

**The Florida Senate**  
**BILL ANALYSIS AND FISCAL IMPACT STATEMENT**

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

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Prepared By: The Professional Staff of the Community Affairs Committee

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BILL: SB 704

INTRODUCER: Senator Bennett

SUBJECT: Building Construction and Inspection

DATE: December 13, 2011      REVISED: \_\_\_\_\_

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Toman	Yeatman	CA	<b>Pre-meeting</b>
2.			BC	
3.				
4.				
5.				
6.				

**I. Summary:**

This bill amends a number of provisions related to building construction and inspection in Florida. The bill:

- modifies how local government code enforcement boards serve notices on property owners;
- authorizes building code administrators or building officials to accept electronically transmitted construction plans and related documents for permit approval purposes;
- expands the meaning of ‘demolish’ as it is used to define licensed contractors;
- changes how certain Florida Building Code permit fee surcharges are allocated; and
- exempts specified hunting structures from the Florida Building Code.

The bill substantially amends sections 162.12, 468.604, 489.105, 553.721, and 553.73 of the Florida Statutes.

**II. Present Situation:**

**Local Government Code Enforcement Board Notices**

***Code Enforcement Boards and Procedures***

Chapter 162, Part I of the Florida Statutes governs local government code enforcement boards. These county and municipality administrative boards are authorized to impose fines and other noncriminal penalties to enforce local government code and ordinance violations.<sup>1</sup>

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<sup>1</sup> See sections 162.02 and 162.03, F.S. An alternative enforcement system utilizing special magistrates is also an option.

The boards consist of five or seven members appointed by the local governing body.<sup>2</sup> An authorized agent or employee of the local government serves as a code inspector to assure code compliance and to initiate any enforcement proceedings.<sup>3</sup> If a violation of the codes is found, the code inspector notifies the violator and gives the person a reasonable time to correct the transgression. If the violation persists beyond the time specified for correction, a hearing is requested and scheduled, and the code enforcement board provides notice pursuant to s. 162.12, F.S.<sup>4</sup>

At the conclusion of a hearing, the enforcement board issues findings of fact and an order affording proper relief. The order may include a notice for compliance by a specified date and that a fine may be imposed.<sup>5</sup> Fines may not exceed \$250 per day for a first violation and shall not exceed \$500 per day for a repeat violation.<sup>6</sup>

### ***Code Enforcement Notices***

Notices to alleged violators of local government codes and ordinances are governed by s. 162.12, F.S. There are four options cited in s. 162.12(1), F.S., by which notices are provided, including by:

certified mail, return receipt requested, provided if such notice is sent under this paragraph to the owner of the property in question at the address listed in the tax collector's office for tax notices, *and* at any other address provided to the local government by such owner and is returned as unclaimed or refused, notice may be provided by posting as described in subparagraphs (2)(b)1. and 2. *and* by first class mail directed to the addresses furnished to the local government with a properly executed proof of mailing or affidavit confirming the first class mailing.<sup>7</sup>

The other options for serving notices in s. 162.12(1), F.S., are:

- hand delivery by the sheriff, code inspector, or other designated person;
- leaving at the violator's residence with any person residing there above the age of 15; or
- for commercial premises, leaving the notice with the manager or other person in charge.<sup>8</sup>

There is currently no specific guidance in s. 162.12(1), F.S., for serving notices on property owned by a corporation.

In addition to providing notice as set forth in subsection (1) of s. 162.12, F.S., subsection (2) provides optional noticing by publication or posting as follows:

- published once during each week for four consecutive weeks in a newspaper of general circulation in the county where the code enforcement board is located;

<sup>2</sup> Section 162.05, F.S. If the local governing body has a population of less than 5,000 persons, the code enforcement board may consist of five or seven members. If the population is 5,000 or more persons, the board must be seven members.

<sup>3</sup> Section 162.04(2), F.S.

<sup>4</sup> See section 162.06, F.S.

<sup>5</sup> See section 162.07, F.S.

<sup>6</sup> See section 162.09, F.S.

<sup>7</sup> Section 162.12(1)(a), F.S. *Italics* added.

<sup>8</sup> See ss 162.12(b)-(d), F.S.

- posted at least 10 days prior to the hearing, or prior to the expiration of any deadline contained in the notice, in at least two locations, one of which is at the property of the alleged violation and the other at the primary municipal or county government office.

