

BUILDING CODES

F.S. 1013.371 (1) CONFORMITY TO THE FLORIDA BUILDING CODE AND FLORIDA FIRE PREVENTATION CODE REQUIRED FOR APPROVAL. THE BOARD MAY NOT APPROVE ANY PLANS FOR THE CONSTRUCTION, RENOVATION, REMODELING, OR DEMOLITION OF ANY EDUCATIONAL OR ANCILLARY BUILDINGS, INCLUDING RELOCATABLES, UNLESS THE PLANS CONFORM TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE FLORIDA FIRE PREVENTION CODE.

F.S 1013.371 (2) ENFORCEMENT BY BOARD. THE BOARD SHALL PROVIDE FOR THE PROPER SUPERVISION AND INSPECTION OF CONSTRUCTION, RENOVATION, REMODELING, OR DEMOLITION OF ANY EDUCATIONAL OR ANCILLARY BUILDINGS INCLUDING RELOCATABLES. THE BOARD MAY EMPLOY A CHIEF BUILDING OFFICIAL, PLANS EXAMINERS AND INSPECTORS, AND SUCH OTHERS, WHO HAVE BEEN CERTIFIED PURSUANT TO F.S. 468, AND SUCH PERSONNEL AS ARE NECESSARY TO ADMINISTER AND ENFORCE THE PROVISIONS OF THE FLORIDA BUILDING CODE AND FLORIDA FIRE PREVENTION CODE.

THE BOARD SHALL AUTHORIZE THE SUPERINTENDENT TO ADVERTISE FOR BIDS FOR PROJECTS UP TO \$750,000.00 OR LESS.

RULES:

SECTION I: PLAN REVIEW

The School Board, or any volunteer or service organization, which undertakes new construction, remodeling, renovation, leasing, lease-purchase, day labor project, addition to any educational building, or ancillary facility project, regardless of cost or fund source, shall have plans and specifications prepared by a design professional registered in compliance with *Chapters 481 and 471, F.S.*

The School Board may not approve any plans for the construction, renovation, remodeling, or demolition of any educational or ancillary plants unless the plans conform to the requirements of the Florida Building Code and the Florida Fire Prevention Code.

EXCEPTION: Maintenance and repair projects may not require professional services; however, they must be reviewed and approved for compliance with applicable building and life-safety codes, and constructed accordingly. Maintenance and repair projects include: repainting of interior or exterior surfaces; resurfacing of floors; repair or replacement of glass; repair of hardware, furniture, equipment, electrical fixtures, and plumbing fixtures; repair or resurfacing of parking lots, roads, and walkways or, the placement and hookup of relocatables. Maintenance and repair projects include upkeep of facilities, but not renovation of facilities.

The Chief Building Official shall establish the formal permit application and submittal requirements necessary to ensure compliance with the Florida Building Code

The Building Department will also review all phase III 50% documents for preliminary code compliance.

BUILDING CODES (Continued)**SECTION II: PERMIT APPROVAL**

The School Board, or any volunteer or service organization, 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 electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Two (2) types of permits will be issued: annual facility maintenance permits and building permits.

A. Annual Facility Maintenance Permits:

Each school or facility will be issued an annual facility maintenance permit to facilitate routine maintenance, emergency repairs, building refurbishment, and minor renovations of systems or equipment. Qualifier for this type of permit will be the Physical Plant Operations Division's Executive Director and/or his/her designee. Permits will be issued in their names. *The amount expended per maintenance project may not exceed \$200,000, which must be adjusted by the percentage change in the Consumer Price Index from January 1, 1994, to January 1 of the year in which the project is scheduled to begin.* A facility maintenance permit is valid for one (1) year. A detailed log of alterations and inspections must be submitted and maintained by the Physical Plant Operations Division and semi-annual reports submitted to the District's Building Department. The Chief Building Official and/or his/her authorized designees retain the right to make inspections at the facility site as he/she considers necessary.

B. Building Permits:

Building permits are required for all new construction, additions, remodeling, renovations, site work, structural modifications, major mechanical and electrical upgrades, roofing, re-roofing, and demolition. District Project Managers and/or their Contractors will submit an application for a permit to the Building Department and/or Chief Building Official. Upon review and approval by the Building Department and/or Chief Building Official, a permit will be issued and work inspected. When the work is deemed complete, the Building Department and/or Chief Building Official will issue a Certificate of Occupancy.

The Chief Building Official shall establish formal permit procedure requirements necessary to ensure compliance with the Florida Building Code.

SECTION III: INSPECTIONS

The Chief Building Official shall inspect, or cause to be inspected, at various intervals all construction or work for which a permit is required. Final inspections shall be made of every building, structure, mechanical, electrical, low voltage, plumbing, gas, energy conservation, or fire protection systems upon completion by the individual requesting the permit and prior to the issuance of a Certificate of Occupancy (CO), a Certificate of Completion (CC), or any occupancy or use of the permitted work.

The Chief Building Official shall establish formal inspection requirements necessary to ensure compliance with the Florida Building Code.

BUILDING CODES (Continued)

SECTION IV: APPEALS

The Chief Building Official will make all necessary code interpretations of the Florida Building Code when evaluating Broward County Public School construction projects during both the plan review and inspection process. When making final interpretations of the Florida Building Code, the Chief Building Official may consider additional advisory opinions from the Department of Education and the Building Official's Association of Florida when making code interpretations.

If an interested party disagrees with the final interpretation from the Chief Building Official and wishes to challenge such interpretation the next appropriate board of authority would be the Florida Building Commission. The Florida Building Commission relies on a series of Technical Advisory Committees, who will render an opinion on the interpretation to the Building Commissioners. The Building Commission, by majority vote, would render a final ruling on the interpretation which would deliver its decision to all relevant parties.

The Florida Building Commission also takes into account additional advisory opinions from the Department of Education and the Building Official's Association of Florida prior to rendering a final ruling on a code interpretation.

The Chief Building Official shall establish formal code interpretation procedure requirements necessary to ensure compliance with the Florida Building Code.

Authority: F.S. 553.775 and 553.79, F.S. 1001.41 (1) (2), F.S. 1013.37, 1013.371 and 1013.38,
State Requirements for Educational Facilities (SREF) 4.3 (1) (a)
POLICY APPROVED: 8/5/71
POLICY READOPTED: 9/5/74
POLICY AMENDED: 3/20/75, 8/14/01, 4/10/07.