

1                   A bill to be entitled  
2           An act relating to building inspection services;  
3           amending s. 468.603, F.S.; providing a definition;  
4           amending s. 468.609, F.S.; revising eligibility  
5           requirements for a person applying to become certified  
6           as a building code inspector or plans examiner;  
7           revising the special conditions or requirements that  
8           the Florida Building Code Administrators and  
9           Inspectors Board may impose on provisional  
10          certificates; authorizing a person to perform certain  
11          duties under certain conditions if the person is under  
12          the direct supervision of a person licensed as a  
13          building code administrator; authorizing that partial  
14          completion of an internship program be transferred  
15          between jurisdictions and private entities; amending  
16          s. 553.791, F.S.; limiting the administrative fee that  
17          a local jurisdiction can charge when an owner or  
18          contractor hires a private provider for inspection  
19          services; requiring the local jurisdiction to provide  
20          access to certain documents to a private provider,  
21          contractor, and owner; providing that a certificate of  
22          occupancy or certificate of completion is  
23          automatically granted and issued, and the permit  
24          application closed, under certain circumstances;  
25          requiring the local building official to provide a

26 written certificate of occupancy or certificate of  
 27 completion within a specified time; providing an  
 28 effective date.

30 Be It Enacted by the Legislature of the State of Florida:

31  
 32 Section 1. Subsection (9) is added to section 468.603,  
 33 Florida Statutes, to read:

34 468.603 Definitions.—As used in this part:

35 (9) "Private entity" has the same meaning as in s.  
 36 553.5141(1)(f).

37 Section 2. Paragraph (c) of subsection (2), paragraphs (c)  
 38 and (d) of subsection (7), and paragraph (b) of subsection (10)  
 39 of section 468.609, Florida Statutes, are amended to read:

40 468.609 Administration of this part; standards for  
 41 certification; additional categories of certification.—

42 (2) A person may take the examination for certification as  
 43 a building code inspector or plans examiner pursuant to this  
 44 part if the person:

45 (c) Meets eligibility requirements according to one of the  
 46 following criteria:

47 1. Demonstrates 4 years' combined experience in the field  
 48 of construction or a related field, building code inspection, or  
 49 plans review corresponding to the certification category sought;

50 2. Demonstrates a combination of postsecondary education

51 in the field of construction or a related field and experience  
52 which totals 3 years, with at least 1 year of such total being  
53 experience in construction, building code inspection, or plans  
54 review;

55 3. Demonstrates a combination of technical education in  
56 the field of construction or a related field and experience  
57 which totals 3 years, with at least 1 year of such total being  
58 experience in construction, building code inspection, or plans  
59 review;

60 4. Currently holds a standard certificate issued by the  
61 board or a firesafety inspector license issued under ~~pursuant to~~  
62 chapter 633, with a minimum of 3 years' verifiable full-time  
63 experience in firesafety inspection or firesafety plan review,  
64 and has satisfactorily completed a building code inspector or  
65 plans examiner training program that provides at least 100 hours  
66 but not more than 200 hours of cross-training in the  
67 certification category sought. The board shall establish by rule  
68 criteria for the development and implementation of the training  
69 programs. The board must ~~shall~~ accept all classroom training  
70 offered by an approved provider if the content substantially  
71 meets the intent of the classroom component of the training  
72 program;

73 5. Demonstrates a combination of the completion of an  
74 approved training program in the field of building code  
75 inspection or plan review and a minimum of 2 years' experience

76 | in the field of building code inspection, plan review, fire code  
 77 | inspections and fire plans review of new buildings as a  
 78 | firesafety inspector certified under s. 633.216, or  
 79 | construction. The approved training portion of this requirement  
 80 | must ~~shall~~ include proof of satisfactory completion of a  
 81 | training program that provides at least 200 hours but not more  
 82 | than 300 hours of cross-training that is approved by the board  
 83 | in the chosen category of building code inspection or plan  
 84 | review in the certification category sought with at least 20  
 85 | hours but not more than 30 hours of instruction in state laws,  
 86 | rules, and ethics relating to professional standards of  
 87 | practice, duties, and responsibilities of a certificateholder.  
 88 | The board shall coordinate with the Building Officials  
 89 | Association of Florida, Inc., to establish by rule the  
 90 | development and implementation of the training program. However,  
 91 | the board must ~~shall~~ accept all classroom training offered by an  
 92 | approved provider if the content substantially meets the intent  
 93 | of the classroom component of the training program;

94 |         6. Currently holds a standard certificate issued by the  
 95 | board or a firesafety inspector license issued under ~~pursuant to~~  
 96 | chapter 633 and:

97 |             a. Has at least 4 years' verifiable full-time experience  
 98 | as an inspector or plans examiner in a standard certification  
 99 | category currently held or has a minimum of 4 years' verifiable  
 100 | full-time experience as a firesafety inspector licensed under

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101 ~~pursuant to~~ chapter 633.

102       b. Has satisfactorily completed a building code inspector  
103 or plans examiner classroom training course or program that  
104 provides at least 200 but not more than 300 hours in the  
105 certification category sought, except for residential ~~one-family~~  
106 ~~and two-family dwelling~~ training programs, which must provide at  
107 least 500 but not more than 800 hours of training as prescribed  
108 by the board. The board shall establish by rule criteria for the  
109 development and implementation of classroom training courses and  
110 programs in each certification category; or

111       7.a. Has completed a 4-year internship certification  
112 program as a building code inspector or plans examiner while  
113 also employed full-time by a municipality, county, or other  
114 governmental jurisdiction, under the direct supervision of a  
115 certified building official, or by a private entity that  
116 conducts the same or similar services as a municipality, county,  
117 or other governmental jurisdiction, while under the direct  
118 supervision of a person licensed as a building code  
119 administrator under this part. Proof of graduation with a  
120 related vocational degree or college degree or of verifiable  
121 work experience may be exchanged for the internship experience  
122 requirement year-for-year, but may reduce the requirement to no  
123 less than 1 year.

