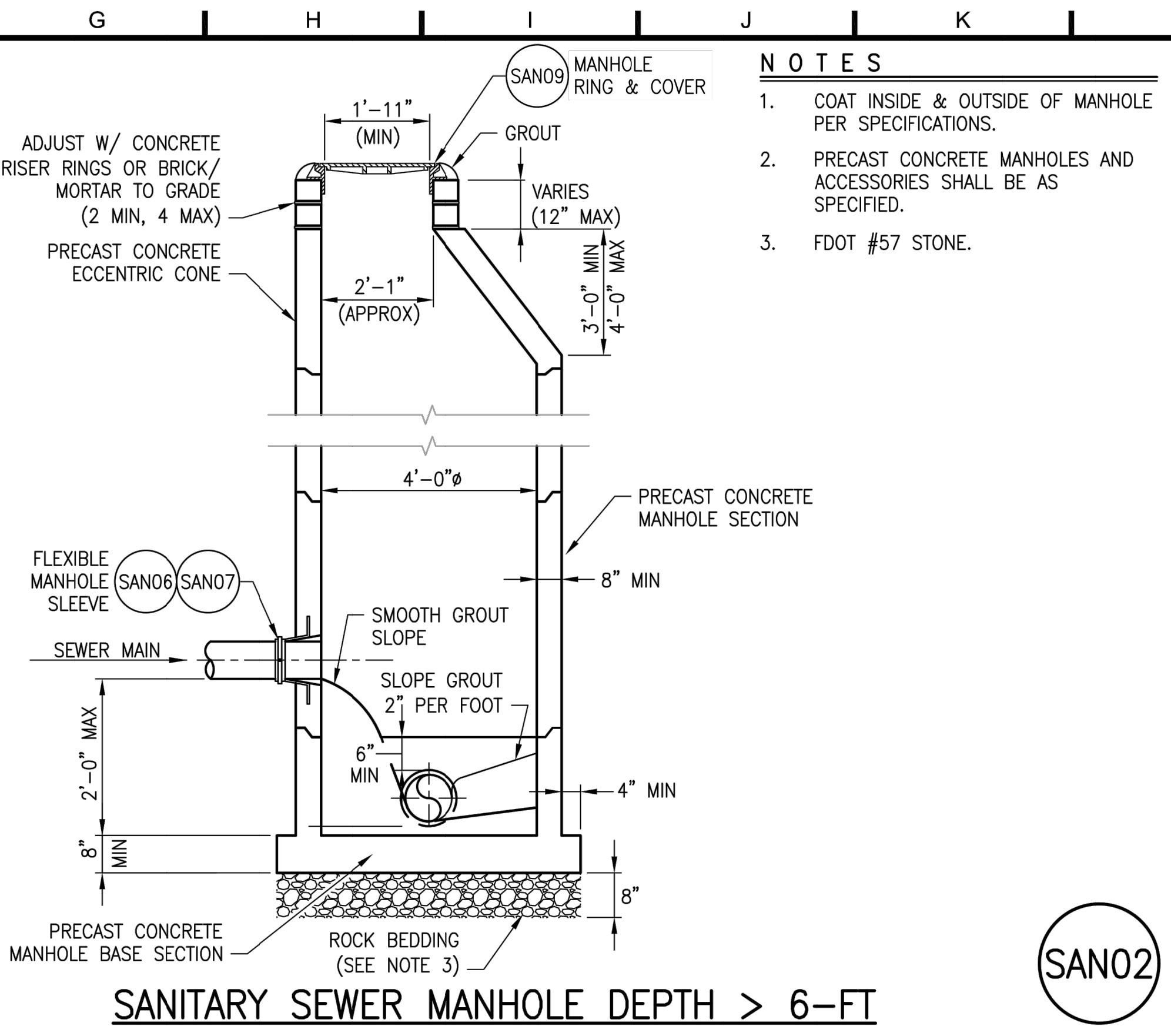
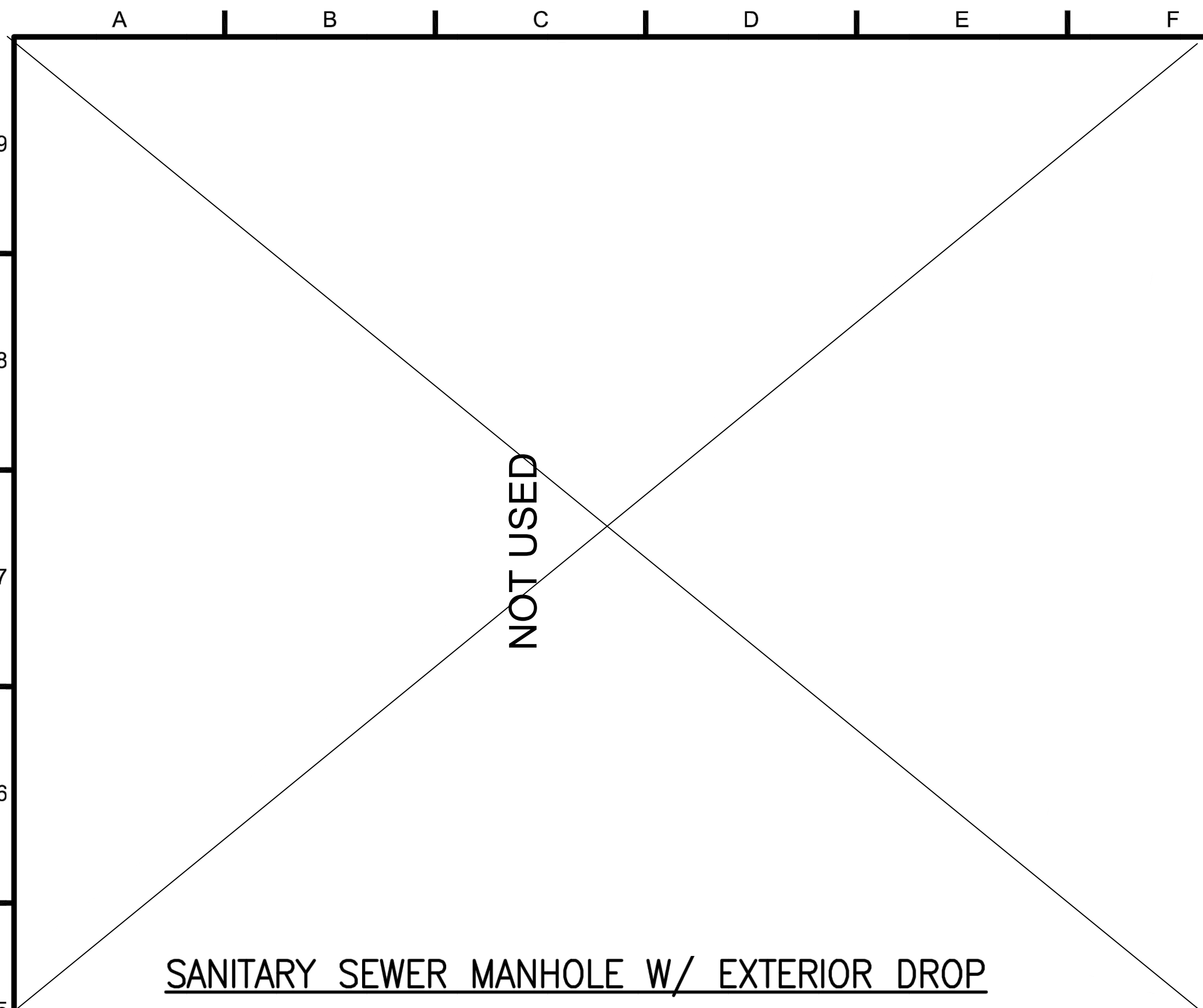
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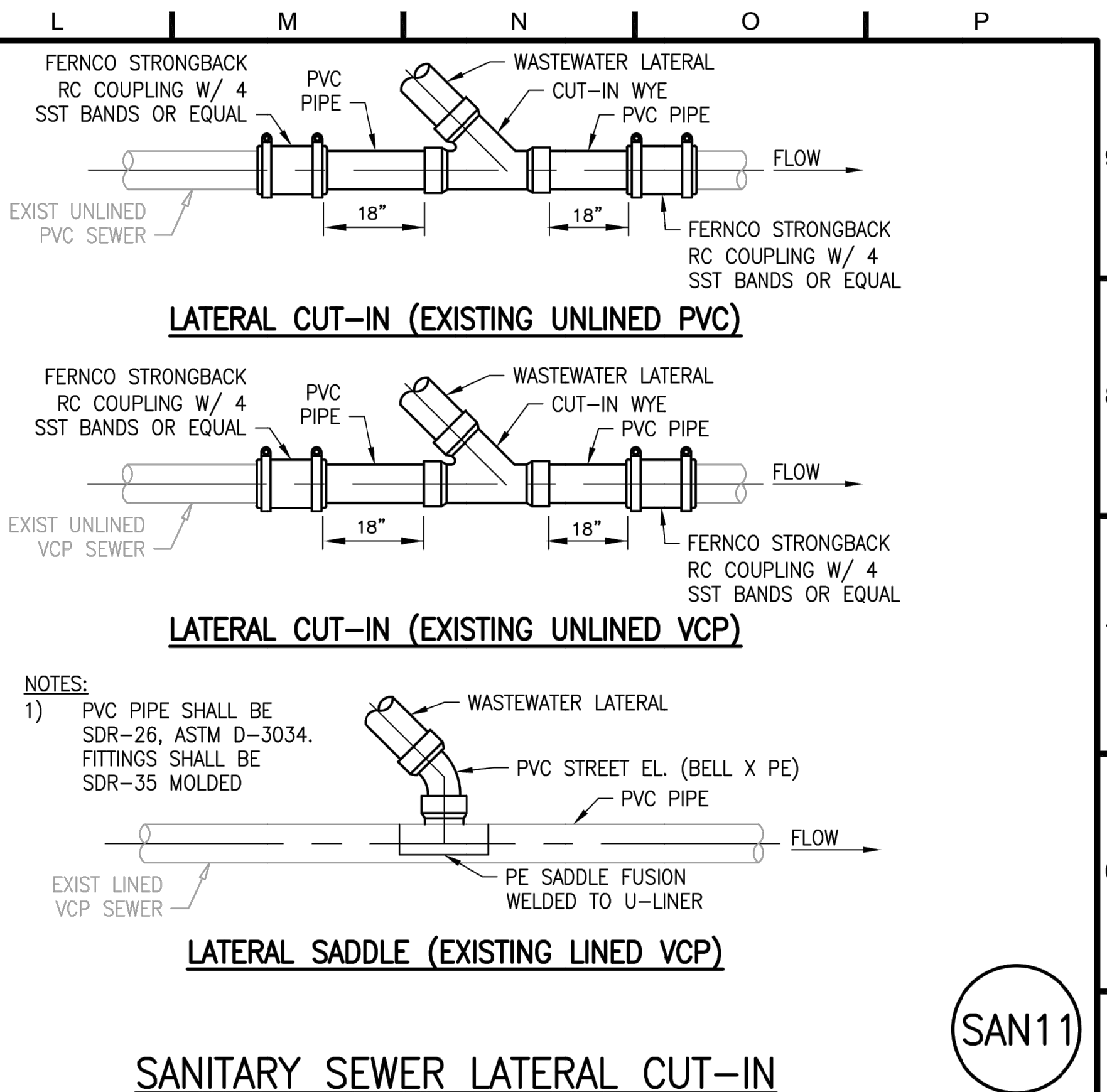
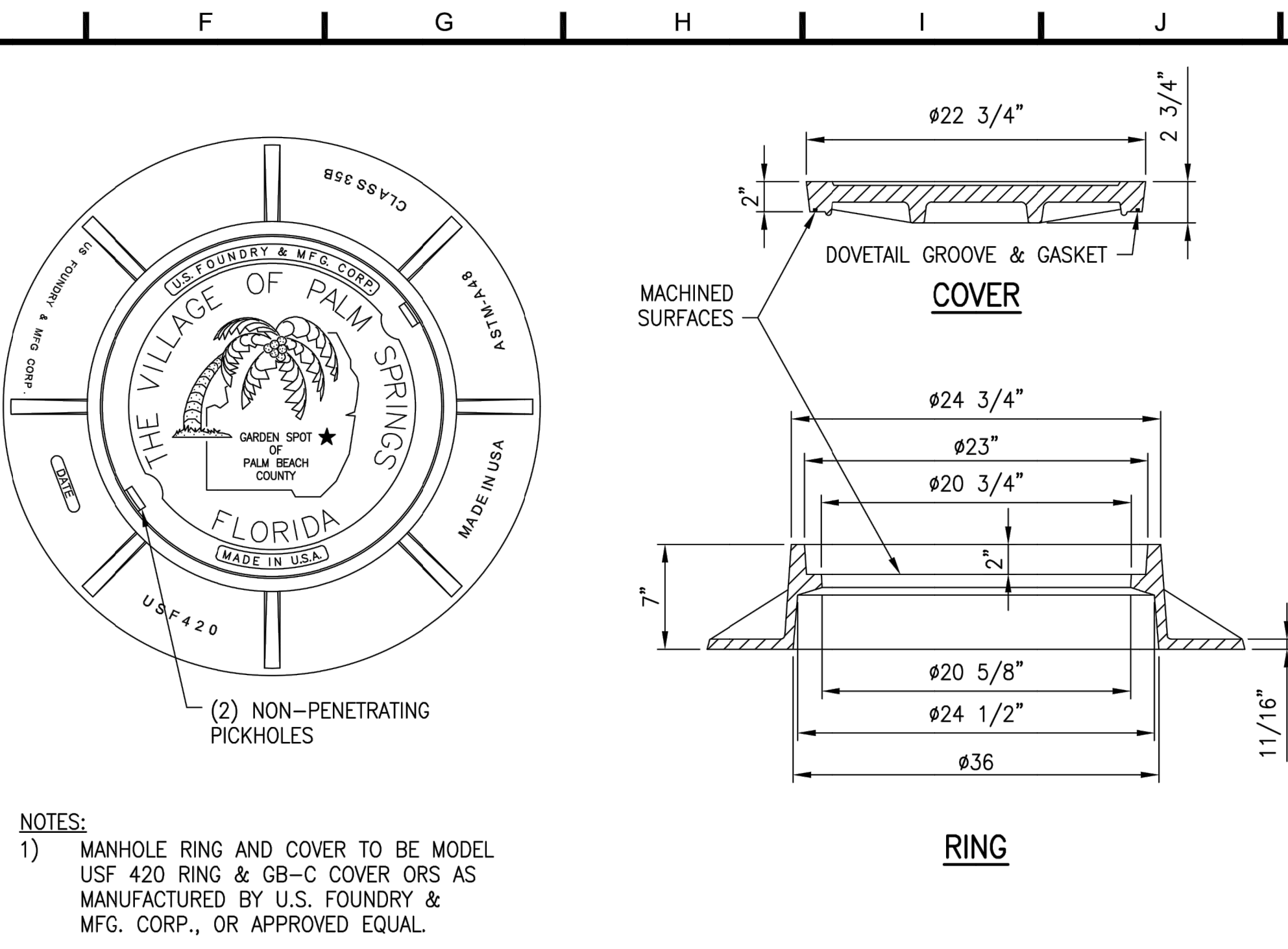
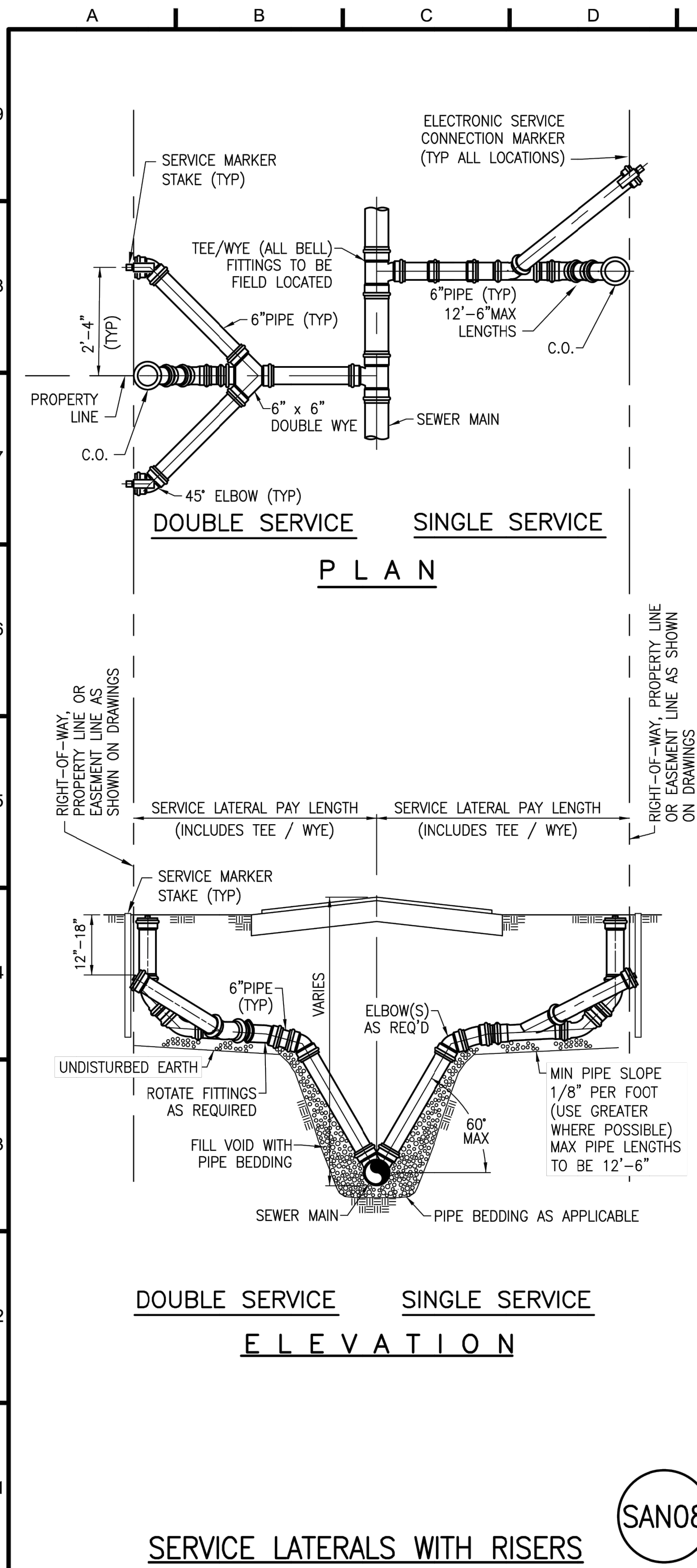
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SHEET 15 OF 18



