



505102

LEGISLATIVE ACTION

Senate	.	House
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	.	
Floor: 1/AD/2R	.	Floor: C
03/06/2024 06:21 PM	.	03/07/2024 08:37 PM
	.	

Senator DiCeglie moved the following:

Senate Amendment (with title amendment)

Delete lines 64 - 496

and insert:

Section 1. Paragraph (c) of subsection (2) of section 468.609, Florida Statutes, is amended to read:

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

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



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12 (c) Meets eligibility requirements according to one of the
13 following criteria:

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

17 2. Demonstrates a combination of postsecondary education in
18 the field of construction or a related field and experience
19 which totals 3 years, with at least 1 year of such total being
20 experience in construction, building code inspection, or plans
21 review;

22 3. Demonstrates a combination of technical education in the
23 field of construction or a related field and experience which
24 totals 3 years, with at least 1 year of such total being
25 experience in construction, building code inspection, or plans
26 review;

27 4. Currently holds a standard certificate issued by the
28 board or a firesafety inspector license issued under chapter
29 633, with a minimum of 3 years' verifiable full-time experience
30 in firesafety inspection or firesafety plan review, and has
31 satisfactorily completed a building code inspector or plans
32 examiner training program that provides at least 100 hours but
33 not more than 200 hours of cross-training in the certification
34 category sought. The board shall establish by rule criteria for
35 the development and implementation of the training programs. The
36 board must accept all classroom training offered by an approved
37 provider if the content substantially meets the intent of the
38 classroom component of the training program;

39 5. Demonstrates a combination of the completion of an
40 approved training program in the field of building code



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41 inspection or plan review and a minimum of 2 years' experience
42 in the field of building code inspection, plan review, fire code
43 inspections and fire plans review of new buildings as a
44 firesafety inspector certified under s. 633.216, or
45 construction. The approved training portion of this requirement
46 must include proof of satisfactory completion of a training
47 program that provides at least 200 hours but not more than 300
48 hours of cross-training that is approved by the board in the
49 chosen category of building code inspection or plan review in
50 the certification category sought with at least 20 hours but not
51 more than 30 hours of instruction in state laws, rules, and
52 ethics relating to professional standards of practice, duties,
53 and responsibilities of a certificateholder. The board shall
54 coordinate with the Building Officials Association of Florida,
55 Inc., to establish by rule the development and implementation of
56 the training program. However, the board must accept all
57 classroom training offered by an approved provider if the
58 content substantially meets the intent of the classroom
59 component of the training program;

60 6. Currently holds a standard certificate issued by the
61 board or a firesafety inspector license issued under chapter 633
62 and:

63 a. Has at least 4 years' verifiable full-time experience as
64 an inspector or plans examiner in a standard certification
65 category currently held or has a minimum of 4 years' verifiable
66 full-time experience as a firesafety inspector licensed under
67 chapter 633.

68 b. Has satisfactorily completed a building code inspector
69 or plans examiner classroom training course or program that



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70 provides at least 200 but not more than 300 hours in the
71 certification category sought, except for residential training
72 programs, which must provide at least 500 but not more than 800
73 hours of training as prescribed by the board. The board shall
74 establish by rule criteria for the development and
75 implementation of classroom training courses and programs in
76 each certification category; or

77 7.a. Has completed a 4-year internship certification
78 program as a building code inspector or plans examiner,
79 including an internship program for residential inspectors,
80 while also employed full-time by a municipality, county, or
81 other governmental jurisdiction, under the direct supervision of
82 a certified building official. A person may also complete the
83 internship certification program, including an internship
84 program for residential inspectors, while employed full time by
85 a private provider or a private provider's firm that performs
86 the services of a building code inspector or plans examiner,
87 while under the direct supervision of a certified building
88 official. Proof of graduation with a related vocational degree
89 or college degree or of verifiable work experience may be
90 exchanged for the internship experience requirement year-for-
91 year, but may reduce the requirement to no less than 1 year.

92 b. Has passed an examination administered by the
93 International Code Council in the certification category sought.
94 Such examination must be passed before beginning the internship
95 certification program.

96 c. Has passed the principles and practice examination
97 before completing the internship certification program.

98 d. Has passed a board-approved 40-hour code training course



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99 in the certification category sought before completing the
100 internship certification program.

