



1 registration; reenacting s. 481.225(1)(a) and  
2 (3), F.S., relating to disciplinary proceedings  
3 against registered architects, to incorporate  
4 the amendment to s. 481.221, F.S., in a  
5 reference thereto; providing penalties;  
6 reenacting s. 481.325(1)(a) and (3), F.S.,  
7 relating to disciplinary proceedings against  
8 registered landscape architects, to incorporate  
9 the amendment to s. 481.321, F.S., in a  
10 reference thereto; providing penalties;  
11 amending s. 489.103, F.S.; exempting  
12 preengineered fire extinguishing system  
13 permittees from construction contracting  
14 regulation; amending s. 489.105, F.S.; revising  
15 contractor definitions to authorize Class A and  
16 Class B air-conditioning contractors to  
17 disconnect or reconnect changeouts of liquefied  
18 petroleum or natural gas appliances within  
19 buildings, mechanical contractors to install,  
20 maintain, fabricate, repair, alter, extend, or  
21 design, when not prohibited by law, liquefied  
22 petroleum gas lines within buildings, and  
23 plumbing contractors to install liquefied  
24 petroleum gas and related venting lines;  
25 providing an effective date.

26  
27 Be It Enacted by the Legislature of the State of Florida:  
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29 Section 1. Section 481.221, Florida Statutes, is  
30 amended to read:

31 481.221 Seals; display of certificate number.--

1           (1) The board shall prescribe, by rule, one or more  
2 forms of distinctively different seals to be used by  
3 registered architects ~~and interior designers, respectively,~~  
4 holding valid certificates of registration.

5           ~~(2)(a)~~ Each registered architect shall obtain one an  
6 ~~impression type metal seal in a form approved by rule of the~~  
7 board and may, in addition, register her or his seal  
8 electronically in accordance with ss. 668.001-668.006. ~~and All~~  
9 final construction documents and instruments of service which  
10 include drawings, plans, specifications, or reports prepared  
11 or issued by the registered architect and being filed for  
12 public record shall bear the signature and seal of the  
13 registered architect who prepared or approved the document and  
14 the date on which they were sealed. The signature, date, and  
15 seal shall be evidence of the authenticity of that to which  
16 they are affixed. Final plans, specifications, or reports  
17 prepared or issued by a registered architect may be  
18 transmitted electronically and may be signed by the registered  
19 architect, dated, and sealed electronically with the seal in  
20 accordance with ss. 668.001-668.006.

21           ~~(3)(b)~~ The board shall adopt a rule prescribing the  
22 distinctly different seals to be used by registered interior  
23 designers holding valid certificates of registration. Each  
24 registered interior designer shall obtain a seal as prescribed  
25 by the board, and all drawings, plans, specifications, or  
26 reports prepared or issued by the registered interior designer  
27 and being filed for public record shall bear the signature and  
28 seal of the registered interior designer who prepared or  
29 approved the document and the date on which they were sealed.  
30 The signature, date, and seal shall be evidence of the  
31 authenticity of that to which they are affixed. Final plans,

1 specifications, or reports prepared or issued by a registered  
2 interior designer may be transmitted electronically and may be  
3 signed by the registered interior designer, dated, and sealed  
4 electronically with the seal in accordance with ss.  
5 668.001-668.006.

6 ~~(4)(2)~~ No registered architect shall affix, or permit  
7 to be affixed, her or his seal or signature to any final  
8 construction document or instrument of service which includes  
9 any plan, specification, drawing, or other document which  
10 depicts work which she or he is not competent to perform.

11 ~~(5)(3)~~ No registered interior designer shall affix, or  
12 permit to be affixed, her or his seal or signature to any  
13 plan, specification, drawing, or other document which depicts  
14 work which she or he is not competent or licensed to perform.

15 ~~(6)(4)~~ No registered architect shall affix her or his  
16 signature or seal to any final construction document or  
17 instrument of service which includes drawings, plans,  
18 specifications, or architectural documents which were not  
19 prepared by her or him or under her or his responsible  
20 supervising control or by another registered architect and  
21 reviewed, approved, or modified and adopted by her or him as  
22 her or his own work according to rules adopted by the board.