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	DR: 3 - Drawn by												25	SAN-01
	CHK: 4 - Checked by	BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES AS NECESSARY.											OF	PROJ. NO.
	APVD: 5 - Approved by												46	400-080.00
													DATE	JULY 2, 2019
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VILLAGE OF PALM SPRINGS	DWG NO. 26	SHEET SAN-02
VILLAGE UTILITY STANDARDS UPDATED MAY 2019	OF 46	PROJ. NO. 400-080.00
	DATE	JULY 2, 2019
		FINAL SUBMITTAL

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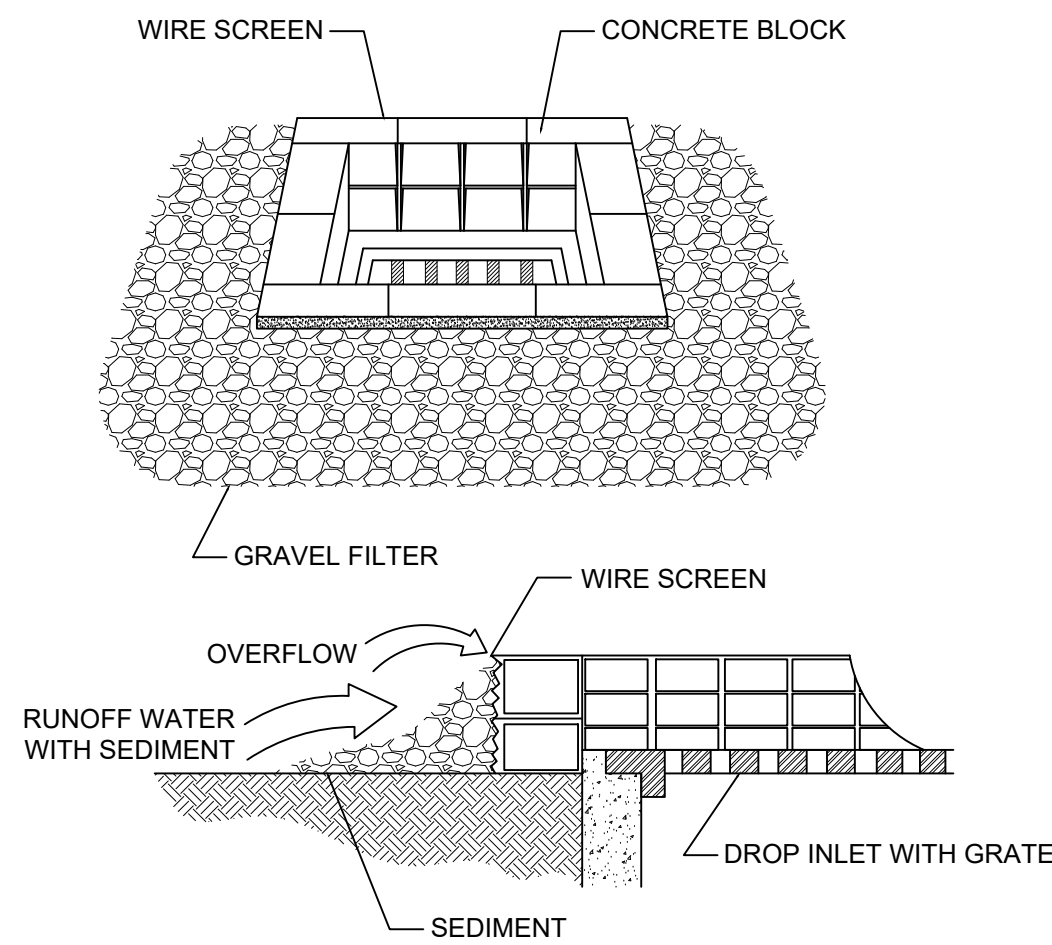
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SHEET 17 OF 18

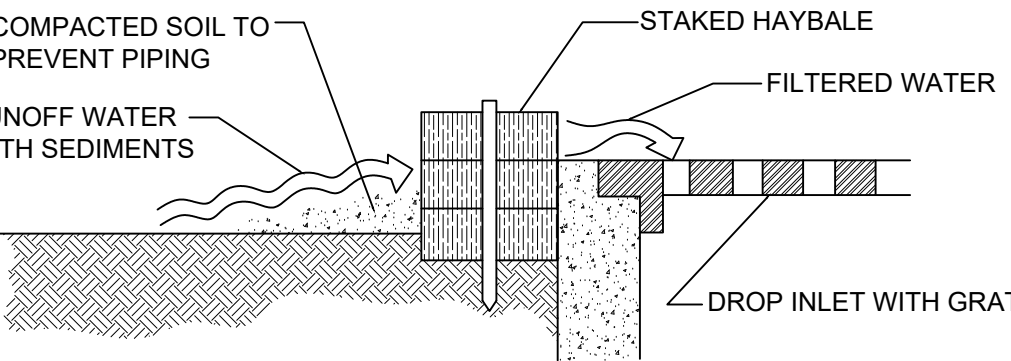
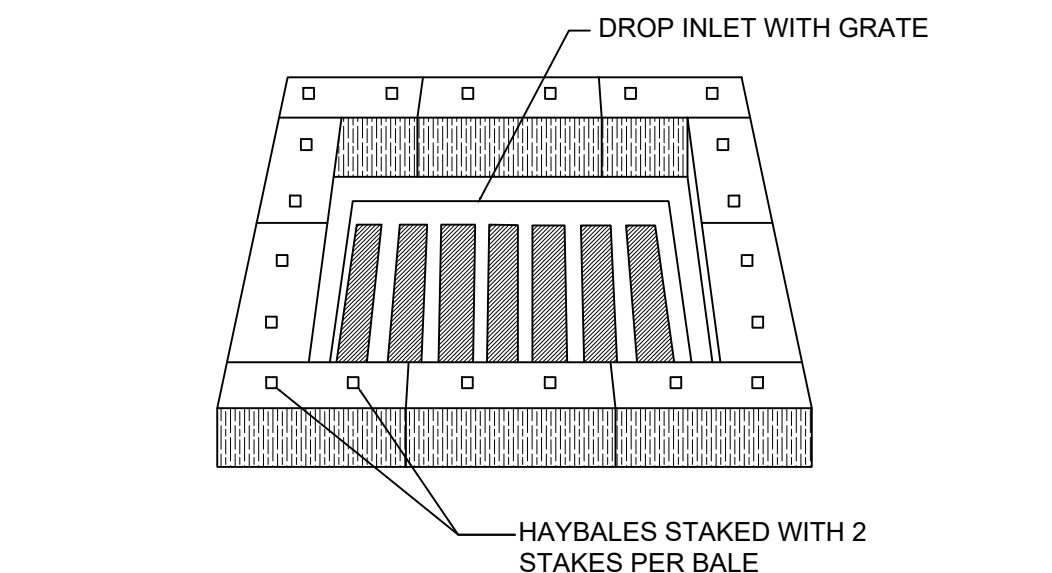


SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE POUNDING AROUND THE STRUCTURE.