101 e. Has obtained a favorable recommendation from the
102 supervising building official after completion of the internship
103 certification program.

104 Section 2. Paragraph (g) is added to subsection (7) of
105 section 553.73, Florida Statutes, to read:

106 553.73 Florida Building Code.—

107 (7)

108 (g) The commission shall modify the Florida Building Code
109 to state that sealed drawings by a design professional are not
110 required for the replacement of windows, doors, or garage doors
111 in an existing one-family or two-family dwelling or townhouse if
112 all of the following conditions are met:

113 1. The replacement windows, doors, or garage doors are
114 installed in accordance with the manufacturer's instructions for
115 the appropriate wind zone.

116 2. The replacement windows, doors, or garage doors meet the
117 design pressure requirements in the most recent version of the
118 Florida Building Code, Residential.

119 3. A copy of the manufacturer's instructions is submitted
120 with the permit application in a printed or digital format.

121 4. The replacement windows, doors, or garage doors are the
122 same size and are installed in the same opening as the existing
123 windows, doors, or garage doors.

124 Section 3. Subsection (16) of section 553.79, Florida
125 Statutes, is amended to read:

126 553.79 Permits; applications; issuance; inspections.—

127 ~~(16) Except as provided in paragraph (c), a building permit~~



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128 ~~for a single-family residential dwelling must be issued within~~
129 ~~30 business days after receiving the permit application unless~~
130 ~~the permit application fails to satisfy the Florida Building~~
131 ~~Code or the enforcing agency's laws or ordinances.~~

132 ~~(a) If a local enforcement agency fails to issue a building~~
133 ~~permit for a single-family residential dwelling within 30~~
134 ~~business days after receiving the permit application, it must~~
135 ~~reduce the building permit fee by 10 percent for each business~~
136 ~~day that it fails to meet the deadline. Each 10-percent~~
137 ~~reduction shall be based on the original amount of the building~~
138 ~~permit fee.~~

139 ~~(b) A local enforcement agency does not have to reduce the~~
140 ~~building permit fee if it provides written notice to the~~
141 ~~applicant, by e-mail or United States Postal Service, within 30~~
142 ~~business days after receiving the permit application, that~~
143 ~~specifically states the reasons the permit application fails to~~
144 ~~satisfy the Florida Building Code or the enforcing agency's laws~~
145 ~~or ordinances. The written notice must also state that the~~
146 ~~applicant has 10 business days after receiving the written~~
147 ~~notice to submit revisions to correct the permit application and~~
148 ~~that failure to correct the application within 10 business days~~
149 ~~will result in a denial of the application.~~

150 ~~(c) The applicant has 10 business days after receiving the~~
151 ~~written notice to address the reasons specified by the local~~
152 ~~enforcement agency and submit revisions to correct the permit~~
153 ~~application. If the applicant submits revisions within 10~~
154 ~~business days after receiving the written notice, the local~~
155 ~~enforcement agency has 10 business days after receiving such~~
156 ~~revisions to approve or deny the building permit unless the~~



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157 ~~applicant agrees to a longer period in writing. If the local~~
158 ~~enforcement agency fails to issue or deny the building permit~~
159 ~~within 10 business days after receiving the revisions, it must~~
160 ~~reduce the building permit fee by 20 percent for the first~~
161 ~~business day that it fails to meet the deadline unless the~~
162 ~~applicant agrees to a longer period in writing. For each~~
163 ~~additional business day, but not to exceed 5 business days, that~~
164 ~~the local enforcement agency fails to meet the deadline, the~~
165 ~~building permit fee must be reduced by an additional 10 percent.~~
166 ~~Each reduction shall be based on the original amount of the~~
167 ~~building permit fee.~~

168 ~~(d) If any building permit fees are refunded under this~~
169 ~~subsection, the surcharges provided in s. 468.631 or s. 553.721~~
170 ~~must be recalculated based on the amount of the building permit~~
171 ~~fees after the refund.~~

172 ~~(e) A building permit for a single-family residential~~
173 ~~dwelling applied for by a contractor licensed in this state on~~
174 ~~behalf of a property owner who participates in a Community~~
175 ~~Development Block Grant Disaster Recovery program administered~~
176 ~~by the Department of Economic Opportunity must be issued within~~
177 ~~15 working days after receipt of the application unless the~~
178 ~~permit application fails to satisfy the Florida Building Code or~~
179 ~~the enforcing agency's laws or ordinances.~~

