

The Building Official may require the following:

1. A general site plan drawn at a legible scale which shall include, but not be limited to, the location of all buildings, exterior storage facilities, permanent access ways, evacuation routes, parking lots, internal roads, chemical loading areas, equipment cleaning areas, storm and sanitary sewer accesses, emergency equipment and adjacent property uses. The exterior storage areas shall be identified with the hazard classes and the maximum quantities per hazard class of hazardous materials stored.
2. A building floor plan drawn to a legible scale, which shall include, but not be limited to, all hazardous materials storage facilities within the building and shall indicate rooms, doorways, corridors, exits, fire rated assemblies with their hourly rating, location of liquid tight rooms, and evacuation routes. Each hazardous materials storage facility shall be identified on the plan with the hazard classes and quantity range per hazard class of the hazardous materials stored.

106.3 107.3 Examination of documents.

The Building Official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

Exceptions:

1. Building plans approved pursuant to §553.77(5) Florida Statutes and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly (including utility crossover connections) and construction at the site are subject to local permitting and inspections.
2. Industrial construction on sites where design, construction and fire safety are supervised by licensed design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt, subject to approval of the Building Official, from review of plans and inspections, providing the appropriate licensed design and inspection professionals certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.

106.3.1 107.3.1 Approval of construction documents.

When the Building Official issues a permit, the construction documents shall be endorsed, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the Building Official or a duly authorized representative. Additional sets may be required, as determined by the Building Official.

106.3.2 107.3.2 Previous approvals.

This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been

pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

~~106.3.3~~ 107.3.3 Reserved.

~~106.3.4~~ 107.3.4 Certifications.

Certifications by contractors authorized under the provisions of §489.115(4)(b) Florida Statutes shall be considered equivalent to sealed plans and specifications by a person licensed under Chapter 471 Florida Statutes or Chapter 481 Florida Statutes by local enforcement agencies for plans review for permitting purposes relating to compliance with the wind resistance provisions of the code or alternate methodologies approved by the Florida Building Commission for one and two-family dwellings. Local enforcement agencies may rely upon such certification by contractors that the plans and specifications submitted conform to the requirements of the code for wind resistance. Upon good cause shown, local government code enforcement agencies may accept or reject plans sealed by persons licensed under Chapters 471, 481 or 489, Florida Statutes.

~~106.3.5~~ 107.3.5 Minimum plan review criteria for buildings.

The examination of the documents by the Building Official shall include the following minimum criteria and documents: a floor plan, site plan, foundation plan, floor/roof framing plan or truss layout and all exterior elevations:

Commercial buildings:

Building

1. Site Requirements:

- Parking
- Fire access
- Vehicle loading
- Driving/turning radius
- Fire hydrant/water supply/Post Indicator Valve (PIV)
- Set back/separation (assumed property lines)
- Location of specific tanks, water lines and sewer lines

2. Occupancy group and special occupancy requirements shall be determined.

3. Minimum type of construction shall be determined (Table 503).

4. Fire resistant construction requirements shall include the following components:

- Fire resistant separations
- Fire resistant protection for type of construction
- Protection of openings and penetrations of rated walls
- Fire blocking, draft-stopping and calculated fire resistance

5. Fire suppression systems shall include:

- Early warning smoke evacuation systems,
- Schematic fire sprinklers

- Standpipes
- Pre-engineered systems
- Riser diagram
- 6. Life safety systems shall be determined and shall include the following requirements:
 - Occupant load and egress capacities
 - Early warning
 - Smoke control
 - Stair pressurization
 - Systems schematic
- 7. Occupancy load/egress requirements shall include:
 - Occupancy load gross/net
 - Means of egress
 - Exit access
 - Exit
 - Exit discharge
 - Stairs construction/geometry and protection
 - Doors
 - Emergency lighting and exit signs
 - Specific occupancy requirements
 - Construction requirements
 - Horizontal exits/exit passageways
- 8. Structural requirements shall include:
 - Soil conditions/analysis
 - Termite protection
 - Design loads
 - Wind requirements
 - Building envelope
 - Structural calculations (if required)
 - Foundation
 - Flood requirements in accordance with section 1612, including lowest floor elevations, enclosures, flood damage resistant materials.
 - Wall systems
 - Floor systems
 - Roof systems
 - Threshold inspection plan
 - Flood-proofing
 - Stair systems
- 9. Materials shall be reviewed and shall at a minimum include the following:
 - Wood
 - Steel
 - Aluminum
 - Concrete
 - Plastic
 - Glass
 - Masonry