3 BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER DETAIL

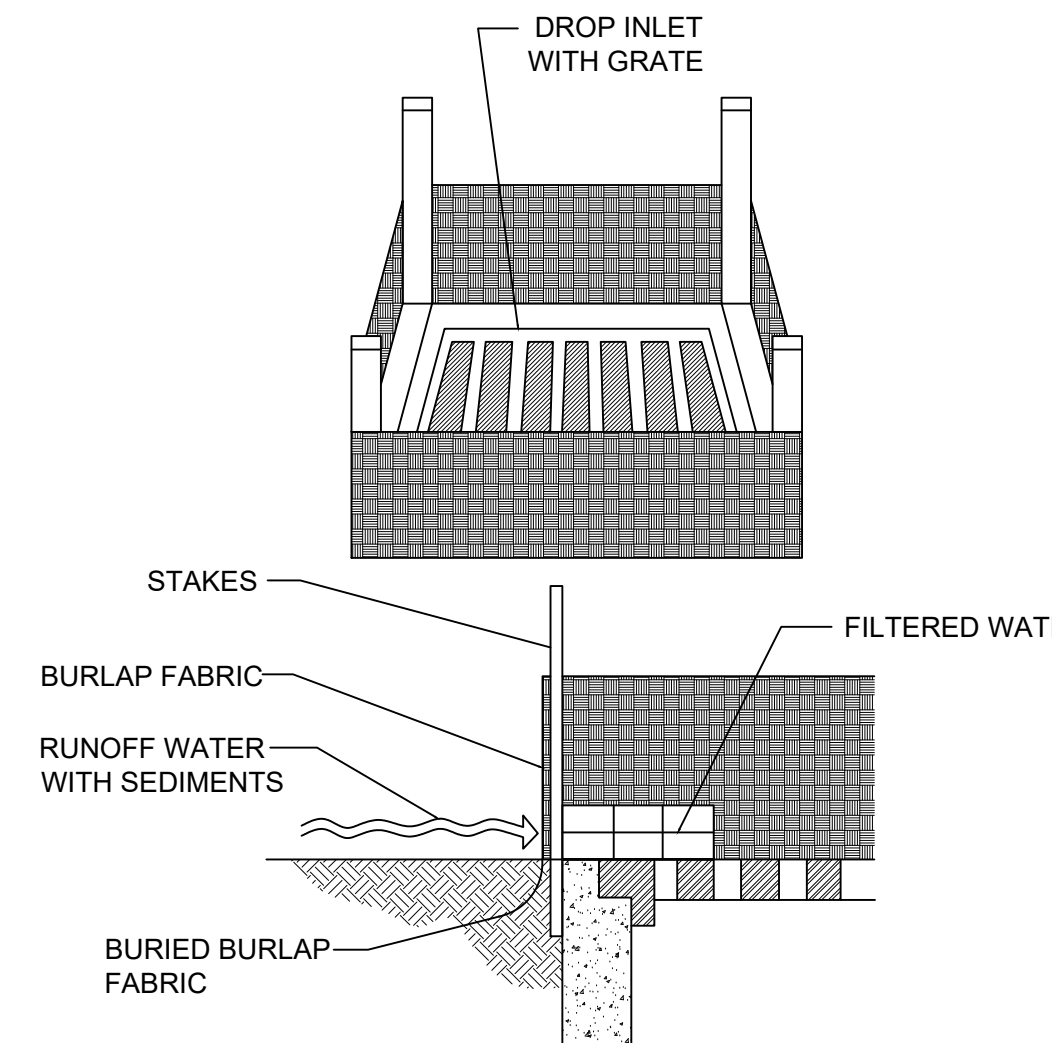
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THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

5 HAYBALE DROP SEDIMENT FILTER DETAIL

SCALE: N.T.S.



SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

4 BURLAP DROP INLET SEDIMENT FILTER DETAIL

SCALE: N.T.S.

EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION .
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION-ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE
5. WIRE MESH SHALL, BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORM ITS FUNCTION. THE STONE MUST BE PULLED AWAY FROM THE INLET. CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED. THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

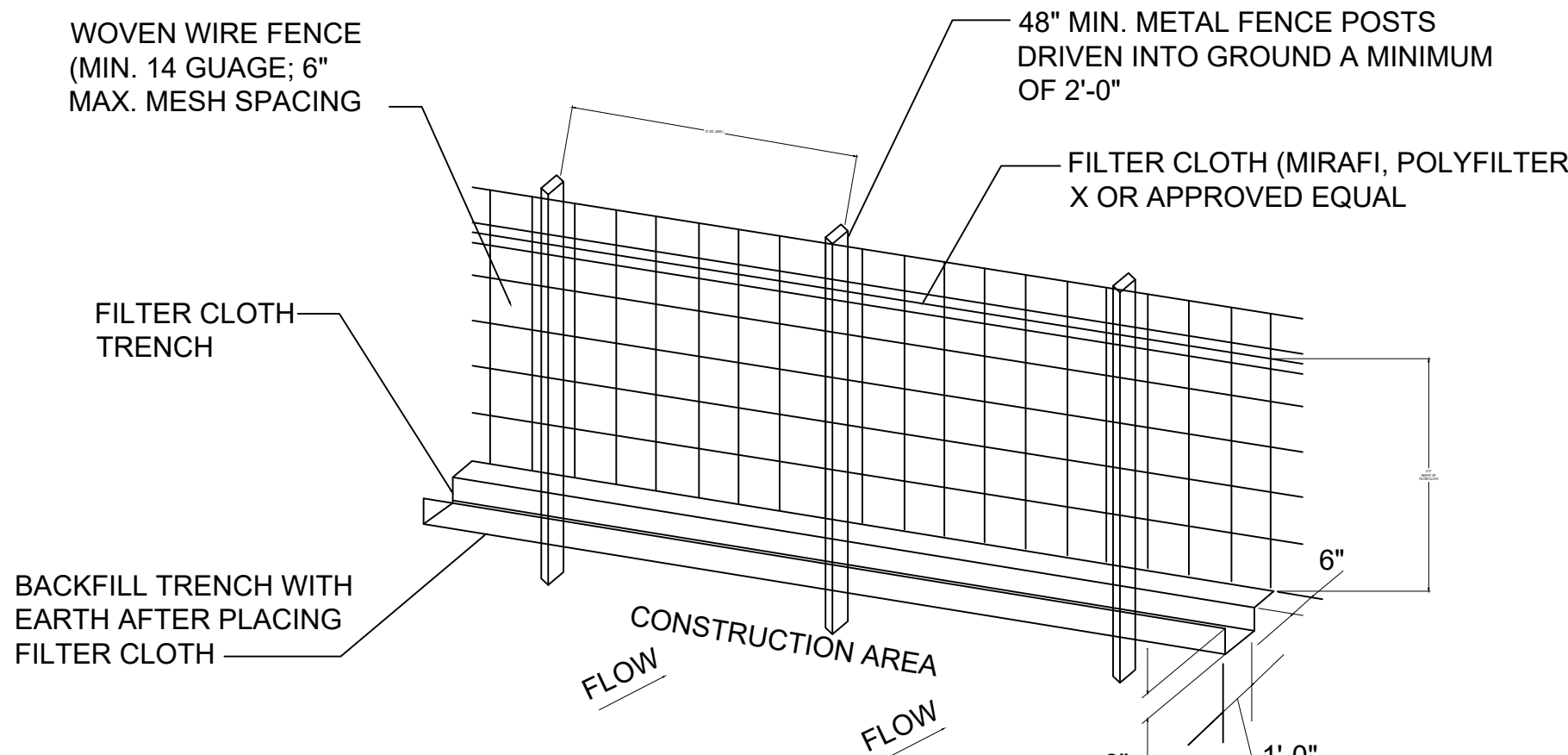
EROSION AND SEDIMENT CONTROL GENERAL NOTE

THE FOLLOWING ARE BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS. IN ADDITION TO THE STANDARDS PER FOOT INDEX 100, 101, 102, 103, AND 104, AS WELL AS PER FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL, AND ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH FLORIDA NPDES STORM WATER CONSTRUCTION ACTIVITY, AS ESTABLISHED BY FDEP.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT THE BEST MANAGEMENT PRACTICE THAT ARE APPROPRIATE FOR THE PROJECT'S SITE SPECIFIC CONDITIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY. THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS. SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL- A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302. FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEA GRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.



CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

6 FILTER FENCE DETAIL

SCALE: N.T.S.

REVISIONS	
NO.	DATE

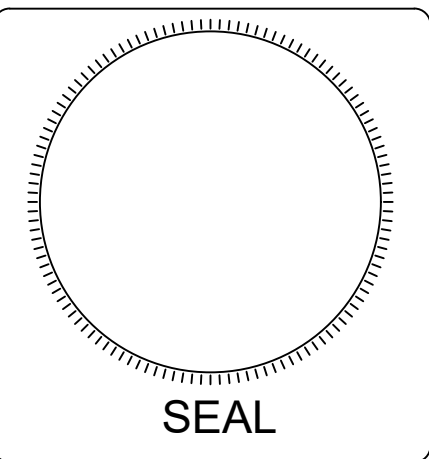
EMILIANO OROZCO P.E.

949 SW 122 AVE. MIAMI FL 33184

PHONE: (786) 715-7125

E-MAIL: emilianocentury21@gmail.com

3673 COCONUT RD
VILLAGE OF PALM SPRINGS, FL. 33461



DATE
04-12-19

SCALE
AS SHOWN

DESIGNED
E.O.

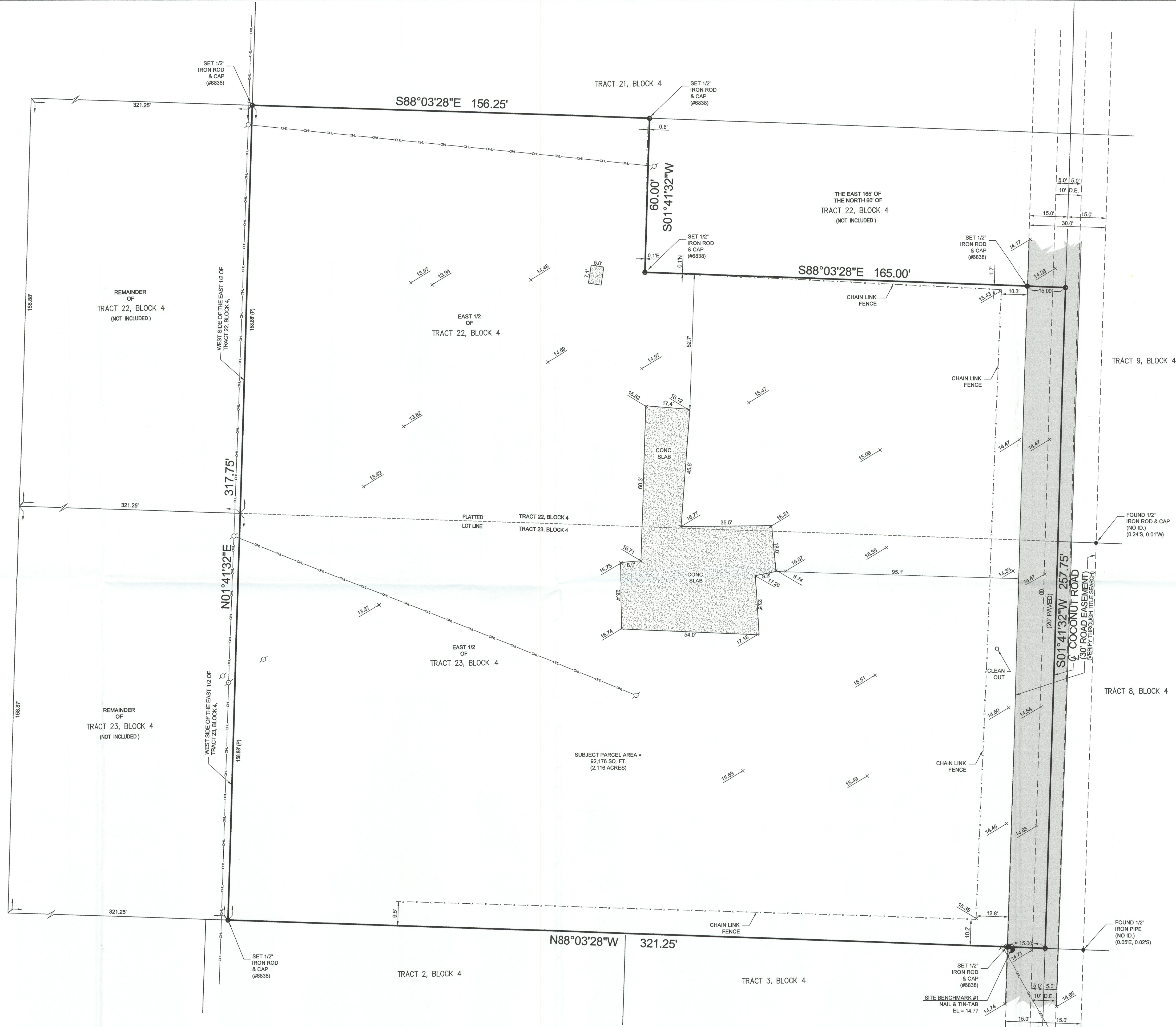
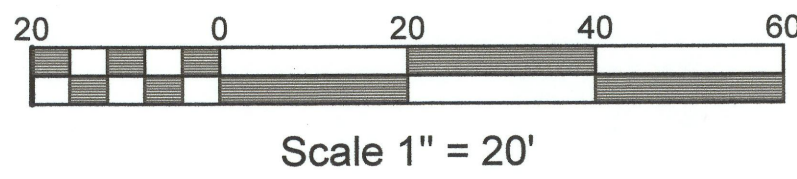
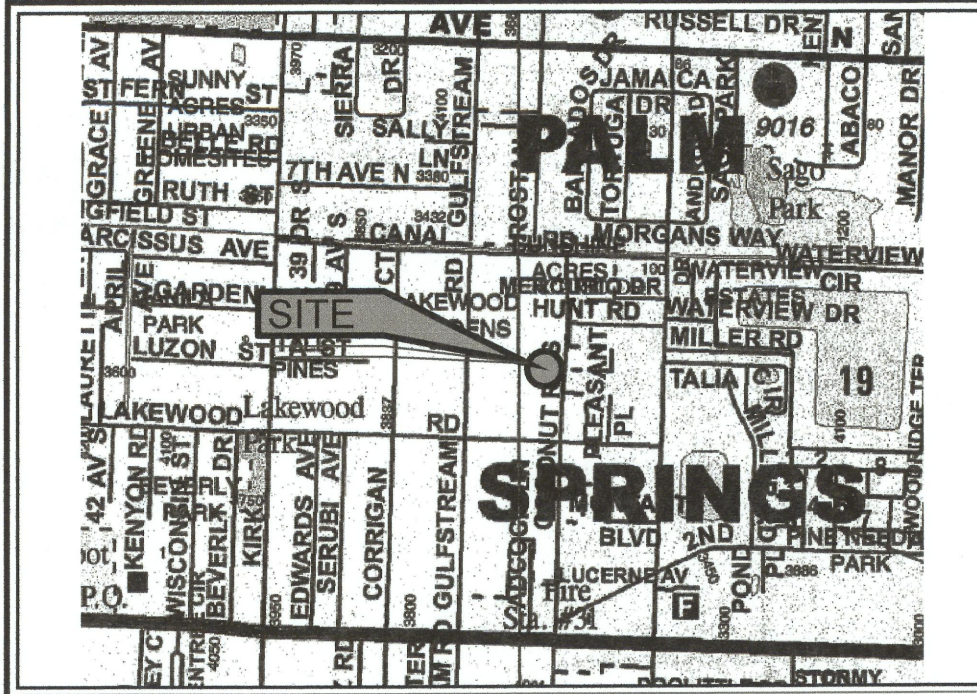
DRAWN
A.G.