180 Section 4. Present paragraphs (o) through (r) of subsection
181 (1) and subsections (10) through (21) of section 553.791,
182 Florida Statutes, are redesignated as paragraphs (p) through (s)
183 and subsections (11) through (22), respectively, a new paragraph
184 (o) is added to subsection (1) and a new subsection (10) is
185 added to that section, and present paragraph (o) of subsection



186 (1), paragraph (c) of subsection (4), paragraphs (b) and (d) of
187 subsection (7), subsection (9), paragraph (b) of present
188 subsection (13), paragraph (b) of present subsection (16), and
189 present subsection (19) are amended, to read:

190 553.791 Alternative plans review and inspection.—

191 (1) As used in this section, the term:

192 (o) “Private provider firm” means a business organization,
193 including a corporation, partnership, business trust, or other
194 legal entity, which offers services under this chapter to the
195 public through licensees who are acting as agents, employees,
196 officers, or partners of the firm. A person who is licensed as a
197 building code administrator under part XII of chapter 468, an
198 engineer under chapter 471, or an architect under chapter 481
199 may act as a private provider for an agent, employee, or officer
200 of the private provider firm.

201 (p) ~~(o)~~ “Request for certificate of occupancy or certificate
202 of completion” means a properly completed and executed
203 application for:

- 204 1. A certificate of occupancy or certificate of completion.
- 205 2. A certificate of compliance from the private provider
206 required under subsection (13) ~~(12)~~.
- 207 3. Any applicable fees.
- 208 4. Any documents required by the local building official to
209 determine that the fee owner has secured all other government
210 approvals required by law.

211 (4) A fee owner or the fee owner’s contractor using a
212 private provider to provide building code inspection services
213 shall notify the local building official in writing at the time
214 of permit application, or by 2 p.m. local time, 2 business days



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215 before the first scheduled inspection by the local building
216 official or building code enforcement agency that a private
217 provider has been contracted to perform the required inspections
218 of construction under this section, including single-trade
219 inspections, on a form to be adopted by the commission. This
220 notice shall include the following information:

221 (c) An acknowledgment from the fee owner or the fee owner's
222 contractor in substantially the following form:

223
224 I have elected to use one or more private providers to
225 provide building code plans review and/or inspection
226 services on the building or structure that is the
227 subject of the enclosed permit application, as
228 authorized by s. 553.791, Florida Statutes. I
229 understand that the local building official may not
230 review the plans submitted or perform the required
231 building inspections to determine compliance with the
232 applicable codes, except to the extent specified in
233 said law. Instead, plans review and/or required
234 building inspections will be performed by licensed or
235 certified personnel identified in the application. The
236 law requires minimum insurance requirements for such
237 personnel, but I understand that I may require more
238 insurance to protect my interests. By executing this
239 form, I acknowledge that I have made inquiry regarding
240 the competence of the licensed or certified personnel
241 and the level of their insurance and am satisfied that
242 my interests are adequately protected. I agree to
243 indemnify, defend, and hold harmless the local



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244 government, the local building official, and their
245 building code enforcement personnel from any and all
246 claims arising from my use of these licensed or
247 certified personnel to perform building code
248 inspection services with respect to the building or
249 structure that is the subject of the enclosed permit
250 application.

251
252 If the fee owner or the fee owner's contractor makes any changes
253 to the listed private providers or the services to be provided
254 by those private providers, the fee owner or the fee owner's
255 contractor shall, within 1 business day after any change or
256 within 2 business days before the next scheduled inspection,
257 update the notice to reflect such changes. A change of a duly
258 authorized representative named in the permit application does
259 not require a revision of the permit, and the building code
260 enforcement agency shall not charge a fee for making the change.

261 (7)

262 (b) If the local building official provides a written
263 notice of plan deficiencies to the permit applicant within the
264 prescribed 20-day period, the 20-day period shall be tolled
265 pending resolution of the matter. To resolve the plan
266 deficiencies, the permit applicant may elect to dispute the
267 deficiencies pursuant to subsection (15) ~~(14)~~ or to submit
268 revisions to correct the deficiencies.