23 ~~(7)(5)~~ No registered interior designer shall affix her  
24 or his signature or seal to any plans, specifications, or  
25 other documents which were not prepared by her or him or under  
26 her or his responsible supervising control or by another  
27 registered interior designer and reviewed, approved, or  
28 modified and adopted by her or him as her or his own work  
29 according to rules adopted by the board.

30 ~~(8)(6)~~ Final construction documents or instruments of  
31 service which include plans, drawings, specifications, or

1 other architectural documents prepared by a registered  
2 architect as part of her or his architectural practice shall  
3 be of a sufficiently high standard to clearly and accurately  
4 indicate or illustrate all essential parts of the work to  
5 which they refer.

6 ~~(9)(7)~~ Studies, drawings, specifications, and other  
7 related documents prepared by a registered interior designer  
8 in providing interior design services shall be of a  
9 sufficiently high standard to clearly and accurately indicate  
10 all essential parts of the work to which they refer.

11 ~~(10)(8)~~ Each registered architect or interior  
12 designer, and each corporation or partnership holding a  
13 certificate of authorization, shall include its certificate  
14 number in any newspaper, telephone directory, or other  
15 advertising medium used by the registered architect, interior  
16 designer, corporation, or partnership. A corporation or  
17 partnership is not required to display the certificate number  
18 of individual registered architects or interior designers  
19 employed by or working within the corporation or partnership.

20 ~~(11)(9)~~ When the certificate of registration of a  
21 registered architect or interior designer has been revoked or  
22 suspended by the board, the registered architect or interior  
23 designer shall surrender her or his seal to the secretary of  
24 the board within a period of 30 days after the revocation or  
25 suspension has become effective. If the certificate of the  
26 registered architect or interior designer has been suspended  
27 for a period of time, her or his seal shall be returned to her  
28 or him upon expiration of the suspension period.

29 (12) A person may not sign and seal by any means any  
30 final plan, specification, or report after her or his  
31 certificate of registration has expired or is suspended or

1 revoked. A registered architect or interior designer whose  
2 certificate of registration is suspended or revoked shall,  
3 within 30 days after the effective date of the suspension or  
4 revocation, surrender her or his seal to the executive  
5 director of the board and confirm in writing to the executive  
6 director the cancellation of the registered architect's or  
7 interior designer's electronic signature in accordance with  
8 ss. 668.001-668.006. When a registered architect's or interior  
9 designer's certificate of registration is suspended for a  
10 period of time, her or his seal shall be returned upon  
11 expiration of the period of suspension.

12 Section 2. Subsections (1) and (2) of section 481.321,  
13 Florida Statutes, are amended to read:

14 481.321 Seals; display of certificate number.--

15 (1) The board shall prescribe, by rule, one or more  
16 forms of seals for use ~~a form of seal to be used~~ by a  
17 registered landscape architect who holds a valid certificate  
18 of registration. Each registered landscape architect shall  
19 obtain one ~~an impression type metal~~ seal in a form approved by  
20 rule of the board and may, in addition, register her or his  
21 seal electronically in accordance with ss. 668.001-668.006.  
22 ~~and~~ All final plans, specifications, or reports prepared or  
23 issued by the registered landscape architect and filed for  
24 public record shall be signed by the registered landscape  
25 architect, dated, and stamped or sealed electronically with  
26 her or his seal. The signature, date, and seal constitute  
27 evidence of the authenticity of that to which they are  
28 affixed. Final plans, specifications, or reports prepared or  
29 issued by a registered landscape architect may be transmitted  
30 electronically and may be signed by the registered landscape  
31

1 architect, dated, and sealed electronically with the seal in  
2 accordance with ss. 668.001-668.006.

3       (2) It is unlawful for any person to sign and seal by  
4 any means any final plan, specification, or report after her  
5 or his certificate of registration is expired, suspended, or  
6 revoked. A registered landscape architect whose certificate of  
7 registration is suspended or revoked shall, within 30 days  
8 after the effective date of the suspension or revocation,  
9 surrender her or his seal to the executive director of the  
10 board and confirm in writing to the executive director the  
11 cancellation of the landscape architect's electronic signature  
12 in accordance with ss. 668.001-668.006. When a landscape  
13 architect's certificate of registration is suspended for a  
14 period of time, her or his seal shall be returned upon  
15 expiration of the period of suspension. When the certificate  
16 ~~of registration of a registered landscape architect has been~~  
17 ~~revoked or suspended by the board, the registered landscape~~  
18 ~~architect shall surrender her or his seal to the executive~~  
19 ~~director of the board within 30 days after the revocation or~~  
20 ~~suspension has become effective. If the certificate of the~~  
21 ~~registered landscape architect is suspended for a period of~~  
22 ~~time, her or his seal shall be returned to her or him upon~~  
23 ~~expiration of the suspension period.~~