Proof of posting is by affidavit of the person posting the notice. Notice by publication or posting may run concurrently with, or may follow, an attempt or attempts to provide notice by hand delivery or by mail.<sup>9</sup> Evidence that an attempt has been made to hand deliver or mail a notice together with proof of publication or posting satisfies the notice requirements regardless of whether or not the alleged violator actually received such notice.<sup>10</sup>

### **Electronically Transmitted Construction Documents**

#### ***Building Code Administrators and the Permitting Process***

The Legislature deems it necessary in the interest of public health and safety to regulate the practice of building code administration and inspection in this state.<sup>11</sup> “Building code administrators” or “building officials” are the local government employees charged with building construction regulation responsibilities. These responsibilities are linked to the permitting process and include plan review, enforcement, and the inspection of building construction, remodeling, and demolition. Officials verify compliance with construction codes as required by state law or municipal or county ordinance relating to plumbing, mechanical, electrical, gas, fire prevention, energy, and accessibility.<sup>12</sup>

Section 468.604 (1), F.S., requires that construction plans be reviewed by a building code administrator or building official before the issuance of any building, system installation, or other construction permit. In addition, the administrator or official must also inspect each phase of construction where a building or other construction permit has been issued.<sup>13</sup>

To obtain a permit, the Florida Building Code provides that an applicant shall first file an application in writing on a form furnished by the appropriate building department for the intended purpose.<sup>14</sup> Permit application forms shall be in a format prescribed by a local administrative board, if applicable, and must comply with the requirements of s. 713.135(5) and (6), F.S.

Section 713.135(5), F.S., requires building permit applications to include the names and addresses of property owners and contractors and a description sufficient to identify the property. Section 713.135(6), F.S., delineates the format for building permit applications which include owner and contractor signatures as well as notarization.<sup>15</sup> The section also provides that an authority responsible for issuing building permits may accept a building permit application in an

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<sup>9</sup> Section 162.12(2), F.S.

<sup>10</sup> *Id.*

<sup>11</sup> Section 468.601, F.S.

<sup>12</sup> Section 468.603(1), F.S.

<sup>13</sup> Section 468.604(1), F.S.

<sup>14</sup> Section 105.3, Chap. 1, 2007 Florida Building Code: Building (including 2009 Supplement).

<sup>15</sup> Section 117.021(1), F.S., provides that “any document requiring notarization may be notarized electronically.”

electronic format, as prescribed by the authority. Electronically submitted permits must contain an additional “owner’s electronic submission statement.”<sup>16</sup>

Construction documents outlining floor, site, and foundation plans, as well as other data, are submitted in one or more sets with each application for a permit. Electronic media versions of these documents are allowed to be submitted when approved by the building official.<sup>17</sup>

### ***Electronic Signatures***

The intent of the “Electronic Signature Act of 1996,” is to facilitate economic development and efficient delivery of government services through electronic messages.<sup>18</sup> The act also aims to foster the development of electronic commerce through the use of electronic signatures. Unless otherwise provided by law, an electronic signature may be used to sign a writing and shall have the same force and effect as a written signature.<sup>19</sup>

Part II, ch. 668, F.S., contains the “Uniform Electronic Transaction Act” which sets forth requirements for the validation and effect of electronic records and electronic signatures. It also provides for agreement variation in order to facilitate, but not require, the use of electronic means in conducting transactions.<sup>20</sup>

### ***Statutorily Authorized Electronic Submission of Documents and Seals***

Certain professions regulated by the state have statutory authority to electronically submit documents and to utilize electronic seals. These include:

- architects,<sup>21</sup>
- engineers,<sup>22</sup>
- interior designers,<sup>23</sup>
- landscape architects,<sup>24</sup> and
- land surveyors and mappers.<sup>25</sup>

In addition, in 2009, the Legislature required each clerk of court to implement an electronic filing process in an effort to reduce judicial costs, increase timeliness in the processing of cases, and improve judicial case management.<sup>26</sup>

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<sup>16</sup> Section 713.135(6)b, F.S.

<sup>17</sup> Sections 106.1.1 and 106.3.5, Chap. 1, 2007 Florida Building Code: Building (including 2009 Supplement).

<sup>18</sup> See s. 668.002, F.S.

<sup>19</sup> Section 668.004, F.S.