269 (d) If the local building official provides a second
270 written notice of plan deficiencies to the permit applicant
271 within the prescribed time period, the permit applicant may
272 elect to dispute the deficiencies pursuant to subsection (15)



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273 ~~(14)~~ or to submit additional revisions to correct the
274 deficiencies. For all revisions submitted after the first
275 revision, the local building official has an additional 5
276 business days from the date of resubmittal to issue the
277 requested permit or to provide a written notice to the permit
278 applicant stating which of the previously identified plan
279 features remain in noncompliance with the applicable codes, with
280 specific reference to the relevant code chapters and sections.

281 (9) A private provider performing required inspections
282 under this section shall provide notice to the local building
283 official of the approximate date and ~~approximate~~ time of any
284 such inspection ~~no later than the prior business day by 2 p.m.~~
285 ~~local time or by any later time permitted by the local building~~
286 ~~official in that jurisdiction.~~ The local building official may
287 not prohibit the private provider from performing any inspection
288 outside the local building official's normal operating hours,
289 including after hours, weekends, or holidays. The local building
290 official may visit the building site as often as necessary to
291 verify that the private provider is performing all required
292 inspections. A deficiency notice must be posted by the private
293 provider, the duly authorized representative of the private
294 provider, or the building department whenever a noncomplying
295 item related to the building code or the permitted documents is
296 found. Such notice may be physically posted at the job site or
297 electronically posted. After corrections are made, the item must
298 be reinspected by the private provider or representative before
299 being concealed. Reinspection or reaudit fees shall not be
300 charged by the local jurisdiction as a result of the local
301 jurisdiction's audit inspection occurring before the performance



302 of the private provider's inspection or for any other
303 administrative matter not involving the detection of a violation
304 of the building code or a permit requirement.

305 (10) If the private provider is a person licensed as an
306 engineer under chapter 471 or an architect under chapter 481 and
307 affixes his or her professional seal to the affidavit required
308 under subsection (6), the local building official must issue the
309 requested permit or provide a written notice to the permit
310 applicant identifying the specific plan features that do not
311 comply with the applicable codes, as well as the specific code
312 chapters and sections, within 10 business days after receipt of
313 the permit application and affidavit. In such written notice,
314 the local building official must provide with specificity the
315 plan's deficiencies, the reasons the permit application failed,
316 and the applicable codes being violated. If the local building
317 official does not provide specific written notice to the permit
318 applicant within the prescribed 10-day period, the permit
319 application is deemed approved as a matter of law, and the local
320 building official must issue the permit on the next business
321 day.

322 (14) ~~(13)~~

323 (b) If the local building official does not provide notice
324 of the deficiencies within the applicable time periods under
325 paragraph (a), the request for a certificate of occupancy or
326 certificate of completion is automatically granted and deemed
327 issued as of the next business day. The local building official
328 must provide the applicant with the written certificate of
329 occupancy or certificate of completion within 10 days after it
330 is automatically granted and issued. To resolve any identified



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331 deficiencies, the applicant may elect to dispute the
332 deficiencies pursuant to subsection (15) ~~(14)~~ or to submit a
333 corrected request for a certificate of occupancy or certificate
334 of completion.

335 ~~(17)~~ ~~(16)~~

336 (b) A local enforcement agency, local building official, or
337 local government may establish, for private providers, private
338 provider firms, and duly authorized representatives working
339 within that jurisdiction, a system of registration to verify
340 compliance with the licensure requirements of paragraph (1)(n)
341 and the insurance requirements of subsection (18) ~~(17)~~.

342 ~~(20)~~ ~~(19)~~ A Each local building code enforcement agency may
343 not audit the performance of building code inspection services
344 by private providers operating within the local jurisdiction
345 until the agency has created standard operating private provider
346 audit procedures for the agency's internal inspection and review
347 staff, which includes, at a minimum, the private provider audit
348 purpose and scope, private provider audit criteria, an
349 explanation of private provider audit processes and objections,
350 and detailed findings of areas of noncompliance. Such private
351 provider audit procedures must be publicly available online and
352 a printed version must be readily accessible in agency
353 buildings. The private provider audit results of staff for the
354 prior two quarters also must be publicly available. The agency's
355 audit processes must adhere to the agency's posted standard
356 operating audit procedures. However, The same private provider
357 or private provider firm may not be audited more than four times
358 in a year ~~month~~ unless the local building official determines a
359 condition of a building constitutes an immediate threat to



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360 public safety and welfare, which must be communicated in writing
361 to the private provider or private provider firm. Work on a
362 building or structure may proceed after inspection and approval
363 by a private provider. ~~if the provider has given notice of the~~
364 ~~inspection pursuant to subsection (9) and, subsequent to such~~
365 ~~inspection and approval,~~ The work may ~~shall~~ not be delayed for
366 completion of an inspection audit by the local building code
367 enforcement agency.