24       Section 3. For the purpose of incorporating the  
25 amendment to section 481.221, Florida Statutes, in a reference  
26 thereto, paragraph (a) of subsection (1) and subsection (3) of  
27 section 481.225, Florida Statutes, are reenacted to read:

28       481.225 Disciplinary proceedings against registered  
29 architects.--

30       (1) The following acts constitute grounds for which  
31 the disciplinary actions in subsection (3) may be taken:

1 (a) Violating any provision of s. 455.227(1), s.  
2 481.221, or s. 481.223, or any rule of the board or department  
3 lawfully adopted pursuant to this part or chapter 455.

4 (3) When the board finds any registered architect  
5 guilty of any of the grounds set forth in subsection (1), it  
6 may enter an order imposing one or more of the following  
7 penalties:

8 (a) Denial of an application for licensure.

9 (b) Revocation or suspension of a license.

10 (c) Imposition of an administrative fine not to exceed  
11 \$1,000 for each count or separate offense and a fine of up to  
12 \$5,000 for matters pertaining to a material violation of the  
13 Florida Building Code as reported by a local jurisdiction.

14 (d) Issuance of a reprimand.

15 (e) Placement of the registered architect on probation  
16 for a period of time and subject to such conditions as the  
17 board may specify, including requiring the registered  
18 architect to attend continuing education courses or to work  
19 under the supervision of another registered architect.

20 (f) Restriction of the authorized scope of practice by  
21 the registered architect.

22 Section 4. For the purpose of incorporating the  
23 amendment to section 481.321, Florida Statutes, in a reference  
24 thereto, paragraph (a) of subsection (1) and subsection (3) of  
25 section 481.325, Florida Statutes, are reenacted to read:

26 481.325 Disciplinary proceedings.--

27 (1) The following acts constitute grounds for which  
28 the disciplinary actions in subsection (3) may be taken:

29 (a) Violation of any provision of s. 455.227(1), s.  
30 481.321, or s. 481.323.

31



1           (3) When the board finds any registered landscape  
2 architect guilty of any of the grounds set forth in subsection  
3 (1), it may enter an order imposing one or more of the  
4 following penalties:

5           (a) Denial of an application for licensure.

6           (b) Revocation or suspension of a license.

7           (c) Imposition of an administrative fine not to exceed  
8 \$1,000 for each count or separate offense and a fine of up to  
9 \$5,000 for matters pertaining to a material violation of the  
10 Florida Building Code as reported by a local jurisdiction.

11           (d) Issuance of a reprimand.

12           (e) Placement of the registered landscape architect on  
13 probation for a period of time and subject to such conditions  
14 as the board may specify, including requiring the registered  
15 landscape architect to attend continuing education courses or  
16 to work under the supervision of another registered landscape  
17 architect.

18           (f) Restriction of the authorized scope of practice by  
19 the registered landscape architect.

20           Section 5. Subsection (20) is added to section  
21 489.103, Florida Statutes, to read:

22           489.103 Exemptions.--This part does not apply to:

23           (20) A person licensed pursuant to s. 633.061(1)(d) or  
24 (2)(b) performing work authorized by such license.

25           Section 6. Paragraphs (f), (g), (i), and (m) of  
26 subsection (3) of section 489.105, Florida Statutes, are  
27 amended to read:

28           489.105 Definitions.--As used in this part:

29           (3) "Contractor" means the person who is qualified  
30 for, and shall only be responsible for, the project contracted  
31 for and means, except as exempted in this part, the person