- Gypsum board and plaster
- Roofing
- Insulation
- 10. Accessibility requirements shall include the following:
 - Site requirements
 - Accessible route
 - Vertical accessibility
 - Toilet and bathing facilities
 - Drinking fountains
 - Equipment
 - Special occupancy requirements
 - Fair housing requirements
- 11. Interior requirements shall include the following:
 - Interior finishes (flame spread/smoke development)
 - Light and ventilation
 - Sanitation
- 12. Special systems:
 - Elevators
 - Escalators
 - Lifts
- 13. Swimming Pools:
 - Barrier requirements
 - Spas
 - Wading pools

Electrical

1. Electrical
 - Wiring
 - Services
 - Feeders and branch circuits
 - Overcurrent protection
 - Grounding and bonding
 - Wiring methods and materials
 - GFCIs
 - Arc-fault protection
2. Equipment
3. Special occupancies
4. Emergency systems
5. Communication systems
6. Low voltage
7. Load calculations
8. Riser diagram
9. Design flood elevation

Plumbing

1. Minimum plumbing facilities

2. Fixture requirements
3. Water supply piping
4. Sanitary drainage
5. Water heaters
6. Vents
7. Roof drainage
8. Back flow prevention
9. Irrigation
10. Location of water supply line
11. Grease traps
12. Environmental requirements
13. Plumbing riser diagram
14. Design flood elevation

Mechanical

1. Energy calculations
2. Exhaust systems:
 - Clothes dryer exhaust
 - Kitchen equipment exhaust
 - Specialty exhaust systems
3. Equipment
4. Equipment location
5. Make-up air
6. Roof-mounted equipment
7. Duct systems
8. Ventilation
9. Combustion air
10. Chimneys, fireplaces and vents
11. Appliances
12. Boilers
13. Refrigeration
14. Bathroom ventilation
15. Laboratory
16. Design flood elevation

Gas

1. Gas piping
2. Venting
3. Combustion air
4. Chimneys and vents
5. Appliances
6. Type of gas
7. Fireplaces
8. LP tank location
9. Riser diagram/shutoffs
10. Design flood elevation

Demolition

1. Asbestos removal

Residential (one- and two-family)

1. Site requirements:
 - Set back/separation (assumed property lines)
 - Location of septic tanks
2. Fire-resistant construction (if required)
3. Fire
4. Smoke detector and carbon monoxide detector locations
5. Egress:
 - Egress window size and location
 - Stair construction requirements
6. Structural requirements shall include:
 - Wall section from foundation through roof, including assembly and materials, connector tables.
 - Termite protection
 - Design loads
 - Wind requirements
 - Building envelope
 - Structural calculations (if required)
 - Foundation
 - Wall systems
 - Floor systems
 - Roof systems
 - Flood hazard areas, flood zones, design flood elevation, lowest floor elevations, enclosures, equipment, and flood damage resistant materials
7. Accessibility requirements: show/identify accessible bath
8. Impact resistant coverings or systems

Manufactured / Mobile Homes

1. Site requirements:
 - Setback/separation (assumed property lines)
 - Location of septic tanks (if applicable)
2. Structural:
 - Wind zone
 - Anchoring
 - Blocking
3. Plumbing:
 - List potable water source and meter size (if applicable)
4. Mechanical:
 - Exhaust systems
 - Clothes dryer exhaust
 - Kitchen equipment exhaust
5. Electrical:

Exterior disconnect location

Exemptions.

Plans examination by the Building Official shall not be required for the following work:

1. Replacing existing equipment such as mechanical units, water heaters, etc.
2. Minor electrical, plumbing and mechanical repairs.
3. Annual maintenance permits.
4. Prototype plans, except for local site adoptions, siding, foundations and/or modifications, except for structures that require waiver.
5. Manufactured buildings plan except for foundations and modifications of buildings on site.
6. Re-roofs

~~106.4~~ 107.4 Amended construction documents.

Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

~~106.5~~ 107.4 Retention of construction documents.

One set of approved construction documents shall be retained by the Building Official, for a period of not less than 180 days from date of completion of the permitted work, or as required by Florida Statutes.

~~106.6~~ 107.6 Affidavits.

The Building Official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The Building Official may without any examination or inspection accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the Building Official copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the Building Official relies upon such affidavit, the architect or engineer shall assume full responsibility for compliance with all provisions of the technical codes and other pertinent laws or ordinances. The Building Official shall ensure that any person conducting plans review is qualified as a plans examiner under part XII of Chapter 468, Florida Statutes, and that any person conducting inspections is qualified as a building inspector under part XII of Chapter 468, Florida Statutes.

