

# COJ should already have the best Permitting in the State . . . Why not?

Over the years there have been **several arbitrary decisions** made by previous Mayors that have **served to weaken**, not to strengthen, **Permitting** at the City of Jacksonville.

| DESCRIPTION of DECISION   | BAD | GOOD |
|---|-----|------|
| <b>Centralizing Permitting</b> ( <i>convenient for the Mayor, but not for permit customers</i> )  | X   | X    |
| <b>Appointment of non-qualified people</b> to Permitting Departments and Divisions  | X   |      |
| <b>Allowing the Mayor's thugs to influence the Building Official</b> on permitting decisions, in order to eliminate permit requirements and shorten permit issuance timelines for the favored few               | X   |      |
| <b>Hiring of Architects and Engineers</b> to do plan review   |     | X    |
| <b>Discriminating</b> against other Permit Plan Reviewers by paying Architects and Engineers <b>more money for the same work</b>  | X   |      |
| <b>Not requiring Architects and Engineers</b> employees to get <b>properly certified</b> in the <b>areas they were reviewing</b> as required by DBPR and in the opinion of the Assistant Attorney General, 2013 | X   |      |
| <b>Allowing any Permit Plan Reviewers to perform plan review in areas</b> where they are <b>not certified</b> as required by statute.   |     |      |
| <b>Eliminating two job positions</b> that effectively <b>dismantled a logical career path</b> for Permit Plan Reviewers – <b>Building Plan Examiner Senior &amp; Construction Trades Plan Examiner</b>          | X   |      |
| <b>Eliminating the financial reward system</b> that encouraged plan reviewers to get themselves properly certified as required by DBPR  | X   |      |
| <b>Not providing a comprehensive training program</b> for all employees, including Permit Plan Reviewers  | X   |      |
| <b>Requiring Quality Audits</b> for Private Plan Reviewers, but not for employed Permit Plan Reviewers  | X   |      |
| <b>Replication of plan review</b> done by Private Plan Reviewers ( <i>prohibited by FS 553.792</i> )  | X   |      |
| <b>COJ charging for Inspections not performed by COJ Inspectors</b> , but by Private Providers. ( <i>prohibited by FS 553.792</i> ) - - "we are happy to reimburse the customer, if requested" - SR             | X   |      |
| <b>No permit review production requirements</b> for employed Permit Plan Reviewers  | X   |      |

## References:

[F.S. 468.603](#) - Definitions

[F.S. 468.604](#) – Responsibilities of Building Code Administrators, Plan Reviewers and Inspectors

[F.S. 468.609](#) – Administration of this part, standards of certification, addition categories of certification

[F.S. 553.791](#) – Alternative Plan Review and Inspection

[F.S. 553.792](#) – Building Permit Application to Local Government

**Opinion of Assistant State Attorney**, Clark R Jennings, 27 March 2013 - attached

*" . . . any individual that wishes to serve a governmental authority on a full time basis as a salaried employee subject to the direct control of the agency must be licensed by the Board of Building Code Administrators and Inspectors."*

Various articles available on [www.BuildeBetterJax.com](http://www.BuildeBetterJax.com)

**Presented to Karen Bowling, Chief Administrative Officer to Mayor Elect Donna Deegan by Robin Lumb 6/20/2023**

Respectfully submitted by Joe McClure, The Coalition Inc., on June 20, 2023

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