1 | who, for compensation, undertakes to, submits a bid to, or  
2 | does himself or herself or by others construct, repair, alter,  
3 | remodel, add to, demolish, subtract from, or improve any  
4 | building or structure, including related improvements to real  
5 | estate, for others or for resale to others; and whose job  
6 | scope is substantially similar to the job scope described in  
7 | one of the subsequent paragraphs of this subsection. For the  
8 | purposes of regulation under this part, "demolish" applies  
9 | only to demolition of steel tanks over 50 feet in height;  
10 | towers over 50 feet in height; other structures over 50 feet  
11 | in height, other than buildings or residences over three  
12 | stories tall; and buildings or residences over three stories  
13 | tall. Contractors are subdivided into two divisions, Division  
14 | I, consisting of those contractors defined in paragraphs  
15 | (a)-(c), and Division II, consisting of those contractors  
16 | defined in paragraphs (d)-(q):

17 |       (f) "Class A air-conditioning contractor" means a  
18 | contractor whose services are unlimited in the execution of  
19 | contracts requiring the experience, knowledge, and skill to  
20 | install, maintain, repair, fabricate, alter, extend, or  
21 | design, when not prohibited by law, central air-conditioning,  
22 | refrigeration, heating, and ventilating systems, including  
23 | duct work in connection with a complete system only to the  
24 | extent such duct work is performed by the contractor as is  
25 | necessary to make complete an air-distribution system, boiler  
26 | and unfired pressure vessel systems, and all appurtenances,  
27 | apparatus, or equipment used in connection therewith, and any  
28 | duct cleaning and equipment sanitizing which requires at least  
29 | a partial disassembling of the system; to install, maintain,  
30 | repair, fabricate, alter, extend, or design, when not  
31 | prohibited by law, piping, insulation of pipes, vessels and

1 ducts, pressure and process piping, and pneumatic control  
2 piping; to replace, disconnect, or reconnect power wiring on  
3 the load side of the dedicated existing electrical disconnect  
4 switch; to install, disconnect, and reconnect low voltage  
5 heating, ventilating, and air-conditioning control wiring; and  
6 to install a condensate drain from an air-conditioning unit to  
7 an existing safe waste or other approved disposal other than a  
8 direct connection to a sanitary system. The scope of work for  
9 such contractor shall also include any excavation work  
10 incidental thereto, but shall not include any work such as  
11 liquefied petroleum or natural gas fuel lines within  
12 buildings, except for disconnecting or reconnecting changeouts  
13 of liquefied petroleum or natural gas appliances within  
14 buildings; potable water lines or connections thereto;~~;~~  
15 sanitary sewer lines;~~;~~ swimming pool piping and filters;~~;~~ or  
16 electrical power wiring.

17 (g) "Class B air-conditioning contractor" means a  
18 contractor whose services are limited to 25 tons of cooling  
19 and 500,000 Btu of heating in any one system in the execution  
20 of contracts requiring the experience, knowledge, and skill to  
21 install, maintain, repair, fabricate, alter, extend, or  
22 design, when not prohibited by law, central air-conditioning,  
23 refrigeration, heating, and ventilating systems, including  
24 duct work in connection with a complete system only to the  
25 extent such duct work is performed by the contractor as is  
26 necessary to make complete an air-distribution system being  
27 installed under this classification, and any duct cleaning and  
28 equipment sanitizing which requires at least a partial  
29 disassembling of the system; to install, maintain, repair,  
30 fabricate, alter, extend, or design, when not prohibited by  
31 law, piping and insulation of pipes, vessels, and ducts; to

1 | replace, disconnect, or reconnect power wiring on the load  
2 | side of the dedicated existing electrical disconnect switch;  
3 | to install, disconnect, and reconnect low voltage heating,  
4 | ventilating, and air-conditioning control wiring; and to  
5 | install a condensate drain from an air-conditioning unit to an  
6 | existing safe waste or other approved disposal other than a  
7 | direct connection to a sanitary system. The scope of work for  
8 | such contractor shall also include any excavation work  
9 | incidental thereto, but shall not include any work such as  
10 | liquefied petroleum or natural gas fuel lines within  
11 | buildings, except for disconnecting or reconnecting changeouts  
12 | of liquefied petroleum or natural gas appliances within  
13 | buildings; potable water lines or connections thereto;;  
14 | sanitary sewer lines;; swimming pool piping and filters;; or  
15 | electrical power wiring.