DRAWING NO.

C-18

SHEET 18 OF 18

CHECKED



SURVEY NOTES:

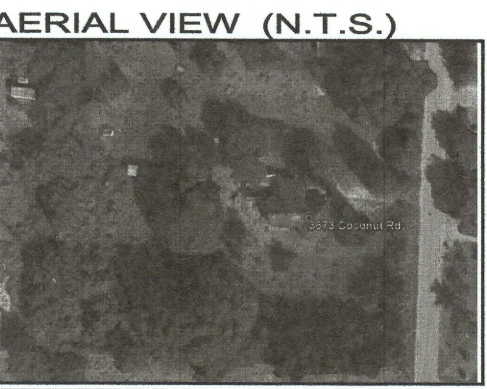
- 1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
- 2.) Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).
 - a.) Originating benchmark = Leica Global Positioning System.
 - b.) 10.00 = existing elevation (NAVD 88 typical).
- 3.) No underground improvements located.
- 4.) All bearings and distances shown hereon are plat and measured unless otherwise noted.

This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:	
CALL	• CALCULATED
C.B.S.	• CONCRETE BLOCK STRUCTURE
CONC. MON.	• CONCRETE MONUMENT
CONC.	• CONCRETE
D.E.	• DRIVEWAY EASEMENT
U.E.	• UTILITY EASEMENT
P.E.	• POOL EQUIPMENT
F.F.E.L.	• FINISHED FLOOR ELEVATION
EL.	• ELEVATION
(B.R.)	• BEARING REFERENCE
(D)	• DEED
(M)	• MEASURED
(P)	• PLAT
R	• RADIUS
A	• CENTRAL "DELTA" ANGLE
L	• ARC LENGTH
C.B.S.	• CHORD BEARING
N.G.V.D.	• NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	• OFFICIAL RECORD BOOK
P.B.	• PLAT BOOK
P.C.	• POINT OF CURVATURE
P.T.	• POINT OF TANGENCY
P.B.C.	• POINT OF BEGINNING CURVATURE
P.C.C.	• POINT OF COMPOUND CURVATURE
P.I.	• POINT OF INTERSECTION
P.O.C.	• POINT OF COMMENCEMENT
P.O.B.	• POINT OF BEGINNING
R.W.	• RIGHT OF WAY
C.L.	• CHAIN LINK FENCE
W.F.	• WOOD FENCE
M.F.	• METAL FENCE
C.L.	• CENTERLINE
E.	• EASEMENT
C.	• COVERED
O.V.L.	• OVERHEAD LINES
L.T.	• LOT LINE
A.P.	• ASPHALT PAVEMENT
C.P.	• CONCRETE PLATWORK
P.B.P.	• PAVEMENT PLATWORK
W.P.R.	• WOOD POWER POLE
W.M.	• WATER METER
P.H.	• PRE-HYDRANT
C.B.	• CATCH BASIN
S.M.	• SANITARY MANHOLE

SCALE: 1" = 20'		MILLER LAND SURVEYING		REF: B86/1
DRAWN BY: PICARD		1121 LAKE AVENUE		PREV: JOB NOS.
FIELD WK: M.M. / B.M.		LAKE WORTH, FLORIDA 33460		JOB NO. Y190607
DATE: 08/02/2019		PHONE: (561) 586-2669 - FAX: (561) 582-0151		L - 2143
		www.millersurveying.com		
		e-mail: orders@millersurveying.com		

REVISIONS:	



CERTIFIED TO: Richard Cruz
PROPERTY ADDRESS: 3673 Coconut Rd., Lake Worth, FL 33461
FLOOD ZONE: X (FIRM 120223 - 12099C0776F 10/05/2017)
DESCRIPTION: The East half (E 1/2) of Tract 22 and Tract 23, Block 4, less the East 165 feet of the North 60 feet of said Tract 22, LAKEWOOD GARDENS, PLAT NO. 1, according to the Plat thereof as shown on Plat Book 18, Page 38, Public Records of Palm Beach County, Florida.

BOUNDARY SURVEY
This survey is individual without reference to any other survey and/or an authorized electronic signature and authentication electronic seal.
Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4434
CRD FILE Y190607-A

October 29, 2020

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE



**Re: 3673 Coconut Rd Multi-Family
Site Plan Approval Letter
Engenuity Group Project No. 6001.91**

We have reviewed the following documents received on 10-21-20:

1. Civil Calculations, 14 sheets, dated 10-21-20, by Emiliano Orozco, P.E.
2. Permit Review Comments & Responses, 1 sheet, dated 10-21-20, by Emiliano Orozco, P.E.

We recommend Site Plan approval with the following conditions:

1. The compensating storage appears to meet the SFMWD criteria. The calculations shall be updated per Final Civil Plans at time of Civil/Utility permitting.
2. Provide additional elevations on the topographic boundary survey.

If you should have any questions, please give me a call at 561-655-1151.

Cc: Kim Glas-Castro
Lisa Tropepe, PE
Chad Girard, PE
Ed Horton

Good morning Iramis,

Please find my comments below:

1. The applicant shall provide a 10ft easement to install the transformer and bury the primary cable before a building permit can be issued
2. The applicant shall provide the load calculation and voltage requirements before or at the time they apply for a building permit
3. A final electrical inspection must be done before issuing a Certificate of Occupancy

Please forward the above attachment to the applicant so they see the easement location.

Thanks,

Jean St Simon
Distribution Engineer | Utility Electric Department



City of Lake Worth Beach
1900 2nd Avenue North
Lake Worth Beach, FL 33461
561-586-1699
jssimon@lakeworthbeachfl.gov
www.lakeworthbeachfl.gov [linkprotect.cudasvc.com]



13081 MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484-1105

Board of Supervisors
James M. Alderman
Stephen Bedner
Jeffrey P. Phipps, Sr.
Harry Raucher
John I. Whitworth III
Executive Director
Tommy B. Strowd, P.E.
Attorney
Mark A. Perry, P.A.

April 13, 2020

Iramis Cabrera
Village of Palm Springs
226 Cypress Lane
Palm Springs, Florida 33461-1699

**Re: 3673 COCONUT ROAD
LAKEWOOD GARDENS PLAT 1, E ½ TRACTS 22 AND 23
PCN: 70-43-44-19-11-004-0223
LWDD Record No. RI-20-0035**

Dear Ms. Cabrera:

This project is located on the south of the L-13 Canal and is not adjacent.

LWDD has no objection to the certification of this petition.

Sincerely,

Anne H. Perry

Anne H. Perry
Right-of-Way Specialist



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS
3300 FOREST HILL BOULEVARD, SUITE B-102
WEST PALM BEACH, FL 33406

PHONE: 561-434-8020 / FAX: 561-434-8815
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

KRISTIN K. GARRISON, AICP
DIRECTOR

WANDA F. PAUL
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	08/25/2020		
	SCAD No.	20073001D - D. O.		
	FLU /Rezoning/D.O. No.	202000366 / Village of Palm Springs		
	PCN No./Address	70-43-44-19-11-004-0223 / 3673 Coconut Road		
	Development Name	Coconut Road		
	Owner/Agent Name	Creative Financing, LLC / Kyle Cruz		
	SAC No.	200B		
	Proposed Unit No. & Type	12 Single-Family Units		
Impact Review		Palm Springs Elementary School	LC Swain Middle School	John I. Leonard High School
	New Students Generated	2	1	2
	Capacity Available	22	-72	-432
	Utilization Percentage	98%	105%	114%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impact. In order to address the school capacity deficiency generated by this proposed development at the District Middle and High school level, the property owner shall contribute a total of \$32,255 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.			
Validation Period	1) This determination is valid from 08/25/2020 to 08/24/2021 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 08/24/2021 or this determination will expire automatically on 08/24/2021.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

August 25, 2020

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Iramis Cabrera, Planner, Village of Palm Springs
Joyell Shaw, PIR Manager, School District of Palm Beach County



**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor
Robert S. Weinroth, Vice Mayor
Hal R. Valeche
Gregg K. Weiss
Mary Lou Berger
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

February 7, 2020

Scott P. Israelson, P.E., PTOE
Traffic Impact Group, LLC
2180 West SR 434, Suite 6000
Longwood, FL 32779

**RE: 3673 Coconut Road
Project #: 200110
Traffic Performance Standards Review**

Dear Mr. Israelson:

The Palm Beach County Traffic Division has reviewed the **3673 Coconut Road Development** Traffic Impact Statement, revised February 4, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	West Side of Coconut Road, about 360 feet north of Lakewood Road
PCN:	70-43-44-19-11-004-0223
Access:	Two full access driveway connections onto Coconut Road <u>(As used in the study and is NOT an approval by the County through this letter)</u>
Existing Uses:	Vacant
Proposed Uses:	Single Family Detached = 12 DU
New Daily Trips:	120
New Peak Hour Trips:	9 (2/7) AM; 13 (8/5) PM
Build-out:	December 31, 2021

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips, and therefore, **meets** the PBC Traffic Performance Standards.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

"An Equal Opportunity
Affirmative Action Employer"



Scott P. Israelson, P.E., PTOE
February 7, 2020
Page 2

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Quazi Bari".

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb

cc: Addressee

Kim Glas-Castro, Director of Planning, Zoning & Building, Village of Palm Springs
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review

F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2020\200110 - 3673 COCONUT ROAD.DOCXN



Village of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461
(561) 965-4016 Fax (561) 439-4132

LETTER OF TRANSMITTAL
3rd submittal 8-20-2020

To: Chad Girard/Ed Horton
Tom Ceccarelli/Frank Castro
Pedro Segovia

Date: August 25, 2020

RE: Coconut Rd PUD-3763 Coconut Rd - Site Plan

Attached are:

☒ Prints
☐ Report
☐ Other _____

☐ Reproducibles
☐ Specifications

☐ Correspondence
☐ Applications

COPIES	DATE	DESCRIPTION
1	8/25/2020	Site Plan Package/Civil Plans

Transmitted:

☐ For Approval
☐ For Revisions
☐ Other _____

☐ As Requested
☐ For Your Use

xxxx For Review and Comment

REMARKS:

Upon review, please forward any comments regarding the attached materials to me.. Should you have any questions regarding the attached materials, do not hesitate to contact me at (561) 434-5090 or icabrera@vpsfl.org Thank you for your assistance.

