

Ch. 1, Broward County Administrative Provisions for the 2017 FBC (6th Edition)

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 all buildings, structures, electrical, plumbing, mechanical, and gas 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.

109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at a 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.

109.3.1 The Building Official may require an estimate of the cost utilizing RSMMeans, copies of signed contract and/or other descriptive data as a basis for determining the permit fee.

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 the Building Official's written approval, shall be subject to a penalty not to exceed 100 percent of the usual permit fee that shall be in addition to the required permit fees.

109.5 Related fees. Reserved.

109.6 Refunds. Reserved.

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 and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this Code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

110.1.2 The Building Official shall make the inspections called for by these requirements or he or she may accept reports of inspectors of recognized qualifications for

special inspections, except that no certificate called for by any provisions of this Code shall be based on if such reports are in writing and certified.

110.1.3 No inspection shall be made until sanitary facilities have been provided, as required in Section 311.1 of the FBC Plumbing.

110.1.4 When the services and reports of inspection and testing laboratories are required by this Code, only such services and reports shall be accepted as are submitted from impartial inspecting and testing laboratories having an Engineer in active responsible charge of the work of sampling and testing.

110.1.5 Testing laboratories engaged in the sampling and testing of concrete and steel products shall have complied with the Standard Specification for Agencies Engaged in Construction Inspection, Testing, or Special Inspection ASTM E329-14a.

110.1.6 Testing laboratories located out of this State and under the supervision of an Engineer legally qualified in the State in which the laboratory is located, and where such testing laboratory has complied with the above Standard, may submit test reports as required by this Code.

110.1.7 All equipment, material, power, coordination for access and labor, necessary for inspection and/or test shall be supplied by the permit holder.

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 performed by Inspectors BORA certified in the categories involved who shall either release that portion of the work completed or shall notify the permit holder or his or her agent of any violations which shall 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.

A. Building

- 1. Piling:** To be made during the installation of piles by Special Inspector.
- 2. Foundation Inspection:** Include piling/pile caps, footer/grade beams, stem-wall, and monolithic slab-on-grade to be made after necessary excavation, form erection, and reinforcing steel placement, prior to pouring of concrete.
 - a.** 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 AHJ.

3. **Floor Slab on Grade and/or Elevated:** To be made after necessary excavations, form erection as may be required, placement of reinforcing steel, mesh, and vapor barrier when specified, and prior to pouring concrete.
4. **Concrete Columns:** To be made after the placement of reinforcing steel and prior to complete erection of forms and pouring of concrete.
5. **Concrete Unit Masonry:** To be made at each successive pour after placement of the reinforcement and prior to the pouring of grout. See Sections 110.10.2.2 and 110.10.5.
6. **Concrete Beams:** To be made after the erection of forms, placement of reinforcing steel, hangers, bracing and shoring and prior to pouring of concrete.
7. **Framing Inspection:** To be made after the installation of all structural elements, including: the roof, furring, fire stops, fireblocking, nailers, anchors, and bracing is in place, chimneys, and prior to the installation of interior cladding, but after inspection of rough in electrical, mechanical and plumbing, which shall be completed prior to request for framing inspection. See mandatory inspections for electrical, mechanical and plumbing. Framing inspection shall at a minimum include the following building components:
 - a. Window/door framing
 - b. Vertical cells/columns
 - c. Lintel/tie beams
 - d. Framing/trusses/bracing/connectors
 - e. Draft stopping/fire blocking/fire stopping
 - f. Curtain wall framing
 - g. Accessibility.
 - h. Verify rough opening dimensions are within tolerances.
8. **Roof/Floor Trusses:** To be made after the erection of truss members, permanent and temporary bracing, roof sheathing and bottom chord furring members and anchors.
9. **Roof Sheathing:** To be made after placement of panels or planking and sheathing fasteners; prior to application of base or anchor coat of roofing.
10. **Wall/Floor Sheathing:** To be made after placement of panels or planking and sheathing fasteners.
11. **Roofing Inspection:** To be made in accordance with Chapter 15 of the FBC & Chapter 44 of the Florida Residential Code and Section 611 of the FBC Existing Building.
12. **Window and Door Inspection:** Two inspections to be made, one after door and window bucks have been installed, and the second, after window and door assemblies have been installed and before attachments and connections to the building frame are concealed.
13. **Wire Lath:** To be made after installation of all metal lath and accessories prior to application of any coatings.
14. **Energy insulation:** After installation in compliance with type and “R” values stipulated in energy calculations and prior to installation of rock lath and drywall.
15. **Rock Lath:** To be made after installation of all rock lath, corner beads, strip reinforcement and nailers for molding and trim and prior to application of plaster basecoat.
16. **Drywall:** To be made after installation of drywall panels and prior to taping and spackling.
17. **Curtain Wall Inspection:** To be made at each floor level after curtain walls are installed and before curtain wall attachments are concealed.
18. **Storefront Inspection:** To be made after storefronts are installed and before store front attachments are concealed.
19. **Concealed Work:** The Building Official or his or her duly authorized representative may order portions of the structural frame of a building and/or structure to be exposed for inspection when, in his or her opinion, there is a good reason to believe that a building or portion thereof is in an unsafe or dangerous condition or that there is willful or negligent concealment of a violation of this Code.
20. **Hurricane Shutters:** To be made before the attachments and connections to the building are concealed and when job is completed. All shutters shall be installed for final inspection. On occupied buildings, all required means of egress and emergency exits shall be left uncovered.
21. **Photovoltaic**
 - a. Rough
 1. Check specifications, model numbers and lay out.
 2. Check attachments, penetrations on roof, torque requirements.
 - b. Final
21. **Final Inspection:** To be made after installation and completion of all elements of construction, safeguards and protective devices,