<sup>20</sup> See Comm. on Commerce and Economic Opportunities, The Florida Senate, *CS/CS/SB 1334 Electronic Commerce*, Florida Senate 2000 Session Summary, available at <http://archive.flsenate.gov/publications/2000/senate/reports/summaries/pdf/Comm.pdf>.

<sup>21</sup> Section 481.221(2), F.S.

<sup>22</sup> Section 471.025(1), F.S.

<sup>23</sup> Section 481.221(3), F.S.

<sup>24</sup> Section 481.321(1), F.S.

<sup>25</sup> Section 472.025(1), F.S.

<sup>26</sup> Section 28.22205, F.S.

## Construction Contracting and Licensure to Demolish

The legislature deems it necessary in the interest of public health, safety and welfare to regulate the construction industry.<sup>27</sup> Chapter 489, part I of the Florida Statutes governs construction contracting in the state and establishes the Construction Industry Licensing Board (CILB) within the Department of Business and Professional Regulation (DBPR) to carry out chapter provisions.<sup>28</sup>

The CILB meets regularly to consider applications for licensure, to review disciplinary cases, and to conduct informal hearings relating to licensure and discipline. The board engages in rulemaking to implement the provisions set forth in statutes and conducts other general business, as necessary.<sup>29</sup>

Section 489.105(3), F.S., defines “contractor” as

a person, who for compensation undertakes to, submits a bid to, or does himself or herself or by others construct, repair, alter, remodel, add to, *demolish*, subtract from, or improve any building or structure, including related improvements to real estate, for others or for resale to others . . . .<sup>30</sup>

Of the defined contractor activities, demolish is the sole act that receives additional clarification in the statute.

For the purposes of regulation under this part, “demolish” applies only to demolition of steel tanks over 50 feet in height; towers over 50 feet in height; other structures over 50 feet in height, other than buildings or residences over three stories tall; and buildings or residences over three stories tall.<sup>31</sup>

Given the above qualifying language, demolition of buildings or residences that are *three stories in height or less* as well as steel tanks, towers and other structures *50 feet in height or less* do not require licensure pursuant to Chapter 489, Florida Statutes.<sup>32</sup> According to the DBPR, the number of unlicensed persons currently demolishing residences and buildings three stories or less or tanks and towers 50 feet or less is unknown.<sup>33</sup>

## Florida Building Code Permit Fee Surcharge

### *Florida Building Code and Building Commission*

In 2000, the Florida Legislature enacted ch 2000-141, Laws of Florida, to provide for the adoption of the Florida Building Code (Code), a unified building code for the state. The Code

<sup>27</sup> Section 489.101, F.S.

<sup>28</sup> Section 489.107(1), F.S.

<sup>29</sup> Florida Department of Business and Professional Regulation, *Construction Industry Licensing Board*, <http://www.myfloridalicense.com/dbpr/pro/cilb/> (last visited Dec. 14, 2011).

<sup>30</sup> *Italics added.*

<sup>31</sup> Section 489.105(3), F.S.

<sup>32</sup> See Florida Department of Business and Professional Regulation, *Senate Bill 704 Analysis* (Nov. 2, 2011) (on file with the Senate Committee on Community Affairs).

<sup>33</sup> *Id.*

consists of a single set of documents that apply to the design, construction, erection, alteration, modification, repair or demolition of public and private buildings or structures.<sup>34</sup> It is adopted and maintained by the Florida Building Commission (Commission) which is located within the DBPR. The Code is enforced by authorized state and local government enforcement agencies.<sup>35</sup> The Commission, by rule adopted pursuant to ss. 120.536(1) and 120.54, F.S., updates the Code every three years.<sup>36</sup>

### ***Building Code Permit Fee Surcharges***

The governing bodies of local governments may provide a schedule of fees to administer their responsibilities enforcing the Code.<sup>37</sup> In order for the DBPR to administer and carry out the purposes of the Code and related activities, a surcharge is assessed at the rate of 1.5 percent of the permit fees associated with enforcement of the Code.<sup>38</sup> The minimum amount collected on any permit issued is \$2. Surcharge funds are electronically remitted to the DBPR on a quarterly calendar basis.