Signed: Iramis Cabrera

Water main & Sewer main look good.
Verify enough fall for sewer main.
Add a valve on west section of water main in
middle of main.

4/13/2020

Coconut Rd PUD

Good morning,
I have no issues with the layout,

Chris Schulle
Division Manager
Office # 561-688-8912
Fax # 561-688-8914
Cell # 772-216-4876



RM - Multi-Family

RM - Multi-Family

RM - Multi-Family

RM - Multi-Family

REVISIONS	BY

AR-0097801

NEW 12 SINGLE FAMILY HOMES
3673 COCONUT ROAD
PALM SPRINGS, FLORIDA

NADER GOUBRAN, ARCHITECT
217 GAZETTA WAY, WEST PALM BEACH, FL 33413
P : 561-644-3784 F : 561-296-7866 N_GOUBRAN@MSN.COM
LICENSE NUMBER AR-0097801



DATE:	5/20/2020
SCALE:	1/32"=1'-0"
PROPOSED SITE PLAN	

SHEET
A-301

LEGAL DESCRIPTION

The East half (E ½) of Tract 22 and Tract 23, Block 4, less the East 165 feet of the North 60 feet of said Tract 22, LAKEWOOD GARDENS, PLAT NO. 1, according to the Plat thereof as shown on Plat Book 18, Page 38, Public Records of Palm Beach County, Florida



Gulfstream Rd

Hunt Rd

70434419110040223

Coconut Rd

Lakewood Rd

0 50 100 200
Feet



Village of Palm Springs

3673 Coconut Rd

 Property Boundary

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update

Data Source: Project boundary provided by Palm Beach County, World Imagery Basemap provided by ESRI Online Services.



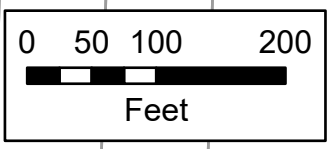
Gulfstream Rd

Hunt Rd

70434419110040223

Coconut Rd

Lakewood Rd



Village of Palm Springs

3673 Coconut Rd

-  Parcels
-  Property Boundary

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update

Data Source: Parcels provided by Palm Beach County



Village of Palm Springs

Executive Brief

AGENDA DATE: December 8, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 8.1: Ordinance No. 2021-01 - Village of Code Amendment - Chapter 10 - Buildings and Building Regulations

SUMMARY:

Planning Zoning & Building Staff is recommending an amendment to the Village's Code of Ordinances (Chapter 10 - Buildings and Building Regulations) by adopting, by reference, the new Florida Building Code, 7th Edition (2020), which will become effective within the State of Florida on December 31, 2020. The Florida Building Code is revised every three (3) years by the State and these codes establish the minimum construction standards for buildings and structures with the purpose to protect public health, safety and general welfare. The 6th Edition of the Florida Building Code was adopted by the Village in 2017 (Ordinance 2017-30).

Additionally, the Village maintains the ability to provide/approve Local amendments ("Chapter One Amendments") that are more specific than the Florida Building Code and are adopted concurrently to create consistency. These proposed amendments provide for local administrative regulations and requirements (i.e., enforcement mechanisms, interpretation/appeal procedures, etc.).

The proposed Chapter One Amendments were developed by the PBC Building Code Advisory Board (BCAB) as a template for local governments within the County to better address local regulations and requirements. The Village's Interim Building Official, Wayne Cameron, served on the Advisory Board Subcommittee to develop the proposed the recommendations/revisions to Chapter One of the new Florida Building Code.

As a result, the Florida Building Code, 7th Edition (2020) and the proposed "Chapter One Amendments" include amendments to the following construction standards:

- Roofing

- Energy
- Fire
- Plumbing
- Electrical
- Mechanical
- Code Administration
- Special Occupancy
- Product Approval
- Accessibility

Note: The Florida Building Commission is responsible for updating the Florida Building Codes every three (3) years. If approved, the proposed Chapter One Amendments will be submitted to the Commission within 30 days of adoption.

The proposed ordinance was prepared by the Planning, Zoning & Building Director and reviewed by the Village Attorney and the Building Official.

FISCAL IMPACT:

The proposed ordinance does not have a direct fiscal impact to the Village.

ATTACHMENTS:

Proposed Ordinance No. 2021-01 - Chapter One Amendments

PBC Building Code Advisory Board - Proposed Chapter One Amendments - Model Language

ORDINANCE NO. 2021-01

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, RELATING TO LOCAL AMENDMENTS TO THE FLORIDA BUILDING CODES; AMENDING THE PALM SPRINGS VILLAGE CODE OF ORDINANCES BY AMENDING CHAPTER 10 “BUILDINGS AND BUILDING REGULATIONS” BY DELETING SECTION 10-31, “CHAPTER ONE AMENDMENTS”, WITHIN ARTICLE II “FLORIDA BUILDING CODE” AND ENACTING A NEW SECTION 10-31, “CHAPTER ONE AMENDMENTS”, WITHIN ARTICLE II “FLORIDA BUILDING CODE”; PROVIDING FINDINGS & INTENT; PROVIDING DEFINITIONS; PROVIDING FOR RESERVATION OF RIGHTS AND REMEDIES; PROVIDING FOR THIS ORDINANCE TO CONTROL IN THE EVENT OF CONFLICT WITH OTHER ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. Chapter 10 of the Palm Springs Village Code is hereby amended by deleting Section 10-31, “Chapter One Amendments”, within Article II “Florida Building Code” and enacting a new Section 10-31, “Chapter One Amendments”, within Article II “Florida Building Code” as follows:

ARTICLE II. – FLORIDA BUILDING CODE

DIVISION 1. – GENERALLY

Sec. 10-31. – Chapter One Amendments

These amendments to the Florida Building Code 7th Edition (2020) are hereby adopted and incorporated in this article as the minimum construction standards for the Village.

Chapter 1

Scope and Administration

PART 1—SCOPE AND APPLICATION

SECTION 101 GENERAL

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

101.2 Scope. The provisions of this code shall apply to the construction, alteration, 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.

Exception:

1. Detached one- and two-family dwellings and multiple single-family dwellings (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.

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

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.

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

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

101.3.2 Warranty and Liability. The permitting, plan review or inspection of any building, system or plan by this jurisdiction, under the requirements of this code,

shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting. Further, no employee shall be liable in tort for damage from such conditions, in accordance with Section 768.28 Florida Statutes, as may be amended or replaced.

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.11 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

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

101.4.2 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.

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.

101.4.4 Property maintenance. As provided in Chapter 10, Article 1 of the Village of Palm Springs Code of Ordinance.

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.

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.

101.4.7 Existing buildings. The provisions of the Florida Existing Building Code 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 *Florida Administrative Code*.

101.4.10 Electrical. The provisions of Chapter 27 of the Florida Building Code, Building Volume shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto.

101.4.11 Flood Damage Prevention. Provisions of Chapter 34, Article II of the Village of Palm Springs Land Development Regulations, shall be considered part of this code relative to flood control.

101.5 Building Official. Whenever, the Building Official is mentioned in this code, it is also intended to mean the Building Official's designee, wherever applicable.

SECTION 102 APPLICABILITY

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, except for those located in a Special Flood Hazard Area 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 (Section 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 generation, transmission, or distribution of electricity.
- (g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.
- (h) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.
- (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 floodplain 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.

(l) Service providers of water, sewer, storm, gas, cable, telephone, or other similar utility systems are exempt to the point of service connection for the building or structure.

102.2.1 In addition to the requirements of Section 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.

7. The requirements of Florida Building Code, Existing Building Volume, are also satisfied.

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 non-owner 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.
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 sub-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.
4. However, each enforcement district or local enforcement agency may establish an alternative permitting program for replacing nonstructural components of

building systems in a residential dwelling unit. A licensed contractor performing such work for the resident shall also be exempt from individual permits and inspections if either the owner or the licensed contractor obtains a valid Annual Permit per Section 105.1.1 of this code and all such work is reported as required in Section 105.1.2 of this code for compliance evaluation. No added capacity, system expansion or new building work of any type shall be excluded from individual permit and inspection by this provision.

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.

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

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

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

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.

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

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the Florida Building Code, Existing Building, the Florida Fire Prevention Code, and the provisions of [Chapter 10](#), Article I of the Village of Palm Springs Code of Ordinances.

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 or Florida Residential Code, as applicable, for new construction or with any current permit for such occupancy.

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, the provisions of [Chapter 10](#), Article I of the Village of Palm Springs Code of Ordinances., 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 during reroofing when the equipment is being replaced or moved during reroofing 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 Division of Building Safety (within the Planning, Zoning & Building Department) 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 provisions of Chapter 10, Article I of the Village of Palm Springs Code of Ordinances.

103.4 Restrictions on employees. (Reserved).

**SECTION 104
DUTIES AND POWERS OF THE BUILDING OFFICIAL**

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.

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, and service systems, 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.

104.3 Notices and orders. The Building Official shall issue all necessary notices or orders to ensure compliance with this code.

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.

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

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 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.

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 or board member because of an act performed by that officer or employee or board member 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.

104.8.1 Legal defense. Any suit or criminal complaint instituted against an officer or employee or board member because of an act performed by that officer or employee or board member 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.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the Building Official shall be constructed and installed in accordance with such approval.

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

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.

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.

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

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the Building 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

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, fire protection system, or accessible or flood resistant site element, 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.

105.1.1 Annual facility permit. In lieu of an individual permit for each alteration to an existing electrical, gas, mechanical or 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.

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. The Building Official is authorized to revoke such permit if code violations are found to exist.

105.1.3 Food permit. In accordance with 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.

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:

Building:

1. Building permits are not required for replacement or repair work having a value of less than \$1,000.00, providing, however, that such work will not adversely affect the structural integrity, fire rating, exit access or egress requirements.
2. Cabinets and countertops with no reconfiguration for 1&2 Family Dwellings, painting, papering, carpeting, and similar finish work, with no electrical or plumbing work.
3. Temporary motion picture, television and theater sets and scenery.
4. Traditional swings and other standard playground equipment accessory to detached one and two-family dwellings, as determined by the Building Official, but they may be subject to Zoning permits.
5. Retractable awnings supported by an exterior wall and do not require additional support of Groups R-3 and U occupancies, but they may be subject to Zoning permits.
6. Non-fixed and movable fixtures, cases, racks, and counters 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 (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. The installation, replacement, removal, or metering of any electrical load management control device where installed by a utility service provider.

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.

3. The replacement of common household plumbing fixtures to existing supply lines and outlets in 1&2 Family Dwellings. This does not include water heaters, bathtubs and showers.

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. Notification shall be given to the Building Official, including the work address, nature of emergency, and scope of work immediately, or by the next business day.

105.2.2. Minor repairs. Ordinary minor repairs may be made with the approval of the Building Official without a permit, provided the repairs shall 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.

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.

105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefore 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 Section 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 permit application may be submitted in person in a non-electronic format, at the discretion of the Building Official.

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 therefore. 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 therefore 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 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. Any system which:
 1. Requires an electrical or plumbing or air-conditioning and refrigeration system with a value greater than \$125,000; and
 2. a. Requires an aggregate service capacity of greater than 600 amperes (240 volts) on a residential electrical system or greater than 800 amperes (240 volts) on a commercial or industrial electrical system;
b. Requires a plumbing system with more than 250 fixture units; or

c. Requires a heating, ventilation, and air-conditioning system which exceeds a 15-ton-per-system capacity, or if the project is designed to accommodate more than 100 persons. 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

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, or for any 180 day period of abandonment or suspension during the application process, 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 prior to the abandonment date, with justifiable cause demonstrated. Abandoned applications shall be subject to destruction in accordance with state law. The fee for renewal, re-issuance, and extension of a permit application shall be set forth by the administrative authority. There may be fees or requirements from other government agencies for permit application extensions and renewals.

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, such as the requirement for Home or Property Owners Association approval, 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 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.

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 Section 440.10 and 440.38, Florida Statutes.

105.3.6 Asbestos removal contractor exemption. Refer to Section 105.9 for additional requirements. A licensed asbestos removal contractor is not required

when 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 any other federal, state and local laws, ordinances, codes and regulations. Permits presuming to give authority to violate or

cancel the provisions of this code or other ordinances of any other federal, state and local laws, ordinances, codes and regulations 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 ordinances of this jurisdiction or of any other federal, state and local laws, ordinances, codes and regulations.

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 six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

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

105.4.1.2 If a new permit, or revalidation (renewal) of the original 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, or due to action by an environmental or archeological agency having jurisdiction. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 3 months each. The extension shall be requested in writing and justifiable cause demonstrated, prior to expiration.