SECTION ~~107~~ 108 TEMPORARY STRUCTURES AND USES

~~107.1~~ 108.1 General.

The Building Official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The Building Official is authorized to grant extensions for demonstrated cause.

~~107.2~~ 108.2 Conformance.

Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

~~107.3~~ 108.3 Temporary power.

The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in Chapter 27 of the Florida Building Code, Building.

~~107.4~~ 108.4 Termination of approval.

The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION ~~108~~ 109 FEES

~~108.1~~ 109.1 Prescribed fees.

A permit shall not be issued until fees authorized under s. 553.80 Florida Statutes have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, due to an increase in the estimated cost of the building, structure, electrical, plumbing, mechanical or gas systems, has been paid.

Florida Statute 553.80(7) provides that the governing bodies of local governments may provide a schedule of reasonable fees, as authorized by Florida Statutes 125.56(2) or 166.222 and this section, for enforcing this part. These fees, and any fines or investment earnings related to the fees, shall be used solely for carrying out the local government's responsibilities in enforcing the Florida Building Code. When providing a schedule of reasonable fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances shall be carried forward to future years for allowable activities or shall be refunded at the discretion of the local government. The basis for a fee structure for allowable activities shall relate to the level of service provided by the local government and shall include consideration for refunding fees due to reduced services based on services provided as prescribed by FS 553.791, but not provided by the local government. Fees charged shall be consistently applied.

~~108.2~~ 109.2 Schedule of permit fees.

On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with City of Marco Island Resolution 11-09, amending the fee schedule contained in the City of Marco Island Code of Ordinances, Chapter 6, Building and Building Regulations.

On all buildings and structures being built new, or being altered, and/or added to, requiring a building permit shall be subject to a fee for each of the following categories applicable to the work being done. The fee rate schedules will be evaluated annually. The City Council may change, delete, or add to the listed fees by resolution.

~~NOTE: The definition for "fee per sq. ft. under roof" as used in the following fee schedule shall be interpreted as the entire area within the exterior face of the perimeter wall of the enclosed structure or the supporting beam of an exterior lanai under roof. Roof overhangs are not to be included in the calculation.~~

~~108.2.1~~ Permit fees.

~~1) New single family:~~

~~Residential Structure \$0.40 per square foot under roof. Electric, Plumbing, Mechanical and Roofing as shown below. See also Public Works Fee Schedule.~~

~~2) New commercial / multifamily structure:~~

~~\$0.40 per square foot under roof.~~

~~Electric, Plumbing, Mechanical and Roofing, Site Work as below. See also Fire Fee Schedule.~~

~~3) Additions and alterations:~~

~~Same as New Single Family or New Commercial / Multifamily except, remodeling work in a multifamily dwelling unit: \$160.00 flat fee. Commercial: See also Fire Fee Schedule.~~

~~4) Electrical permit: \$0.07 per square foot under roof, minimum fee \$50.00. Electric permit for water heater disconnect \$25.00.~~

~~5) Mechanical permit: \$0.07 per square foot, minimum fee \$50.00.~~

~~6) Plumbing permit: \$0.07 per square foot, minimum fee \$50.00.~~

~~a) Water Heater Replacement: only when there is a change in location of the device or change in type of device, plus electric permit when applicable.~~

~~b) Reclaimed Water System Permit: \$100.00 flat fee.~~

~~c) Water closet replacement \$25.00, see also electric fees.~~

~~7) Window / door replacement: Commercial: \$50.00 per required inspection. See also Fire Fee Schedule.~~

~~a) Single Family Residence: \$40.00 for the first opening, \$20.00 for each additional opening, maximum \$100.00.~~

8) Roofing permit:

- a) ~~\$150.00 flat fee.~~
- b) ~~Roof coating work: \$50.00 flat fee.~~
- c) ~~Certify Re-roof Mitigation form, inspection performed from the roof side:
\$35.00 for roof deck nailing inspection, includes secondary water barrier inspection.
\$70.00 for roof to wall connections inspection.~~

9) Demolition/moving:

- a) ~~Interior demolition \$0.05 per square foot, minimum fee \$70.00 flat fee.~~
- b) ~~Single Family home \$200.00 flat fee.~~
- c) ~~Commercial or Multifamily structure \$300.00 flat fee.~~
- d) ~~Moving Permit \$150.00 flat fee.~~

~~NOTE: Fees waived when Fire Department or Law Enforcement uses the property for training purposes.~~

10) Site work permit:

- a) ~~\$0.02 per square foot of work area non-pervious work, minimum fee \$50.00.~~
- b) ~~Driveway replacements \$100.00 flat fee.~~
- c) ~~Irrigation systems: \$50.00 flat fee for one and two family. \$100.00 flat fee for commercial.~~

~~NOTE: Wells are permitted at the appropriate Collier County office, however electric services and connections must be permitted and fees are charged as in section 108.2.1(4) of this code.~~

11) LP gas:

- a) ~~Single Family and Commercial \$50.00 flat fee.~~
- b) ~~Commercial: See also Fire Fee Schedule.~~

12) Seawall permits:

- a) ~~Install, Repair, Replace Seawall \$1.50 per linear foot, minimum \$50.00.~~
- b) ~~Shoring, Rip-Rap, Reinforcement: \$0.75 per linear foot, minimum \$50.00.~~
- c) ~~Minor Repairs & Maintenance: \$0.40 per linear foot, minimum \$50.00.~~
- d) ~~Dredging: \$75.00 flat fee.~~

13) Swimming pools and spas:

- a) ~~Single family: \$120.00 flat fee (includes electric).~~
- b) ~~Multifamily / commercial: \$0.25 per square foot, minimum of \$125.00 plus Electric as shown above.~~

14) Other accessory structures:

- a) ~~Detached garages, carports with structural roof systems, bath houses, covered walkways: \$0.40 per square foot of structure, minimum fee \$140.00, plus roof, electric and plumbing as shown above.~~
- b) ~~Concrete column & tie beam system on concrete deck: \$175.00 (single family only).~~

- ~~e) Screen cages, carports w/ pan roof systems, gazebos, chickee huts, retaining or privacy walls: \$70.00 flat fee.~~
 - ~~d) Docks: \$0.15/SF, \$50.00 minimum fee for commercial, \$70.00 flat fee for single-family, plus electric and plumbing as shown above.~~
 - ~~e) Signs: flat fee of \$70.00, plus electric as shown above.~~
 - ~~f) Fences, screen walls: \$50.00 per required inspection.~~
 - ~~g) Aluminum railings or guardrails: \$50.00 per required inspection.~~
 - ~~h) Shutters: flat fee of \$50.00 per dwelling unit, plus electric as shown above. Impact protection mitigation form: \$10.00 each request.~~
 - ~~i) Antennas: \$50.00 per required inspection.~~
 - ~~j) Boat lifts: flat fee of \$50.00 each.~~
 - ~~k) Flagpoles over 15 ft. high: No fee will be charged.~~
- ~~Commercial: See also Fire Fee Schedule.~~

15) Engineer certified permit: \$500.00 flat fee.

16) Foundation permit: \$500.00 flat fee. Non refundable, at risk permit. Any work performed will be removed at the applicant's expense, if the main permit cannot be, or is not issued.

17) Test pilings: \$75.00 plus Bond or Deposit to cover cost of removing pilings if main permit cannot be, or is not issued. See also Section 105.2.3.

108.2.2 Inspection fees.

1) Private inspections:

~~If a private inspection service will be used, the private inspector must be appropriately licensed and insured, must register with the city, must sign an affidavit for each trade being privately inspected on the applicable permit. All other permits and processes, associated with the permit being privately inspected, will be unaffected.~~

2) Unusual cases or configurations:

~~As determined by the Building Official: A minimum of \$50.00 for each required inspection. Fee for any permit not specifically mentioned shall be determined by the Building Official.~~

3) Bulk rate permits:

~~Multiple permits for repeat work, to be performed in one building as part of one project:~~

- ~~a) Equals over ten (10) permits: \$30.00 per inspection.~~
- ~~b) Equals over 25 permits: \$25.00 per inspection.~~
- ~~c) Equals over 50 permits: \$20.00 per inspection.~~
- ~~d) Adjustments may be made by the Building Official based on the scope of work and required inspections.~~

4) Miscellaneous inspections:

- ~~a) Pre permit inspection: \$35.00 flat fee.~~

- b) ~~Courtesy Inspection: \$35.00 flat fee.~~
- c) ~~Timed Inspection: \$50.00 flat fee.~~

5) Re-inspections:

- a) ~~1st \$50.00 flat fee,~~
- b) ~~2nd \$75.00 flat fee. —~~
- c) ~~3rd and subsequent \$100.00 flat fee.~~

6) Partial inspections:

~~Any partial inspection: \$50.00. Partial inspections may not be used to extend a permit.~~