The unit of government collecting and remitting these funds retains 10 percent of the surcharge collected to fund the participation of building departments in the national and state building code adoption processes and to provide education related to enforcement of the Florida Building Code. All funds remitted to DBPR are deposited in the Professional Regulation Trust Fund.<sup>39</sup> Funds collected from surcharges are used exclusively for the duties of the Florida Building Commission and the DBPR. Funds used by the DBPR as well as funds to be transferred to the Department of Health are prescribed in the annual General Appropriations Act.

### ***Building Code Compliance and Mitigation Program***

Created by Chapter 98-287, s. 52, Laws of Fla. as the Building Code Training Program, s. 553.841, F.S., governs what is now known as the Florida Building Code Compliance and Mitigation Program (Program). Administered by the DBPR, the Program develops, coordinates, and maintains education and outreach to persons required to comply with the Florida Building Code including methods for mitigation of hurricane and storm-related damage. All services and materials of the Program are provided by a private, nonprofit corporation under contract with the DBPR.<sup>40</sup> Program funding is provided by the Construction Industry Licensing Board and the Electrical Contractors' Licensing Board pursuant to ss. 489.109(3) and 489.509(3), F.S.<sup>41</sup>

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<sup>34</sup> Section 553.72(1), F.S.

<sup>35</sup> Section 553.72(3), F.S. The Commission is composed of 25 members appointed by the Governor subject to confirmation by the Senate.

<sup>36</sup> Section 553.73(7)(a), F.S.

<sup>37</sup> See s. 553.80, F.S.

<sup>38</sup> See s. 553.721, F.S., for this and the remaining information provided in this subsection of the analysis. A similar 1.5% surcharge of permit fees is assessed pursuant to s. 468.631, F.S., to fund the Florida Homeowners' Construction Recovery Fund established by s. 489.140, F.S., and to fund the functions of the Building Code Administrators and Inspectors Board.

<sup>39</sup> Pursuant to s. 215.37, F.S., the Professional Regulation Trust Fund consists of fees, licenses, and other charges assessed to practitioners of professions, as defined in ch. 455, F.S. by the DBPR. Separate accounts are maintained for each profession.

<sup>40</sup> According to the DBPR, Building a Safer Florida, Inc., is the nonprofit corporation currently providing services and materials for the Program. Their website is available at <http://buildingasaferflorida.com/index.cfm?key=1>.

<sup>41</sup> Section 553.841(5), F.S. According to the DBPR *Senate Bill 704 Analysis*, the Program has historically received funds from the Florida Building Commission appropriation or one-time appropriations from the Residential Construction Mitigation Program.

## Florida Building Code Amendments and Exemptions

Section 553.72(1), F.S., provides that the Florida Building Code (Code) is to be “applied, administered, and enforced uniformly and consistently from jurisdiction to jurisdiction.” Among the purposes of the Code is the intent to “establish minimum standards primarily for public health and lifesafety, and, secondarily, for protection of property as appropriate.”

While the Code is uniform in nature, s. 553.72(3)(d), F.S., states that the Florida Building Commission shall incorporate within sections of the Code provisions which address regional and local concerns and variations. In addition, local governments may adopt amendments to the technical provisions of the Florida Building Code which apply solely within the jurisdiction of such government and which provide for more stringent requirements than those specified in the Florida Building Code.<sup>42</sup>

### *Permissive Exemptions for Single-Family Residences*

Local governments and Code enforcement districts may adopt rules granting Code exemptions to owners of single-family residences.<sup>43</sup> These exemptions relate to:

- additions or repairs performed by the property owner which do not exceed 1,000 square feet or the square footage of the primary structure, whichever is less;
- additions or repairs by a non-owner within a specific cost limitation set by rule, provided the total cost does not exceed \$5,000 within any 12-month period;
- building and inspections fees.<sup>44</sup>

### *Outright Exemptions for Buildings, Structures, and Facilities*

The following buildings, structures, and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the Legislature and provided by law:<sup>45</sup>

- Buildings and structures specifically regulated and preempted by the Federal Government.
- Railroads and ancillary facilities associated with the railroad.
- Nonresidential farm buildings on farms.
- Temporary buildings or sheds used exclusively for construction purposes.
- Mobile or modular structures used as temporary offices.<sup>46</sup>
- Structures or facilities of electric utilities which are directly involved in the generation, transmission, or distribution of electricity.
- Temporary sets, assemblies, or structures used in motion picture or television production.
- Storage sheds that are not designed for human habitation.<sup>47</sup>
- Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida.<sup>48</sup>

<sup>42</sup> Section 553.73(4)(a).