105.4.1.4 The fee for renewal, reissuance and extension of a permit shall be set forth by the administrative authority. There may be fees or requirements from other government agencies for permit extensions and renewals.

105.4.2 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 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. 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.

105.6 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 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.

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.

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.

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

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

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. Refer to Section 105.3.6 "Asbestos Removal Contractor Exemption" of this code for additional requirements.

105.10 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. For a bait system, see Section 1816.1.7 of the Florida Building Code for contract document requirements.

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 written request and 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.

105.14 Permit issued on basis of an affidavit. 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. 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 III of Chapter 468, Florida Statutes. Nothing aforesaid shall preclude plan review or inspections by the Building Official (See also Section 107.6).

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 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: 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 Section 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 Section 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 Sections 933.20-933.30, Florida Statutes.

105.17 Streamlined low-voltage alarm system installation permitting.

- (1) As used in this section, the term:
- (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 Section 489.505, Florida Statutes, that is hardwired and operating at low voltage, as defined in the National Electrical Code Standard 70, and ancillary components or equipment attached to such a system, including, but not limited to, home-automation equipment, thermostats, and video cameras.
 - (c) "Wireless alarm system" means a burglar alarm system or 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) This section does not apply to the installation or replacement of a fire alarm, or access control system affecting required means of egress as required by Florida Building Code Chapter 10, if a plan review is required.
- (4) 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 Section 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.
- (5) 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.
- (6) 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 Uniform Notice of a Low-Voltage Alarm System Project.
- (7) 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 Section 553.793(7), Florida Statutes.
- (8) A local enforcement agency may coordinate directly with the owner or customer to inspect a low-voltage alarm system project may be inspected by the local enforcement agency 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.

(9) 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.

(10) 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

106.1 Live loads posted. Where the live loads for which each floor or portion thereof of a commercial or industrial building is or has been designed to exceed 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

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.

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

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. Electronic media documents shall be submitted when required by the Building Official, in a format acceptable to the Building Official, and may require only one set of submittals.

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.

If the design professional is an architect, interior designer, or engineer legally registered under the laws of this state regulating the practice of architecture or interior design as provided for in Chapter 481, Florida Statutes, Part I, or landscape architecture as provided for in Chapter 481, Florida Statutes, Part II, or engineering as provided for in Chapter 471, Florida Statutes, then he or she shall affix his or her official seal to said drawings, specifications and accompanying data, as required by Florida Statute.

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 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. 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.

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

107.2.1.2 Additional data. The Building Official may require details, computations, stress diagrams, and other data necessary to describe the construction or installation and the basis of calculations. All drawings, specifications and accompanying data required by the Building Official to be prepared by an architect or engineer shall be affixed with their official seal, signature and date as state law requires.

107.2.1.3 Quality of building plans. Building plans shall be drawn to a minimum 1/8 inch scale upon substantial paper, cloth or other acceptable medium. The Building Official may establish, through Departmental policy, other standards for

plans and specifications, including electronic format, in order to provide conformity to its electronic permit review and record retention program. This policy may include such things as minimum size, shape, contrast, clarity, or other items related to records management. Electronic media must be compatible with the archive requirements of Florida Statutes.

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.

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.

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-resistive 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 which 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 element of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

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 when the application for *permit* is for *alteration* or repair or when otherwise warranted.

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. Design flood elevations shall be uniformly specified utilizing the currently effective NAVD 88.

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.

107.2.7 Structural information. The construction documents shall provide the information specified in Section 1603.

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 FAC 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-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.

107.3.1 Approval of construction documents. When the Building Official issues a permit, the construction document 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.

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

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.

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 the 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. Those products which are regulated by FAC Rule 61G20 shall be reviewed and approved in writing by the designer of record prior to submittal for jurisdictional approval.

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.

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 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
 - Fire blocking 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
- Deck coatings
- 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

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, and 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 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)
10. Electrical:
Electric service riser with wire sizes, conduit detail and grounding detail
Complete load calculations, Panel schedules
11. Mechanical:
Equipment and location, Duct systems
12. Plumbing:
Plumbing riser
13. Gas:
Gas piping
Venting
Combustion air
Chimneys and vents
Appliances
Type of gas
Fireplaces
LP tank location
Riser diagram/shutoffs
14. Swimming Pools
Barrier requirements
Spas
Wading pools

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 (as determined by local jurisdiction)
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.

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.

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. Nothing aforesaid shall preclude plan review or inspections by the Building Official (See also Section 105.14). On applications in which private provider services are utilized, all time frames shall adhere to time frames as indicated in Florida Statutes 553.791 7(a).

107.6.1 Building permits issued on the basis of an affidavit in special flood hazard areas. 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

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.

108.2 Conformance. Temporary structures and uses shall comply with the requirements in Section 3103.

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.

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 to be removed or use to be discontinued.

SECTION 109 FEES

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.

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.

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.

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.

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.

109.6 Refunds. The Building Official is authorized to establish and publish a refund policy through local ordinance, which is located in the Village of Palm Springs MuniCode Ch 10, section 10.56.

SECTION 110 INSPECTIONS

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 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 qualified surveyor 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.

The Building Official may require the owner to employ an inspection service in the following instances:

1. For buildings or additions of Type I construction;
 2. For all major structural alterations;
 3. Where the concrete design is based on compressive strength in excess of 3000 pounds per square inch;
 4. For pile driving;
 5. For buildings with an area greater than 20,000 square feet;
 6. For buildings more than two stories in height; or
 7. For buildings and structures of unusual design or methods of construction.
- Such inspectors shall be present when work is underway on the structural elements of the building to adequately attest to its compliance. Such inspectors shall be a registered architect, or engineer. An employee of the architect or engineer licensed under Chapter 468, Part XII, Florida Statutes may perform the inspections, under the direction of and with final certification from the architect or engineer. Such inspectors shall submit weekly progress reports including the daily inspections to the Building Official and including a code compliance opinion of the resident inspector. At the completion of the construction work or project, the architect or engineer shall submit a certificate

of compliance to the Building Official, stating that the work was done in compliance with this code and in accordance with the permitted drawing. Final inspection shall be made by the Building Official before a Certificate of Occupancy or Certificate of Completion is issued; and confirmation inspections may be made at any time to monitor activities and resident inspectors.

110.1.3 Affidavit for inspection. With specific prior approval of, and in a format acceptable to the Building Official, an affidavit for certification of inspection may be accepted from the permit qualifier; when accompanied by extensive photographic evidence of sufficient detail to demonstrate code compliance. The photographic evidence shall be comprehensive in the display of the installation and/or construction and job location identifiers. The affidavit and accompanying photographs shall be provided to the inspector onsite, at the next scheduled inspection. If the photographs are found to be insufficient by the Building Official to demonstrate compliance with this code and/or the permitted document, or clearly display location identifiers, or are missing, the inspector shall require the contractor to obtain the services of a registered Florida professional engineer to inspect and certify the installation and/or construction.

110.1.3.1 Exception: Affidavits may not be accepted for inspection of elements of construction which require inspection by the local jurisdiction under the requirements of Title 44, Code of Federal Regulations, Parts 59 and 60, and the local flood damage prevention ordinance.

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.

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.

A foundation/Form board survey prepared and certified by a registered surveyor 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.

1.2. 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, fire blocking 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 calculations
- Vertical cells/columns
- Lintel/tie beams
- Framing/trusses/bracing/connectors (including truss layout and engineered drawings)
- Draft stopping/fire blocking
- Curtain wall framing
- Energy insulation (Insulation R-factor as indicated on approved 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 any 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. **Exception:** ring shank nails shall be bent over and a new fastener installed.

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
- Sheathing

5.1. Re-Roof sheathing inspection. An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the Existing Building Code may be accepted at the discretion of the Building Official.

6. Final inspection. To be made after the building, including all sub-trade inspections, 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 shell.

1. Steel reinforcement inspection
2. Underground electric inspection.
3. Underground piping inspection including a pressure test.
4. Underground electric inspection under deck area (including the equipotential bonding)
5. Underground piping inspection under deck area.
6. Deck inspection: to be made prior to installation of the deck material (with forms, deck drains, and any reinforcement in place
7. Safety Inspection; Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed.
8. Final pool piping.
9. Final Electrical inspection.
10. 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 disconnected and secured in such manner 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 crossovers; 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 electrical system 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 calculations provisions.

3. Final inspection. To be made after the building plumbing system 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, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.

·includes mechanical provisions of the energy code and approved calculations provisions.

3. Final inspection. To be made after the building mechanical system 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 calculations 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 all construction debris or any other miscellaneous discarded articles during the course of the construction project and prior to receiving final inspection approval. Construction job sites 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.

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.

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.

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 shall be submitted to the Building Official.

110.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking 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.

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.

110.3.7 Fire- and smoke-resistant penetrations.

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

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.

110.3.9 Other inspections. In addition to the inspections specified in Sections 110.3 through 110.3.7, 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.

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, shall be submitted to the Building Official prior to the final inspection.

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

110.3.12 Termites. Building components and building surroundings required to be protected from termite damage in accordance with Section 1503.7, Section 2304.13 or Section 2304.11.6, 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.

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.

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.

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 Section 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 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.

110.9 Impact of construction. All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.

SECTION 111 CERTIFICATE OF OCCUPANCY

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 therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

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

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:

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.

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.

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

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.

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.

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 when 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

Construction Board of Adjustment and Appeals.

113.1 Appointment. There is hereby established a board to be called the Construction Board of Adjustment and Appeals, which shall consist of five members and two alternates. The village council shall appoint the board.

113.2 Membership and terms.

(a) Membership. The construction board of adjustment and appeals shall consist of seven members. Such board members shall be composed of individuals with knowledge and experience in the technical codes to include, if possible, an architect, engineer, general contractor, electrical contractor, HVAC contractor, plumbing contractor, and any other contractor licensed category or building inspectors, plans examiners, or Building Officials licensed by F.S. Chapter 468. In addition to the regular members, there should be two alternate members, one member with the qualifications referenced above and one member at large from the public. A board member shall not act in a case in which he has a personal or financial interest.

(b) Terms. The terms of office of the board members shall be staggered so no more than one-third of the board is appointed or replaced in any 12-month

period. The two alternates, if appointed, shall serve three-year terms. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. Three absences of any member from required meetings of the board shall in a 12-month period, at the discretion of the applicable governing body, render any such member subject to immediate removal from office.

(c) Quorum and voting. A simple majority of the board shall constitute a quorum. In varying any provision of this Code, the affirmative votes of the majority present, but not less than three affirmative votes, shall be required. In modifying a decision of the Building Official, not less than four affirmative votes shall be required. In the event that regular members are unable to attend a meeting, the alternate members, if appointed, shall vote.

(d) Secretary of board. The Village Clerk or his/her authorized representative shall act as secretary of the board and shall make a detailed record of all of its proceedings, which shall set forth the reasons for its decision, the vote of each member, the absence of a member, and any failure of a member to vote.

113.3. Powers. The construction board of adjustments and appeals shall have the power to hear appeals of decisions and interpretations of the Building Official and consider variances of the technical codes.

113.4. Appeals/Variances.

(a) Decision of the Building Official. The owner of a building, structure or service system, or duly authorized agent, may appeal a decision of the Building Official to the construction board of adjustment and appeals whenever any one of the following conditions are claimed to exist:

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

(b) Variances. The construction board of adjustments and appeals, when so appealed to and after a hearing, may vary the application of any provision of this Code to any particular case when, in its opinion, the enforcement thereof

would do manifest injustice and would be contrary to the spirit and purpose of this or the technical codes or public interest, and also finds all of the following:

1. That special conditions and circumstances exist which are peculiar to the building, structure or service system involved and which are not applicable to others.
2. That the special conditions and circumstances do not result from the action or inaction of the applicant.
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other buildings, structures or service system.
4. That the variance granted is the minimum variance that will make possible the reasonable use of the building, structure or service system.
5. That the grant of the variance will be in harmony with the general intent and purpose of this Code and will not be detrimental to the public health, safety and general welfare.

(c) Conditions of the variance. In granting the variance, the board may prescribe a reasonable time limit within which the action for which the variance is required shall be commenced or completed or both. In addition, the board may prescribe appropriate conditions and safeguards in conformity with this Code. Violation of the conditions of a variance shall be deemed a violation of this Code.

(d) Notice of appeal. Notice of appeal shall be in writing and filed within 30 calendar days after the Building Official renders the decision. The failure of an aggrieved party to file an appeal within the 30-day period shall render the appeal untimely and the appeal shall be summarily dismissed by the board and may not be heard by the board.

(e) Unsafe or dangerous buildings or service systems. In the case of a building, structure or service system, which in the opinion of the Building Official, is unsafe, unsanitary or dangerous, the Building Official may, in the order, limit the time for such appeals to a shorter period.

113.5 Procedures of the board.

(a) Rules and regulations. The board may establish rules and regulations for its own procedure not inconsistent with the provisions of this Code.

