



Book	Policy Manual
Section	Special Update - Sept 2024 Revisions
Title	Copy of BUILDING PERMITS AND THE CODE ENFORCEMENT OFFICE
Code	po7101 caj 3/7/25
Status	
Legal	F.S. 468.604 F.S. 1013.37 F.S. 1013.38 F.A.C. 6A-2.0010 (State Requirements for Educational Facilities) 2010 Florida Building Code
Adopted	June 21, 2022
Last Revised	June 20, 2023

7101 - **BUILDING PERMITS AND THE CODE ENFORCEMENT OFFICE**

The School Board shall establish a Code Enforcement Office, employ a Building Code Administrator (BCA) and/or subcontract for code enforcement services. The BCA or subcontractor serving as the BCA services shall perform those responsibilities identified in F.S. 468.604. Approved project plans will be reviewed for code compliance, permits issued, and the work inspected.

A. Building Permits:

Building permits are required for new construction, additions, remodeling, renovations, site work, structural modifications, major mechanical and electrical upgrades, roofing, re-roofing, and demolition.

In accordance with F.S. 1013.37, the ~~District Board~~ shall take into consideration the following when reviewing plans for approval:

1. the need for the new facility
2. the educational and ancillary plant planning
3. the architectural and engineering planning
4. the location on the site
5. plans for future expansion
6. the type of construction
7. sanitary provisions

8. conformity to Florida Building Code standards
9. the structural design and strength of materials proposed to be used
10. the mechanical design of any heating, air-conditioning, plumbing, or ventilating system

Typical heating, ventilating, and air-conditioning systems preapproved by the department for specific applications may be used in the design of educational facilities.

11. the electrical design of educational plants
12. the energy efficiency and conservation of the design
13. life-cycle cost considerations
14. the design to accommodate physically handicapped persons
15. the ratio of net to gross square footage
16. the proposed construction cost per gross square foot
17. conformity with the Florida Fire Prevention Code.
18. conformity with Department of Environment Regulations for all public water system plumbing needs.

The District may reuse prototype plans on another site, provided the facilities list and Phase III construction documents have been updated for the new site and for compliance with the Florida Building Code and the Florida Fire Prevention Code and any laws relating to fire safety, health and sanitation, casualty safety, and requirements for the physically handicapped which are in effect at the time a construction contract is to be awarded.

For each proposed new facility and each proposed new facility addition exceeding 2,500 square feet, the Board shall submit for review a minimum of one (1) copy of the site plan to the local county, municipality, or independent special fire control district providing fire protection services to the facility. The site plans shall be considered in accordance with F.S. 1013.38.

Before the commencement of any new construction, renovation, or remodeling, the Board shall:

1. approve or cause to be approved the construction documents and evaluate such documents for compliance with the Florida Building Code and the Florida Fire Prevention Code; and
2. ensure compliance with all applicable fire safety codes and standards by contracting with a fire safety inspector certified by the State Fire Marshal under F.S. 633.081~~216~~.
3. Secure required permitting, approval, and clearance from DEP for any public water system changes or new construction thereof before engaging or placing into operation such work, and in accordance with Rule 62.555.345.

The Board shall provide reasonable access to all construction documents upon request by the local county, municipality, or independent special fire control district.

B. Design Services:

The Board or volunteer service organization which undertakes any project that includes new construction, addition, remodeling, and structural modifications shall have plans and specifications prepared by a licensed design professional as required by State Requirements for ~~Education~~ Educational Facilities ~~4.1(2)~~.

Board-approved projects will be governed by the standard District contracts. Volunteer project sponsor(s) will submit a standard partnership agreement for project approval prior to the commencement of work.

C. Contractors:

All construction on Board-owned property including volunteer or service organization projects shall be performed by

State-certified or licensed general contractors and subcontractors, or locally registered subcontractors where their registration is valid, as required by State Requirements for ~~Education~~ Educational Facilities 4.1(5) and shall follow approved processes as described under Florida statutes.

Revised 6/20/23

Add

F.S. 553.73, The Florida Building Code, as amended

Delete

~~2010 Florida Building Code~~

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