<sup>43</sup> Section 553.80(3)(b)1., F.S.

<sup>44</sup> Section 553.80(3)(b)1.a.-c., F.S.

<sup>45</sup> See s. 553.73(10)(a)-(j), F.S.

<sup>46</sup> Provisions relating to accessibility by persons with disabilities apply to such structures.

<sup>47</sup> Sheds of 720 square feet or less are not required to comply with wind-borne-debris-impact standards. Sheds 400 square feet or less are not subject to door height and width requirements.

<sup>48</sup> “Chickee” means an open-sided wooden hut that has a thatched roof made of traditional materials that does not incorporate any electrical, plumbing, or other non-wood features.

- Family mausoleums not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled and delivered on site.<sup>49</sup>

The Florida Building Commission may recommend to the Legislature additional categories of buildings, structures, or facilities which should be exempted from the Florida Building Code, to be provided by law.<sup>50</sup>

### ***Thermal Efficiency Standards for certain Hunting and Recreational Buildings***

Section 553.901, F.S., requires the DBPR to prepare a thermal efficiency code which provides a statewide uniform standard for energy efficiency in the thermal design and operation of all buildings consistent with energy conservation goals. Buildings exempted from thermal efficiency provisions include those with a minimal peak rate of energy usage, those neither heated nor cooled by a mechanical system, buildings where federal standards preempt state codes, and certain historical buildings.<sup>51</sup> The thermal efficiency standards for new residential buildings outlined in s. 553.905, F.S., do not apply to a building of less than 1,000 square feet which is not primarily used as a principal residence and which is constructed and owned by a natural person for hunting or similar recreational purposes.<sup>52</sup>

### **Federal Emergency Management Agency Flood Insurance Rate Maps**

The Flood Insurance and Mitigation Administration (FIMA), a component of the Federal Emergency Management Agency (FEMA), manages the National Flood Insurance Program (NFIP). Nearly 20,000 communities across the United States and its territories participate in the NFIP by adopting and enforcing floodplain management ordinances to reduce future flood damage. In exchange, the NFIP makes federally backed flood insurance available to homeowners, renters, and business owners in these communities. Community participation in the NFIP is voluntary.<sup>53</sup>

In addition to providing flood insurance and reducing flood damages through floodplain management regulations, the NFIP identifies and maps the Nation's floodplains. The official map of a community on which FEMA has delineated special hazard areas and the risk premium zones applicable to a community is known as a Flood Insurance Rate Map (FIRM).<sup>54</sup> Special flood hazard areas are defined as areas that will be inundated by a flood event having a one-percent chance of being equaled or exceeded in any given year. The one-percent annual chance flood is also referred to as the base flood or 100-year flood.<sup>55</sup>

<sup>49</sup>These mausoleums have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.

<sup>50</sup>Section 553.72(10)(j), F.S.

<sup>51</sup>See s. 553.902, F.S.

<sup>52</sup>These standards relate to heating, ventilating, and air conditioning as well as insulation. Persons may not construct more than one exempt hunting or recreational building in any 12-month period.

<sup>53</sup>Federal Emergency Management Agency, United States Department of Homeland Security, *National Flood Insurance Program*, <http://www.fema.gov/about/programs/nfip/index.shtm> (last visited Dec. 14, 2011).

<sup>54</sup>FEMA provides map servicing information at <https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>.

<sup>55</sup>Federal Emergency Management Agency, United States Department of Homeland Security, *Flood Zones*, [http://www.fema.gov/plan/prevent/floodplain/nfipkeywords/flood\\_zones.shtm](http://www.fema.gov/plan/prevent/floodplain/nfipkeywords/flood_zones.shtm) (last visited Dec. 14, 2011).



### III. Effect of Proposed Changes:

**Section 1** amends s. 162.12, F.S., to modify how local government code enforcement boards serve notices to alleged violators of local codes and ordinances. The bill allows for mail notices to be sent by certified mail *either* to an address listed in the tax collector's office *or* to any other address provided by the property owner. Currently, if mailing notices, local governments are required to send to the tax collector address *and* any other addresses.

In addition, this section of the bill establishes a corporation's registered agent as the recipient of certified mail notices for property owned by a corporation.