(b) Application for appeal.

1. All appeals of administrative decisions shall be made by completing and submitting a technically complete appeal form using forms prescribed by the village together with the payment of the appeal filing fee. The filing fee is an administrative cost that has been established by resolution of the village council and which may be amended from time to time. The aggrieved party or appellant may provide additional information and documentation in addition to the information requested on the village form. The appeal shall specify at a minimum the following:
 - a. A detailed description of the decision, interpretation, requirement or determination which is being appealed.
 - b. A copy of the written decision, interpretation, requirement or determination which is being appealed which also reflects the date when such action was taken by the Building Official.
 - c. The form of relief that the aggrieved party ("appellant") is requesting.
 - d. A statement as to whether any code enforcement proceedings have been initiated by the village that involve the subject matter of the appeal and if the subject of the appeal has been heard and ruled upon by the Village's Special Magistrate.
 - e. The sections of the Village Code and/or the Florida Building Code that are at issue.
 - f. The appeal application form must be executed, sworn to under oath and notarized by the owners of at least 75 percent of the property described in the application. If the appeal is submitted by an agent of the property owner or an agent of a tenant or contract purchaser, or other person aggrieved by the decision, the appeal must be accompanied by a written power of attorney appointing the agent to act on behalf of the appellant in the proceedings. The power of attorney shall be subject to review as to form and legal sufficiency by the village attorney, and may be rejected if the document is not deemed legally sufficient in the sole discretion of the village attorney.
 - g. Attach all documents and other tangible evidence to support your position in the appeal.
2. If an aggrieved party/appellant fails to submit a technically sufficient appeal using the application form provided by the village, the appeal will not be scheduled for hearing until a technically complete appeal has been submitted. The submission of an appeal that is not technically sufficient, does not toll the running of the 30-day appeal period, and unless a sufficient

appeal is received with the 30-day period, the appeal will be forever time barred.

3. All properties described in one application must be contiguous and immediately adjacent to one another, and the administrative official may require more than one application if the property concerned contains more than ten acres or if the fee paid for one application would not equal the cost of processing the application.
4. Only applications which the board is authorized to consider and act upon shall be accepted for filing, and no application shall be considered or construed to be filed until the required fee has been paid.

113.6 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.

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.

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 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

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.

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.

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 Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be ordered by the Building Official to be abated by the owner, through repair and rehabilitation or by demolition in accordance with the Code. The extent of repairs shall be determined by the Building Official.

116.1.1 When the Building Official determines a building, structure, electrical, gas, mechanical or plumbing system or portion thereof is unsafe, as set forth in this Code he/she shall provide the owner, agent or person in control of such building, structure, electrical, gas, mechanical or plumbing system a written notice of violation stating the defects thereof. This notice shall require the owner within a stated time either to complete specified repairs or improvements, or to demolish and remove the building, structure, electrical, gas, mechanical or plumbing system or portion thereof. At the option of the local government, the processes and procedures for code enforcement under Florida Statute 162 may be utilized to abate a violation under this section. If this statutory method of enforcement is invoked, the Building Official shall act in the

role of code inspector as authorized in Section 114 of this code to initiate enforcement proceedings, and notice shall be in accordance with the provisions of the Statute.

116.1.2 If necessary, the notice shall also require the building, structure, electrical, gas, mechanical, plumbing systems or portion thereof to be vacated and/or disconnected, and not reoccupied and/or reconnected until the specified repairs and improvements are completed, inspected and approved by the Building Official. The Building Official shall post at each entrance to the building a placard stating: THIS BUILDING IS UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE BUILDING OFFICIAL. This placard shall remain posted until the required repairs are made or demolition is completed. It shall be unlawful for any person, firm or corporation or its officers, agents, or other servants, to remove the posting without written permission of the Building Official, or for any person to enter the building, or use the building or system(s) except for the purpose of making the required repairs or of demolishing same.

116.1.3 In case the owner, agent, or person in control cannot be found within the stated time limit, or, if such owner, agent, or person in control shall fail, neglect, or refuse to comply with notice to repair, rehabilitate, or to demolish, and remove said building, structure, electrical, gas, mechanical or plumbing system or portion thereof, the Building Official, acting as a code inspector, shall notify an enforcement board and request a hearing. In the case of the violation posing a serious threat, and after having ascertained the cost, the Building Official may take action to cause such building, structure, electrical, gas, mechanical or plumbing system or portion thereof, to be demolished, secured, repaired, or required to remain vacant or unused. Taking such action does not create a continuing obligation on the part of the Building Official to continue with maintaining such building, structure, or system; or create liability for any damage to the property.

116.1.4 The decision of the Building Official shall be final in cases of emergency, which, in the opinion of the Building Official, involve imminent danger to human life or health, or the property of others. He/she shall promptly cause such building, structure, electrical, gas, mechanical or plumbing system or portion thereof to be made safe or cause its removal. For this purpose he/she may at once enter such structure or land on which it stands, or abutting land or structures, with such assistance and at such cost as he may deem necessary. He/she may order the vacating of adjacent structures and may require the protection of the public by appropriate fence or such other means as may be necessary, and for this purpose may close a public or private way.

116.2 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.

116.3 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.

116.4 Notice. If an unsafe condition is found, the 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.

116.5 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.

116.6 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.

116.7 Enforcement proceedings; hearings. Violation proceedings and hearings for unsafe structures and equipment will be conducted before the code enforcement board or special magistrate in accordance with the provisions set forth in Florida Statute 162. The owner of property that is subject to an enforcement proceeding before an enforcement board, special magistrate, or court is required to make disclosures as outlined in Florida Statute 162 before a transfer of property, and failure to make the required disclosures creates a presumption of fraud.

116.8 Administrative fines; costs to repair; liens. All costs associated with taking a case before the enforcement board shall be recovered where the jurisdiction prevails. Whenever one of the orders of the enforcement board or the special magistrate has not been complied with by the time set for compliance, for each day thereafter during which each violation continues past the date set for compliance, the enforcement board or the special magistrate may impose a fine. All costs incurred as a result of actions taken per

Section 114 are charged to the violator. A certified copy of an order imposing a fine, or a fine plus repair, and the costs of prosecuting the case, may be recorded in the public records and shall thereafter constitute a lien against the land where the violation exists and upon any other real or personal property owned by the violator. If an order is recorded in the public records pursuant to this subsection, and it has been complied with by the date specified in the order, the enforcement board shall issue an order acknowledging compliance that shall be recorded in the public record. A hearing is not required for the issuance of such a compliance order.

116.9 Appeal. An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board or special magistrate to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

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 floodplain management, (Village of Palm Springs Code of Ordinance) [Chapter 34](#), Article II "Floodplain Management," 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 R322 of the Florida Building Code, Residential. This section shall not apply to Section 3109 of the Florida Building Code, Building Chapter 27.

Section 2. Codification. This ordinance shall be codified in the Code of Ordinances of the Village of Palm Springs, Florida.

Section 3. Repeal of Conflicting Ordinances. All ordinances, resolutions or parts of ordinances and resolutions in conflict with this Ordinance are hereby repealed.

Section 4. Severability. If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

Section 5. Effective Date. This Ordinance shall become effective immediately upon adoption.

Council Member _____, offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Council Member _____, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEVEVERLY SMITH, MAYOR	☐	☐	☐
PATTI WALLER , VICE MAYOR	☐	☐	☐
GARY READY, MAYOR PRO TEM	☐	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☐	☐	☐
DOUG GUNTHER, COUNCIL MEMBER	☐	☐	☐

The Mayor thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Palm Springs, Florida, on second reading, the _____ day of _____, 2021.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____

BEVERLY SMITH, MAYOR

First Reading: _____

Second Reading: _____

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY

BCAB MODEL ADMINISTRATIVE CODE
FOR THE 7th Edition (2020) FLORIDA BUILDING CODE

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Legend:

Plain Text is from the FBC 7th Ed' (2020)

Shaded Text is from the BOAF recommended changes to FBC 2017

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

Underlined green with yellow highlight text is from the BCAB recommended changes to FBC 2017

Purple Shaded White Text = FBC 2020 Changes

Green Shaded White Text = 2020 BCAB recommended changes to 2020 FBC

Chapter 1

Scope and Administration

PART 1—SCOPE AND APPLICATION

SECTION 101 GENERAL

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

101.2 Scope. The provisions of this code shall apply to the construction, *alteration*, 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.

Exception:

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.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted. (List the adopted Appendices here)

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.

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

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

101.3.2 Warranty and Liability. The permitting, plan review or inspection of any building, system or plan by this jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting. Further, no employee shall be liable in tort for damage from such conditions, in accordance with Section 768.28 Florida Statutes, as may be amended or replaced.

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.911 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

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

101.4.2 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.

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.

101.4.4 Property maintenance. *(This is where to reference your jurisdictions Property Maintenance code or minimum housing code or ordinance)* 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.

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.

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.

101.4.7 Existing buildings. The provisions of the *Florida Existing Building Code* 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 *Florida Administrative Code*.

101.4.10 Electrical. The provisions of Chapter 27 of the Florida Building Code, Building Volume shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.11 Flood Damage Prevention *(This is where to reference your jurisdictions appropriate code or ordinance)*

101.5 Building Official. Whenever, the building official is mentioned in this code, it is also intended to mean the building official's designee, wherever applicable.

SECTION 102

APPLICABILITY

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, except for those located in a Special Flood Hazard Area 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 (Section 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 generation, transmission, or distribution of electricity.
- (g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.
- (h) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term “chickee” means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.

(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 floodplain 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.

(l) Service providers of water, sewer, storm, gas, cable, telephone, or other similar utility systems are exempt to the point of service connection for the building or structure.

102.2.1 In addition to the requirements of Section 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.

7. The requirements of Florida Building Code, Existing Building Volume, are also satisfied.

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 non-owner 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.
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 sub-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.

4. However, each enforcement district or local enforcement agency may establish an alternative permitting program for replacing nonstructural components of building systems in a residential dwelling unit. A licensed contractor performing such work for the resident shall also be exempt from individual permits and inspections if either the owner or the licensed contractor obtains a valid Annual Permit per Section 105.1.1 of this code and all such work is reported as required in Section 105.1.2 of this code for compliance evaluation. No added capacity, system expansion or new building work of any type shall be excluded from individual permit and inspection by this provision.

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.

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

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

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

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.

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

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *Florida Building Code, Existing Building*, *International Property Maintenance Code (Or what you have referenced in 101.4.4)* and the *Florida Fire Prevention Code*, *and (what you have referenced in 101.4.4)*.

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* or *Florida Residential Code*, as applicable, for new construction or with any current permit for such occupancy.

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* *International Property Maintenance Code (Or what (What you have referenced in 101.4.4)*, 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 during reroofing when the equipment is being replaced or moved during reroofing 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 Property Maintenance Code.~~ *(Or (what you have referenced in 101.4.4))*

103.4 Restrictions on employees. (Reserved).

SECTION 104 DUTIES AND POWERS OF **THE** BUILDING OFFICIAL

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.

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, **and service systems**, 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.

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

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.

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

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 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.

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 **or board member** because of an act performed by that officer or employee **or board member** 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.

104.8.1 Legal defense. Any suit or criminal complaint instituted against an officer or employee **or board member** because of an act performed by that officer or employee **or board member** 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.

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

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

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.

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*.

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

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *building official* shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *building 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

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, *fire protection system, or accessible or flood resistant site element, 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*.

105.1.1 Annual facility permit. In lieu of an individual *permit* for each *alteration* to an *existing* electrical, gas, mechanical or 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.

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. The building official is authorized to revoke such permit, if code violations are found to exist.

105.1.3 Food permit. In accordance with 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.

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*. As determined by the building official, P-permits shall not be required for the following: (This section may need to be adjusted to your local jurisdictions requirements)

Building:

1. Building permits are not required for replacement or repair work having a value of less than \$1,000.00, providing, however, that such work will not adversely affect the structural integrity, fire rating, exit access or egress requirements.

2. Cabinets and countertops with no reconfiguration for 1&2 Family Dwellings, painting, papering, carpeting, and similar finish work, with no electrical or plumbing work.

3. Temporary motion picture, television and theater sets and scenery.

4. Traditional swings and other standard playground equipment accessory to detached one and two-family dwellings, as determined by the building official, but they may be subject to Zoning permits.

5. Retractable awnings supported by an exterior wall and do not require additional support of Groups R-3 and U occupancies, but they may be subject to Zoning permits.

6. Non-fixed and movable fixtures, cases, racks, and counters not over 5 feet 9 inches (1753 mm) in height.

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m2).

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 (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

8. The installation, replacement, removal or metering of any **electrical** load management control device **where installed by a utility service provider.**

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.

3. The replacement of common household plumbing fixtures to existing supply lines and outlets in 1&2 Family Dwellings. This does not include water heaters, bathtubs and showers.