368 Section 5. Subsections (1) and (2) of section 553.792,
369 Florida Statutes, are amended to read:

370 553.792 Building permit application to local government.-

371 (1) (a) A local government must approve, approve with
372 conditions, or deny a building permit application after receipt
373 of a completed and sufficient application within the following
374 timeframes, unless the applicant waives such timeframes in
375 writing:

376 1. Within 30 business days after receiving a complete and
377 sufficient application, for an applicant using a local
378 government plans reviewer to obtain the following building
379 permits if the structure is less than 7,500 square feet:
380 residential units, including a single-family residential unit or
381 a single-family residential dwelling, accessory structure,
382 alarm, electrical, irrigation, landscaping, mechanical,
383 plumbing, or roofing.

384 2. Within 60 business days after receiving a complete and
385 sufficient application, for an applicant using a local
386 government plans reviewer to obtain the following building
387 permits if the structure is 7,500 square feet or more:
388 residential units, including a single-family residential unit or



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389 a single-family residential dwelling, accessory structure,
390 alarm, electrical, irrigation, landscaping, mechanical,
391 plumbing, or roofing.

392 3. Within 60 business days after receiving a complete and
393 sufficient application, for an applicant using a local
394 government plans reviewer to obtain the following building
395 permits: signs or nonresidential buildings that are less than
396 25,000 square feet.

397 4. Within 60 business days after receiving a complete and
398 sufficient application, for an applicant using a local
399 government plans reviewer to obtain the following building
400 permits: multifamily residential, not exceeding 50 units; site-
401 plan approvals and subdivision plats not requiring public
402 hearing or public notice; and lot grading and site alteration.

403 5. Within 12 business days after receiving a complete and
404 sufficient application, for an applicant using a master building
405 permit consistent with s. 553.794 to obtain a site-specific
406 building permit.

407 6. Within 10 business days after receiving a complete and
408 sufficient application, for an applicant for a single-family
409 residential dwelling applied for by a contractor licensed in
410 this state on behalf of a property owner who participates in a
411 Community Development Block Grant-Disaster Recovery program
412 administered by the Department of Commerce, unless the permit
413 application fails to satisfy the Florida Building Code or the
414 enforcing agency's laws or ordinances.

415
416 However, the local government may not require the waiver of the
417 timeframes in this section as a condition precedent to reviewing



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418 an applicant's building permit application.

419 (b) A local government must meet the timeframes set forth
420 in this section for reviewing building permit applications
421 unless the timeframes set by local ordinance are more stringent
422 than those prescribed in this section.

423 (c) After ~~Within 10 days of~~ an applicant submits ~~submitting~~
424 an application to the local government, the local government
425 must provide written notice to the applicant within 5 business
426 days after receipt of the application advising ~~shall advise~~ the
427 applicant what information, if any, is needed to deem or
428 determine that the application is properly completed in
429 compliance with the filing requirements published by the local
430 government. If the local government does not provide timely
431 written notice that the applicant has not submitted the properly
432 completed application, the application is ~~shall be~~ automatically
433 deemed or determined to be properly completed and accepted.
434 ~~Within 45 days after receiving a completed application, a local~~
435 ~~government must notify an applicant if additional information is~~
436 ~~required for the local government to determine the sufficiency~~
437 ~~of the application, and shall specify the additional information~~
438 ~~that is required. The applicant must submit the additional~~
439 ~~information to the local government or request that the local~~
440 ~~government act without the additional information. While the~~
441 ~~applicant responds to the request for additional information,~~
442 ~~the 120-day period described in this subsection is tolled. Both~~
443 ~~parties may agree to a reasonable request for an extension of~~
444 ~~time, particularly in the event of a force majeure or other~~
445 ~~extraordinary circumstance. The local government must approve,~~
446 ~~approve with conditions, or deny the application within 120 days~~



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447 ~~following receipt of a completed application.~~

448 (d) A local government shall maintain on its website a
449 policy containing procedures and expectations for expedited
450 processing of those building permits and development orders
451 required by law to be expedited.