The bill also amends s. 162.12, F.S., to permit local government code enforcement boards to proceed with service by publication or posting pursuant to s. 162.12(2)(b), F.S., if a notice sent by certified mail is not signed as received within 30 days of mailing. Enforcement boards would no longer be required to wait until the return receipt is returned as undeliverable or refused by the United States Postal Service.

Finally, the bill eliminates a requirement to provide notices by first class mail when exercising the publishing or posting options.

**Section 2** creates subsection (4) of s. 468.604, F.S., specifying that should a building code administrator or building official provide for electronic filing, then construction plans, drawings, specifications, reports, final documents, or documents prepared or issued by a licensee may be dated and electronically signed and sealed by the licensee in accordance with ss. 668.001-668.006 and transmitted electronically to the building code administrator or building official for approval.

**Section 3** amends s. 489.105, F.S., to expand the definition of "contractor" to include those persons or businesses that contract to demolish any residence or building. Currently, contractor licensure to demolish buildings and residences only applies when these particular structures are over three stories tall.

**Section 4** amends s. 553.721, F.S., to change how certain building code permit fee surcharges are allocated. Currently, funds collected from these surcharges are used exclusively for the duties of the Florida Building Commission and the Department of Business and Professional Regulation. This section of the bill amends this allocation system to divide the surcharges equally between the Florida Building Commission and the Florida Building Code Compliance and Mitigation Program. Funds allocated to the Florida Building Code Compliance and Mitigation Program may not exceed \$925,000 in a fiscal year.

**Section 5** amends s. 553.73, F.S., to exempt specified hunting structures from the Florida Building Code. Buildings or structures less than 1,000 square feet, constructed and owned by a natural person for hunting, and repaired or constructed to the same dimension and condition as existed on January 1, 2011, are eligible for the exemption if:

- the buildings or structures are not rented or leased or used as principal residences;
- they are not located within the 100-year floodplain; and
- they are not connected to an off-site electric power or water supply.

**Section 6** provides an effective date of July 1, 2012.

**IV. Constitutional Issues:**

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

**V. Fiscal Impact Statement:**

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

Persons or businesses engaged in various phases of building construction, repair, remodeling or demolition may experience cost savings as a result of efficiencies accruing from electronic filing. Costs associated with the production and delivery of hard copy documents could be reduced.

Unlicensed persons currently demolishing residences and buildings three stories or less in height will be required to obtain a contractor license from the DBPR.

Specified buildings designed for hunting purposes will be exempt from the Florida Building Code. Persons who own these buildings will encounter fewer building code regulation fees and requirements.

C. Government Sector Impact:

Local government code enforcement boards may realize postage cost savings as a result of the optional noticing provisions.

Local authorities that provide for and accept electronic transmissions of various construction documents may realize procedural and document storage efficiencies and improve the timeliness of permit processing. The bill does not require electronic filing; therefore, any expenditures to facilitate this option would be discretionary.

There may be an increase in the number of contractor licenses issued due to the new requirement for persons demolishing residences or buildings. According to the DBPR,

the number of unlicensed persons currently demolishing residences and buildings three stories or less is unknown.<sup>56</sup>

The Florida Building Code Compliance and Mitigation Program will have a new funding stream that could generate up to \$925,000 annually.

**VI. Technical Deficiencies:**

None.

**VII. Related Issues:**

According to the DBPR, section 5 of the bill indicates that certain buildings used for hunting will not be required to meet minimum construction standards necessary to ensure such structures are structurally stable with adequate means of egress, light and ventilation providing a minimum acceptable level of protection to life and property from fire.<sup>57</sup> However, the DBPR states that this impact will be minimal due to the occasional use of such facilities and the specific safeguards outlined in the bill.<sup>58</sup>

**VIII. Additional Information:**

**A. Committee Substitute – Statement of Substantial Changes:**  
(Summarizing differences between the Committee Substitute and the prior version of the bill.)

None.

**B. Amendments:**

None.

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This Senate Bill Analysis does not reflect the intent or official position of the bill's introducer or the Florida Senate.

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<sup>56</sup> Florida Department of Business and Professional Regulation, *Senate Bill 704 Analysis* (Nov. 2, 2011) (on file with the Senate Committee on Community Affairs).

<sup>57</sup> *Id.*

<sup>58</sup> *Id.*