16 |         (i) "Mechanical contractor" means a contractor whose  
17 | services are unlimited in the execution of contracts requiring  
18 | the experience, knowledge, and skill to install, maintain,  
19 | repair, fabricate, alter, extend, or design, when not  
20 | prohibited by law, central air-conditioning, refrigeration,  
21 | heating, and ventilating systems, including duct work in  
22 | connection with a complete system only to the extent such duct  
23 | work is performed by the contractor as is necessary to make  
24 | complete an air-distribution system, boiler and unfired  
25 | pressure vessel systems, lift station equipment and piping,  
26 | and all appurtenances, apparatus, or equipment used in  
27 | connection therewith, and any duct cleaning and equipment  
28 | sanitizing which requires at least a partial disassembling of  
29 | the system; to install, maintain, repair, fabricate, alter,  
30 | extend, or design, when not prohibited by law, piping,  
31 | insulation of pipes, vessels and ducts, pressure and process

1 | piping, pneumatic control piping, gasoline tanks and pump  
2 | installations and piping for same, standpipes, air piping,  
3 | vacuum line piping, oxygen lines, nitrous oxide piping, ink  
4 | and chemical lines, fuel transmission lines, liquefied  
5 | petroleum gas lines within buildings, and natural gas fuel  
6 | lines within buildings; to replace, disconnect, or reconnect  
7 | power wiring on the load side of the dedicated existing  
8 | electrical disconnect switch; to install, disconnect, and  
9 | reconnect low voltage heating, ventilating, and  
10 | air-conditioning control wiring; and to install a condensate  
11 | drain from an air-conditioning unit to an existing safe waste  
12 | or other approved disposal other than a direct connection to a  
13 | sanitary system. The scope of work for such contractor shall  
14 | also include any excavation work incidental thereto, but shall  
15 | not include any work such as ~~liquefied petroleum gas fuel~~  
16 | ~~lines within buildings,~~ potable water lines or connections  
17 | thereto, sanitary sewer lines, swimming pool piping and  
18 | filters, or electrical power wiring.

19 |         (m) "Plumbing contractor" means a contractor whose  
20 | contracting business consists of the execution of contracts  
21 | requiring the experience, financial means, knowledge, and  
22 | skill to install, maintain, repair, alter, extend, or, when  
23 | not prohibited by law, design plumbing. A plumbing contractor  
24 | may install, maintain, repair, alter, extend, or, when not  
25 | prohibited by law, design the following without obtaining any  
26 | additional local regulatory license, certificate, or  
27 | registration: sanitary drainage or storm drainage facilities;  
28 | venting systems; public or private water supply systems;  
29 | septic tanks; drainage and supply wells; swimming pool piping;  
30 | irrigation systems; or solar heating water systems and all  
31 | appurtenances, apparatus, or equipment used in connection

1 | therewith, including boilers and pressure process piping and  
2 | including the installation of water, natural gas, liquefied  
3 | ~~(excluding liquid petroleum gas and related venting gases)~~,  
4 | and storm and sanitary sewer lines; and water and sewer plants  
5 | and substations. The scope of work of the plumbing contractor  
6 | also includes the design, when not prohibited by law, and  
7 | installation, maintenance, repair, alteration, or extension of  
8 | air-piping, vacuum line piping, oxygen line piping, nitrous  
9 | oxide piping, and all related medical gas systems; fire line  
10 | standpipes and fire sprinklers to the extent authorized by  
11 | law; ink and chemical lines; fuel oil and gasoline piping and  
12 | tank and pump installation, except bulk storage plants; and  
13 | pneumatic control piping systems, all in such a manner as to  
14 | comply with all plans, specifications, codes, laws, and  
15 | regulations applicable. The scope of work of the plumbing  
16 | contractor shall apply to private property and public  
17 | property, shall include any excavation work incidental  
18 | thereto, and shall include the work of the specialty plumbing  
19 | contractor. Such contractor shall subcontract, with a  
20 | qualified contractor in the field concerned, all other work  
21 | incidental to the work but which is specified herein as being  
22 | the work of a trade other than that of a plumbing contractor.  
23 | Nothing in this definition shall be construed to limit the  
24 | scope of work of any specialty contractor certified pursuant  
25 | to s. 489.113(6). Nothing in this definition shall be  
26 | construed to require certification or registration under this  
27 | part of any authorized employee of a public natural gas  
28 | utility or of a private natural gas utility regulated by the  
29 | Public Service Commission when disconnecting and reconnecting  
30 | water lines in the servicing or replacement of an existing  
31 | water heater.

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Section 7. This act shall take effect July 1, 2005.