

designed to accommodate 100 persons or fewer and requires an air-conditioning system with 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 an 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 system is less than 15 tons.

Example 2: Consider a small single-story office building, which consists of 6 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. It therefore could not be designed by a mechanical or air conditioning contractor.

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 of 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, clean agent fire extinguishing or fire detection and alarm system which costs more than \$5,000.
5. Electrical documents. See Florida Statutes 471.003(2) (h).

Note: Documents requiring an engineer seal by this part shall not be valid unless an Engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in s. 471.025, Florida Statutes.

6. All public swimming pools and public bathing places as defined by and regulated under Ch. 514, Florida Statutes.

105.3.2 Time Limitation.

105.3.2.1 Every permit issued shall become null and void if work, as defined in Paragraph 105.3.2.6 authorized by such permit is not commenced within 180 days from the date the permit is issued or if the work *Amendment Effective 06/24/19*

authorized by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced.

105.3.2.2 If the work covered by the permit has not commenced, or has been commenced and is been suspended or abandoned, the Building Official may for good cause, extend such permit for no more than two (2) periods of ninety (90) days, not to exceed 1 year, from the date of expiration of the initial permit, if an extension is requested.

105.3.2.3 If the work covered by the permit has commenced, is in progress, has not been completed and is being carried on progressively in a substantial manner in accordance with Paragraph 105.3.2.6, the permit shall be in effect until completion of the job.

105.3.2.4 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.

105.3.2.5 If a new building 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; or alternately, he or she may issue a new permit, on application, providing the work in place and the required work 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 a new permit.

Exception: On written request from owner or the contractor, the Building Official may reinstate the permit one time. The job shall be completed under the jurisdiction of the code that the original permit was approved under. The reinstated permit shall be subject to the life safety requirements as determined by the Fire Code Official.

105.3.2.5.1 ~~The Building Official shall provide written notification to both the permit holder and the property owner 30 days prior to the expiration date of the permit. The notice shall include the projected expiration date and the steps necessary to continue the permit in an active status. If the Building Official fails to provide written notification, and the permit expires, the permit holder may request a one-time 30 day extension of the permit so they have the opportunity to revalidate it. A local government that issues building permits may~~ shall send a written notice of expiration, by e-mail or United States Postal Service, to the

owner of the property and the contractor listed on the permit, no less than 30 days before a building permit is set to expire. The written notice must identify the permit that is set to expire and the date the permit will expire.

(a) 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 inspections 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 ss. 489.103(7) and 489.503(6).

3. For purposes of this section, the term "close" means that the requirements of the permit have been satisfied.

(b) 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.

(c) 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 hazards exist.

(d) 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 arms-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.

(e) The 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.

105.3.2.6 Work shall be considered to have commenced and be in active progress when the permit has received an approved inspection within 90 days of being issued, or if in the opinion of the Building Official, the permit has a full complement of workers and equipment is present at the site to diligently incorporate materials and equipment into the structure, weather permitting. 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. The fact that the property or parties may be involved in litigation shall not be sufficient to constitute an exception to the time period set forth herein.

Exception: To the time period.

A primary permit shall not be deemed expired while the secondary permit is considered active. (Editor's note, effective July 10, 2008)

105.3.2.7 The fee for renewal, re-issuance and extension of a permit shall be set forth by the AHJ.

105.3.2.8 If the work covered by the permit is subordinate to the permit issued to the general (or prime) contractor, i.e. plumbing, electrical, pool, etc., the subordinate permit will be in effect for the full time of the contract permit.

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, 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; unless unusual circumstances require a longer time for processing the application or unless the permit application fails to satisfy the FBC 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 Sections 440.10 and 440.38, Florida Statutes.

105.3.6 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