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*. **Notification shall be given to the building official, including the work address, nature of emergency, and scope of work immediately, or by the next business day.**

105.2.2. Minor repairs. Ordinary minor repairs may be made with the approval of the *building official* without a permit, provided the repairs shall 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.

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.

105.3 Application for permit. To obtain a *permit*, the applicant shall first file an application therefor **e** 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 Section 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 permit application may be submitted in person in a non-electronic format, at the discretion of the *building official*.

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 therefore. 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* therefore 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 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 Any system which;~~ 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;

1. Requires an electrical or plumbing or air-conditioning and refrigeration system with a value greater than \$125,000; and
- 2.a. Requires an aggregate service capacity of greater than 600 amperes (240 volts) on a residential electrical system or greater than 800 amperes (240 volts) on a commercial or industrial electrical system;
- b. Requires a plumbing system with more than 250 fixture units; or
- c. Requires a heating, ventilation, and air-conditioning system which exceeds a 15-ton-per-system capacity, or if the project is designed to accommodate more than 100 persons.

~~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*

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, ~~or for any 180 day period of abandonment or suspension during the application process,~~ 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 ~~prior to the abandonment date,~~ and with justifiable cause demonstrated. ~~Abandoned applications shall be subject to destruction in accordance with state law. The fee for renewal, re-issuance, and extension of a permit application shall be set forth by the administrative authority. There may be fees or requirements from other government agencies for permit application extensions and renewals.~~

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, such as the requirement for Home or Property Owners Association approval, 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 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.

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 Section 440.10 and 440.38, *Florida Statutes*.

105.3.6 Asbestos removal contractor exemption. Refer to Section 105.9 for additional requirements. A licensed asbestos removal contractor is not required when 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 any other federal, state and local laws, ordinances, codes and regulations ~~the jurisdiction~~. *Permits* presuming to give authority to violate or cancel the provisions of this code or other ordinances of ~~the any other federal, state and local laws, ordinances, codes and regulations~~ 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 ordinances of this jurisdiction or of any other federal, state and local laws, ordinances, codes and regulations.

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 six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

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

105.4.1.2 If a new permit or revalidation (renewal) of the original 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, or due to action by an environmental or archeological agency having jurisdiction. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 3 months each. The extension shall be requested in writing and justifiable cause demonstrated, prior to expiration.

105.4.1.4 The fee for renewal, reissuance and extension of a permit shall be set forth by the administrative authority. There may be fees or requirements from other government agencies for permit extensions and renewals.

105.54.2 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 Expiration. Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced. ~~†The permit holder and property owner shall be responsible to either: (1) Complete the work: renew the permit, if applicable, or obtain a new permit to~~ complete all work in accordance with the permitted plans and inspection ~~or (2) Remove the work: renew the permit and revise the plans, if applicable, or obtain a new permit to~~ remove any partially completed work in a safe and code compliant manner. ~~Any work not removed shall be subject to the penalties for unpermitted work.~~ 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 The *building official* is authorized to reject new permit applications from a contractor who holds more than (Set the number of expired permits based upon your local needs) expired or inactive permits.~~

~~105.5.1.1 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*.~~

~~105.5.1.2 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.~~

~~105.5.2 The *building official* is authorized to administratively close expired or inactive trade permits after (Set this time limit (in years) based upon your local needs) years of expiration when no safety hazard exists and no code violations have been previously identified.~~

~~105.5.3 Closing out or resolving open or expired permits shall be the responsibility of the permit applicant and the property owner. Failure to close out or resolve open permits may be reported to the proper authority by the *building official*.~~

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 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.

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.

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.

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

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

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. (CA – B – Ch. 1- Comment #1)

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. Refer to Section 105.3.6 “Asbestos Removal Contractor Exemption” of this code for additional requirements.

105.10 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. For a bait system, see Section 1816.1.7 of the Florida Building Code for contract document requirements.

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 written request and 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.

105.14 Permit issued on basis of an affidavit. 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. 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 III of Chapter 468, *Florida Statutes*. Nothing aforesaid shall preclude plan review or inspections by the building official (See also Section 107.6).

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 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: 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 Section 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 Section 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 Sections 933.20-933.30, *Florida Statutes*.

105.17 Streamlined low-voltage alarm system installation permitting.

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

- (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 Section 489.505, *Florida Statutes*, that is hardwired and operating at low voltage, as defined in the National Electrical Code Standard 70, and ancillary components or equipment attached to such a system, including, but not limited to, home-automation equipment, thermostats, and video cameras.
- (c) "Wireless alarm system" means a burglar alarm system or 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) This section does not apply to the installation or replacement of a fire alarm if a plan review is required.

(4) 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 Section

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.

(5) 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.

(6) 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 Uniform Notice of a Low-Voltage Alarm System Project.

(7) 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 Section 553.793(7), *Florida Statutes*.

(8) A local enforcement agency may coordinate directly with the owner or customer to inspect a low-voltage alarm system project may be inspected by the local enforcement agency 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.

(9) 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.

(10) 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

106.1 Live loads posted. Where the live loads for which each floor or portion thereof of a commercial or industrial building is or has been designed to exceed 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

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.

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

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*. **Electronic media documents shall be submitted when required by the building official, in a format acceptable to the building official, and may require only one set of submittals.**

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.

If the design professional is an architect, interior designer, or engineer legally registered under the laws of this state regulating the practice of architecture or interior design as provided for in Chapter 481, Florida Statutes, Part I, or landscape architecture as provided for in Chapter 481, Florida Statutes, Part II, or engineering as provided for in Chapter 471, Florida Statutes, then he or she shall affix his or her official seal to said drawings, specifications and accompanying data, as required by Florida Statute.

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 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*. 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.

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

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

107.2.1.3 Quality of building plans. Building plans shall be drawn to a minimum 1/8 inch scale upon substantial paper, cloth or other acceptable medium. The building official may establish, through Departmental policy, other standards for plans and specifications, including electronic format, in order to provide conformity to its electronic permit review and record retention program. This policy may include

such things as minimum size, shape, contrast, clarity, or other items related to records management. Electronic media must be compatible with the archive requirements of Florida Statutes.

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.

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.

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-resistive 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 which 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 element of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions. (CA7834)

[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 when the application for *permit* is for *alteration* or repair or when 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. *Design flood elevations shall be uniformly specified utilizing the currently effective NAVD 88.*

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*.

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

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 FAC 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-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.

107.3.1 Approval of construction documents. When the *building official* issues a *permit*, the *construction document* 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.

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

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.

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 the 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. Those products which are regulated by FAC Rule 61G20 shall be reviewed and approved in writing by the designer of record prior to submittal for jurisdictional approval.

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*.

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 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
Fire blocking 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

Same as above.

6. Life safety systems shall be determined and shall include the following requirements:

Occupant load and egress capacities
Early warning
Smoke control
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

Deck coatings

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

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, and 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 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)
10. Electrical:
Electric service riser with wire sizes, conduit detail and grounding detail
Complete load calculations, Panel schedules
11. Mechanical:
Equipment and location, Duct systems
12. Plumbing:
Plumbing riser

13. Gas:

Gas piping

Venting

Combustion air

Chimneys and vents

Appliances

Type of gas

Fireplaces

LP tank location

Riser diagram/shutoffs

14. Swimming Pools

Barrier requirements

Spas

Wading pools

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 (as determined by local jurisdiction)
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.

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*.

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*. **Nothing aforesaid shall preclude plan review or inspections by the building official (See also Section 105.14).** On applications in which private provider services are utilized, all time frames shall adhere to time frames as indicated in Florida Statutes 553.791 7(a).

107.6.1 Building permits issued on the basis of an affidavit in special flood hazard areas. 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

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.

108.2 Conformance. Temporary structures and uses shall comply with the requirements in Section 3103.

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.

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 **to be removed** or use to be discontinued.

SECTION 109 FEES

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.

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.

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*.

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.

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.

109.6 Refunds. The *building official* is authorized to establish and publish a refund policy through local ordinance.

SECTION 110 INSPECTIONS

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-exposed and exposed provided with access 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 owner or the owner's authorized agent to cause the work to remain **accessible exposed** and **exposed-provided with access** for inspection purposes. The *building official* shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever the boundary lines cannot be readily determined in the field. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection. **(CA 7697)**

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.

The building official may require the owner to employ an inspection service in the following instances:

- 1. For buildings or additions of Type I construction;**
- 2. For all major structural alterations;**
- 3. Where the concrete design is based on compressive strength in excess of 3000 pounds per square inch;**
- 4. For pile driving;**
- 5. For buildings with an area greater than 20,000 square feet;**
- 6. For buildings more than two stories in height; or**
- 7. For buildings and structures of unusual design or methods of construction.**

Such inspectors shall be present when work is underway on the structural elements of the building to adequately attest to its compliance. Such inspectors shall be a registered architect, or engineer. An employee of the architect or engineer licensed under Chapter 468, Part XII, Florida Statutes may perform the inspections, under the direction of and with final certification from the architect or engineer. Such inspectors shall submit weekly progress reports including the daily inspections to the building official, and including a code compliance opinion of the resident inspector.

At the completion of the construction work or project, the architect or engineer shall submit a certificate of compliance to the building official, stating that the work was done in compliance with this code and in accordance with the permitted drawing. Final inspection shall be made by the building official before a Certificate of Occupancy or Certificate of Completion is issued; and confirmation inspections may be made at any time to monitor activities and resident inspectors.

110.1.3 Affidavit for inspection. With specific prior approval of, and in a format acceptable to the building official, an affidavit for certification of inspection may be accepted from the permit qualifier; when accompanied by extensive photographic evidence of sufficient detail to demonstrate code compliance. The photographic evidence shall be comprehensive in the display of the installation and/or construction and job location identifiers. The affidavit and accompanying photographs shall be

provided to the inspector onsite, at the next scheduled inspection. If the photographs are found to be insufficient by the building official to demonstrate compliance with this code and/or the permitted document, or clearly display location identifiers, or are missing, the inspector shall require the contractor to obtain the services of a registered Florida professional engineer to inspect and certify the installation and/or construction.

110.1.3.1 Exception: Affidavits may not be accepted for inspection of elements of construction which require inspection by the local jurisdiction under the requirements of Title 44, Code of Federal Regulations, Parts 59 and 60, and the local flood damage prevention ordinance.

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.

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.

A foundation/Form board survey prepared and certified by a registered surveyor 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.

1.2. 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, fire blocking 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 calculations
- Vertical cells/columns
- Lintel/tie beams
- Framing/trusses/bracing/connectors (including truss layout and engineered drawings)
- Draft stopping/fire blocking
- Curtain wall framing
- Energy insulation (Insulation R-factor as indicated on approved 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 any 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. **Exception: ring shank nails shall be bent over and a new fastener installed.**

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
- Sheathing

5.1.4.1. Re-Roof sheathing inspection. An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the Existing Building Code may be accepted at the discretion of the *building official*.

6. Final inspection. To be made after the building, **including all sub-trade inspections,** 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 shell.

1. Steel reinforcement inspection
2. Underground electric inspection.
3. Underground piping inspection including a pressure test.
4. Underground electric inspection under deck area (including the equipotential bonding)
5. Underground piping inspection under deck area..
6. Deck inspection: to be made prior to installation of the deck material (with forms, deck drains, and any reinforcement in place
7. Safety Inspection; Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed.
8. Final pool piping.
9. Final Electrical inspection.

10. 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 disconnected and secured in such manner 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 crossovers; 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. (CA7647 A1 + Original)

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 **electrical system** 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 calculations provisions.

3. Final inspection. To be made after the building **plumbing system** 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, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.

-includes mechanical provisions of the energy code and approved calculations provisions.

3. Final inspection. To be made after the building **mechanical system** 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 calculations 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 all construction debris or any other miscellaneous discarded articles during the course of the construction project and prior to receiving final inspection approval. Construction job sites 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.

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.

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.

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 shall be submitted to the *building official*.

110.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, *fire blocking* 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*.

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 partition 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 110.3.7, 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.

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*, shall be submitted to the *building official* prior to the final inspection.

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

110.3.12 Termites. Building components and building surroundings required to be protected from termite damage in accordance with Section 1503.7, Section 2304.13 or Section 2304.11.6, 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. (CA7838 and ADM87-16 Part I AMPC 1 & 2)

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.

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.

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.

110.8.1 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.

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 Section 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 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.

110.9 Impact of construction. All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.

SECTION 111 CERTIFICATE OF OCCUPANCY

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* under Section 105.2.

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:

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*.

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.

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

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*.

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.

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 when 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.

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 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

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.

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.

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

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

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.

116.3 Notice. If an unsafe condition is found, the *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*.

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 floodplain 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 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 Ed' (2020)

Shaded Text is from the BOAF recommended changes to FBC 2017

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

Underlined green with yellow highlight text is from the BCAB recommended changes to FBC 2017

Purple Shaded White Text = FBC 2020 Changes

Green Shaded White Text = 2020 BCAB recommended changes to 2020 FBC