452 ~~(b)1. When reviewing an application for a building permit,~~
453 ~~a local government may not request additional information from~~
454 ~~the applicant more than three times, unless the applicant waives~~
455 ~~such limitation in writing.~~

456 ~~2. If a local government requests additional information~~
457 ~~from an applicant and the applicant submits the requested~~
458 ~~additional information to the local government within 30 days~~
459 ~~after receiving the request, the local government must, within~~
460 ~~15 days after receiving such information:~~

- 461 ~~a. Determine if the application is properly completed;~~
462 ~~b. Approve the application;~~
463 ~~c. Approve the application with conditions;~~
464 ~~d. Deny the application; or~~
465 ~~e. Advise the applicant of information, if any, that is~~
466 ~~needed to deem the application properly completed or to~~
467 ~~determine the sufficiency of the application.~~

468 ~~3. If a local government makes a second request for~~
469 ~~additional information from the applicant and the applicant~~
470 ~~submits the requested additional information to the local~~
471 ~~government within 30 days after receiving the request, the local~~
472 ~~government must, within 10 days after receiving such~~
473 ~~information:~~

- 474 ~~a. Determine if the application is properly completed;~~
475 ~~b. Approve the application;~~



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476 ~~e. Approve the application with conditions;~~
477 ~~d. Deny the application; or~~
478 ~~e. Advise the applicant of information, if any, that is~~
479 ~~needed to deem the application properly completed or to~~
480 ~~determine the sufficiency of the application.~~
481 ~~4. Before a third request for additional information may be~~
482 ~~made, the applicant must be offered an opportunity to meet with~~
483 ~~the local government to attempt to resolve outstanding issues.~~
484 ~~If a local government makes a third request for additional~~
485 ~~information from the applicant and the applicant submits the~~
486 ~~requested additional information to the local government within~~
487 ~~30 days after receiving the request, the local government must,~~
488 ~~within 10 days after receiving such information unless the~~
489 ~~applicant waived the local government's limitation in writing,~~
490 ~~determine that the application is complete and:~~
491 ~~a. Approve the application;~~
492 ~~b. Approve the application with conditions; or~~
493 ~~c. Deny the application.~~
494 ~~5. If the applicant believes the request for additional~~
495 ~~information is not authorized by ordinance, rule, statute, or~~
496 ~~other legal authority, the local government, at the applicant's~~
497 ~~request, must process the application and either approve the~~
498 ~~application, approve the application with conditions, or deny~~
499 ~~the application.~~
500 (e) (e) If a local government fails to meet a deadline under
501 this subsection provided in paragraphs (a) and (b), it must
502 reduce the building permit fee by 10 percent for each business
503 day that it fails to meet the deadline, unless the parties agree
504 in writing to a reasonable extension of time, the delay is



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505 caused by the applicant, or the delay is attributable to a force
506 majeure or other extraordinary circumstances. Each 10-percent
507 reduction shall be based on the original amount of the building
508 permit fee, unless the parties agree to an extension of time.

509 (f) A local enforcement agency does not have to reduce the
510 building permit fee if it provides written notice to the
511 applicant by e-mail or United States Postal Service within the
512 respective timeframes in paragraph (a) which specifically states
513 the reasons the permit application fails to satisfy the Florida
514 Building Code or the enforcing agency's laws or ordinances. The
515 written notice must also state that the applicant has 10
516 business days after receiving the written notice to submit
517 revisions to correct the permit application and that failure to
518 correct the application within 10 business days will result in a
519 denial of the application.

520 (g) If the applicant submits revisions within 10 business
521 days after receiving the written notice, the local enforcement
522 agency has 10 business days after receiving such revisions to
523 approve or deny the building permit unless the applicant agrees
524 to a longer period in writing. If the local enforcement agency
525 fails to issue or deny the building permit within 10 business
526 days after receiving the revisions, it must reduce the building
527 permit fee by 20 percent for each business day that it fails to
528 meet the deadline unless the applicant agrees to a longer period
529 in writing.