124       b. Has passed an examination administered by the  
125 International Code Council in the certification category sought.

126 Such examination must be passed before beginning the internship  
 127 certification program.

128 c. Has passed the principles and practice examination  
 129 before completing the internship certification program.

130 d. Has passed a board-approved 40-hour code training  
 131 course in the certification category sought before completing  
 132 the internship certification program.

133 e. Has obtained a favorable recommendation from the  
 134 supervising building official after completion of the internship  
 135 certification program.

136 (7)

137 (c) The board shall provide for appropriate levels of  
 138 provisional certificates and may issue these certificates with  
 139 such special conditions or requirements ~~relating to the place of~~  
 140 ~~employment of the person holding the certificate, the~~  
 141 ~~supervision of such person on a consulting or advisory basis, or~~  
 142 ~~other matters~~ as the board deems ~~may deem~~ necessary to protect  
 143 the public safety and health. The board may not place a special  
 144 condition or requirement on a provisional certificate with  
 145 respect to the requirement of employment by a municipality,  
 146 county, or other local government agency.

147 (d) A person may perform the duties of a plans examiner or  
 148 building code inspector for 120 days if a provisional  
 149 certificate application has been submitted if such person is  
 150 under the direct supervision of a person licensed as a certified

151 building code administrator under this part ~~who holds a standard~~  
152 ~~certification~~ and who has found such person qualified for a  
153 provisional certificate. Direct supervision and the  
154 determination of qualifications may also be provided by a  
155 building code administrator who holds a limited or provisional  
156 certificate in a county having a population of fewer than 75,000  
157 and in a municipality located within such county.

158 (10)

159 (b) The board shall by rule establish:

160 1. Reciprocity of certification with any other state that  
161 requires an examination administered by the International Code  
162 Council.

163 2. That an applicant for certification as a building code  
164 inspector or plans examiner may apply for a provisional  
165 certificate valid for the duration of the internship period.

166 3. That partial completion of an internship program may be  
167 transferred between jurisdictions or private entities on a form  
168 prescribed by the board.

169 4. That an applicant may apply for a standard certificate  
170 on a form prescribed by the board upon successful completion of  
171 an internship certification program.

172 5. That an applicant may apply for a standard certificate  
173 at least 30 days but ~~and~~ no more than 60 days before completing  
174 the internship certification program.

175 6. That a building code inspector or plans examiner who

176 has standard certification may seek an additional certification  
 177 in another category by completing an additional nonconcurrent 1-  
 178 year internship program in the certification category sought and  
 179 passing an examination administered by the International Code  
 180 Council and a board-approved 40-hour code training course.

181 Section 3. Paragraph (b) of subsection (2) and subsection  
 182 (13) of section 553.791, Florida Statutes, are amended, and  
 183 paragraph (c) is added to subsection (2) of that section, to  
 184 read:

185 553.791 Alternative plans review and inspection.—  
 186 (2)

187 (b) If an owner or contractor retains a private provider  
 188 for purposes of plans review or building inspection services,  
 189 the local jurisdiction must reduce the permit fee by the amount  
 190 of cost savings realized by the local enforcement agency for not  
 191 having to perform such services. Such reduction may be  
 192 calculated on a flat fee or percentage basis, or any other  
 193 reasonable means by which a local enforcement agency assesses  
 194 the cost for its plans review or inspection services. The local  
 195 jurisdiction may not charge fees for building inspections if the  
 196 fee owner or contractor hires a private provider to perform such  
 197 services; however, the local jurisdiction may charge a  
 198 reasonable administrative fee, which shall be based on the cost  
 199 that is actually incurred, including the labor cost of the  
 200 personnel providing the service, by the local jurisdiction or

201 attributable to the local jurisdiction for the clerical and  
 202 supervisory assistance required, or both.

203 (c) If an owner or contractor retains a private provider  
 204 for purposes of plans review or building inspection services,  
 205 the local jurisdiction must provide equal access to all  
 206 permitting and inspection documents and reports to the private  
 207 provider, owner, and contractor.

208 (13) No more than 2 business days after receipt of a  
 209 request for a certificate of occupancy or certificate of  
 210 completion and the applicant's presentation of a certificate of  
 211 compliance and approval of all other government approvals  
 212 required by law, the local building official shall issue the  
 213 certificate of occupancy or certificate of completion or provide  
 214 a notice to the applicant identifying the specific deficiencies,  
 215 as well as the specific code chapters and sections. If the local  
 216 building official does not provide notice of the deficiencies  
 217 within the prescribed 2-day period, the request for a  
 218 certificate of occupancy or certificate of completion is  
 219 automatically ~~shall be deemed~~ granted and considered ~~the~~  
 220 ~~certificate of occupancy or certificate of completion shall be~~  
 221 ~~issued as of by the local building official on~~ the next business  
 222 day, and the permit is closed. The local building official must  
 223 provide the applicant with the written certificate of occupancy  
 224 or certificate of completion within 10 days after it is  
 225 automatically granted and issued. To resolve any identified

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226 | deficiencies, the applicant may elect to dispute the  
227 | deficiencies pursuant to subsection (14) or to submit a  
228 | corrected request for a certificate of occupancy or certificate  
229 | of completion.

230 |       Section 4. This act shall take effect July 1, 2022.