and after final electrical, mechanical and plumbing. Approval of Fire Department accessibility and all tests of fire alarm detection and suppression systems, smoke evacuation systems and life safety systems shall be approved prior to final inspection and issuance of Certificate of Occupancy.

the filtration system is in operation)

- a. 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.

223. Certificate of Occupancy: This final inspection shall signify the completion of all work and that the structure is safe for Occupancy. Final adjustments to mechanical devices may be made after this inspection and during Occupancy.

234. Fence: Final only

245. Swimming Pools/Spas Inspection: First inspections to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete, gunite or shotcrete. Second inspection(s) of perimeter plumbing, pressure test, deck electrical perimeter bonding and deck structural (includes soil reports as applicable, paver type decks, special perimeter footings or deck features) is (are) to follow after the completion of each phase. Child barrier (exit) alarms (if applicable), and yard barriers that are part of the fourth wall protection as described in FBC Building Section 454.2.17, shall be completed and approved inspection prior to the swimming pool/spa being filled with water. Final zoning (if applicable) is to be completed prior to the swimming pool/spa being completed. Electrical final is to be completed prior to the swimming pool/spa being filled with water. Final structural and plumbing are to be completed after the swimming pool/spa is filled with water and the filtration system is in operation.

- a. **Structural inspections:**
 - (1) Steel
 - (2) Deck (includes soil reports as applicable, paver type decks, special perimeter footings or deck features)
 - (3) Child barrier fences (if applicable) and yard barriers that are part of the fourth wall protection prior to the swimming pool/spa being filled with water
 - (4) Final structural (after filling of the swimming pool/spa with water and

B. Electrical:

1. **General:** All Underground, Slab, low voltage and Rough Electrical Installations shall be left uncovered and convenient for examination until Inspected and approved by the Electrical Inspector.
2. **Temporary Electrical Service Installations**
 - a. Rough.
 - b. Final
3. **Underground Electrical Inspection:** To be made after trenches or ditches are excavated, underground conduits or cables installed, and before any backfill is put in place.
4. **Slab Electrical Inspection:** To be made and after conduits and boxes are installed, and prior to pouring concrete.
 - a. Grounding Electrode Conductor to Foundation Steel
5. **Rough Electrical Inspection:** To be made after the roof, framing, fire blocking bracing are in place, and the building is deemed dry, and conduits, cables, panels, receptacles, etc. are installed, and prior to the installation of wall or ceiling membranes.
6. **Electrical Service Inspection:**
 - a. Electrical rough
 - b. Electrical Final Inspection
7. **Miscellaneous Electrical Inspection:**
8. **Swimming Pool/Spa Electrical Inspection:**
 - a. Steel Bonding
 - b. Underground
 - c. Deck perimeter bonding
 - d. Final electrical prior to the swimming pool/spa being filled with water
9. **Temporary Electrical 30-Day Power for Testing**
10. **Photovoltaic**
 - a. Rough. Before modules are installed
 1. Check specifications, model numbers and lay out.
 2. All wiring for junction boxes, combiner, and inverter completed.
 3. Grounding system completed, torque requirements.
 - b. Final. Module must be available for inspection
 1. Verify proper labeling
 2. Test system
 - c. Service Change if required by design.
- 101. Final Inspection:** To be made after the building is complete, all electrical fixtures are in place and properly connected, or protected, and