530 ~~(2)(a) The procedures set forth in subsection (1) apply to~~
531 ~~the following building permit applications: accessory structure;~~
532 ~~alarm permit; nonresidential buildings less than 25,000 square~~
533 ~~feet; electric; irrigation permit; landscaping; mechanical;~~



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534 ~~plumbing; residential units other than a single family unit;~~
535 ~~multifamily residential not exceeding 50 units; roofing; signs;~~
536 ~~site plan approvals and subdivision plats not requiring public~~
537 ~~hearings or public notice; and lot grading and site alteration~~
538 ~~associated with the permit application set forth in this~~
539 ~~subsection. The procedures set forth in subsection (1) do not~~
540 ~~apply to permits for any wireless communications facilities or~~
541 ~~when a law, agency rule, or local ordinance specify different~~
542 ~~timeframes for review of local building permit applications.~~

543 ~~(b) If a local government has different timeframes than the~~
544 ~~timeframes set forth in subsection (1) for reviewing building~~
545 ~~permit applications described in paragraph (a), the local~~
546 ~~government must meet the deadlines established by local~~
547 ~~ordinance. If a local government does not meet an established~~
548 ~~deadline to approve, approve with conditions, or deny an~~
549 ~~application, it must reduce the building permit fee by 10~~
550 ~~percent for each business day that it fails to meet the~~
551 ~~deadline. Each 10-percent reduction shall be based on the~~
552 ~~original amount of the building permit fee, unless the parties~~
553 ~~agree to an extension of time. This paragraph does not apply to~~
554 ~~permits for any wireless communications facilities.~~

555
556 ===== T I T L E A M E N D M E N T =====

557 And the title is amended as follows:

558 Delete lines 3 - 49

559 and insert:

560 468.609, F.S.; revising the eligibility requirements a
561 person must meet to take an examination for
562 certification as a building code inspector or plans



563 examiner; amending s. 553.73, F.S.; requiring the
564 Florida Building Commission to modify provisions in
565 the Florida Building Code relating to sealed drawings
566 by a design professional for replacement windows,
567 doors, or garage doors on certain dwellings or
568 townhouses; providing requirements for such
569 modifications; amending s. 553.79, F.S.; removing
570 provisions relating to acquiring building permits for
571 certain residential dwellings; amending s. 553.791,
572 F.S.; defining the term "private provider firm";
573 amending provisions requiring private providers to
574 provide specified notice to the local building
575 official; revising the timeframes in which local
576 building officials must issue permits or provide
577 certain written notice if certain private providers
578 affix their professional seal to an affidavit;
579 providing requirements for such written notices;
580 deeming a permit application approved under certain
581 circumstances; prohibiting a local building code
582 enforcement agency from auditing the performance of
583 private providers until the local building code
584 enforcement agency creates standard operating private
585 provider audit procedures; providing requirements for
586 such audit procedures; requiring the audit procedures
587 to be publicly available online and printed; requiring
588 printed audit procedures to be available in the
589 agency's buildings; requiring that private provider
590 audit results of staff for a specified timeframe be
591 made publicly available; requiring the agency's audit



592 processes to adhere to the agency's standard operating
593 audit procedures; revising how often a private
594 provider or private provider firm may be audited;
595 requiring certain written communication be provided to
596 the private provider or private provider firm under
597 certain circumstances; conforming cross-references;
598 conforming provisions to changes made by the act;
599 amending s. 553.792, F.S.; revising the timeframes for
600 approving, approving with conditions, or denying
601 certain building permits; prohibiting a local
602 government from requiring a waiver of certain
603 timeframes; requiring local governments to meet the
604 prescribed timeframes unless a local ordinance is more
605 stringent; requiring a local government to provide
606 written notice to an applicant under certain
607 circumstances; requiring a local government to reduce
608 permit fees by a certain percentage if certain
609 deadlines are not met; providing exceptions;
610 specifying requirements for the written notice to the
611 permit applicant; specifying a timeframe for the
612 applicant to correct the application; specifying a
613 timeframe for the local government and local
614 enforcement agency to approve or deny certain building
615 permits following revision; requiring a reduction in
616 the building permit fee if the approval deadline is
617 not met; providing an exception;