108.3 Building permit valuation. —

~~If, in the opinion of the Building Official, the claimed valuation of building, alteration, structure, electrical, gas, mechanical or plumbing systems appears to be underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates, and/or bona fide signed contracts (excluding land value) to meet the approval of the Building Official. For permitting purposes, valuation of buildings and systems shall be total replacement value to include structural, electric, plumbing, mechanical, interior finish, normal site work (excavation and backfill for buildings), architectural and design fees, marketing costs, overhead and profit; excluding only land value. Valuation references should be comparable to local valuation standards, and approved by the Building Official.~~

108.4 Work commencing before permit issuance.

~~Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the Building Official's approval or the necessary permits shall be subject to a penalty of 300 percent of the usual permit fee in addition to the required permit fees or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. The Building Official has the final determination of whether the work performed meets the exemption criteria. The Building Official should be contacted before work is performed whenever reasonable. When work is performed under this exemption the permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a penalty fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The Building Official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.~~

108.5 Related fees.

1) Plan review:

~~A fee equal to fifteen (15) percent of the permit fees as listed herein will be charged at the time an application for a permit is received for processing. This fee is not refundable, nor is it credited to any other fee. Plan review fees will be collected at the time of application.~~

2) Plan revisions:

- a) ~~\$50.00 per minor revision.~~
- b) ~~\$100.00 per major revision.~~
- e) ~~Additional plan review fees may be charged for extensive changes.~~

3) Electronic data conversion: ~~5% of the total permit cost. Minimum fee \$5.00 Maximum fee \$300.00. Fee capped at \$100.00 if documents are also provided in electronic format.~~

4) As-built plans: ~~\$3.00/ blueprint page. Fee waived if documents are provided in electronic format.~~

5) Stop work orders:

~~When permitted work is stopped for non-compliance with codes, policies, or safety issues: \$100.00 each offense. If a stop work order is not corrected in a time deemed reasonable by the Building Official, based on the reason for the offense, then Code Compliance will issue a notice of violation to the contractor.~~

6) Expired permits:

~~No subsequent inspections or other permits will be issued until all the fees are paid and the permit has been finalized, or the permit has been re-issued.~~

7) Permit extension:

~~The cost of the original permit fee, maximum fee \$500.00. Only applicable if applied for prior to permit expiration. NOTE: Failure to finalize a permit within 180 days from the date of expiration will cause the permit to be considered abandoned, requiring reissuance of the permit prior to continuation.~~

8) Permit re-issuance:

~~The cost of the original permit fee, maximum fee \$500.00.~~

9) Copies:

~~Replacement inspection card \$10.00. Standard sized copies \$0.15 per sheet.~~

~~Blueprints sent to vendor to be copied: \$20.00 will be paid to the City for processing. The person requesting copies will pay the vendor directly for the actual copies.~~

10) Change of contractor:

~~For change of primary contractor an administrative fee of \$50.00 will be charged. The fee includes costs for a copy of the inspection card and copying of blueprints, if requested. Cost of copies to be paid directly to vendor.~~

11) Other services:

~~Other services not specified in this section shall be billed at actual cost of time, benefits, material, and outside services, plus an administrative fee of 20 percent as determined by the Community Development Director or designee.~~

~~108.6 Refunds: No refunds will be given if work has commenced. No refunds will be given if a permit has expired. No refunds will be given on any plan review fee. No refunds will be given on permits of \$50.00 or less, unless issued in error, by the city. Refunds of all other permits shall be limited to 75 percent of the permit fee.~~

~~108.7 County Impact fees identified in the Inter-local Agreement dated January 19, 1999, as amended, shall be paid to the City of Marco Island prior to the issuance of a building permit.~~

~~108.8 State surcharges.~~

~~1. Building permit surcharge fee. Pursuant to Section 553.721 F.S., a fee of \$0.005 per square foot shall be assessed on new construction and on additions, alterations or renovations to existing buildings for which a municipality normally issues a building permit. For new construction, the fee shall be computed on the area under roof. For additions, alterations or renovations to the existing buildings, the surcharge fee shall be computed on the basis of the square footage being added, altered or renovated. For the purposes of this section, the area under roof shall mean the gross constructed area covered by a roof that provides shelter. This shall include the gross floor area of each floor of a multiple story building. Unroofed walkways are not included in this definition. The Building Permit Surcharge Fees shall be calculated and collected by the City on behalf of the Department of Community Affairs (DCA) at the time of permit issuance. Fees collected shall be remitted to DCA on a quarterly basis. The City may retain an amount up to 5 percent of the surcharge collected to cover costs associated with the collection and remittance of such surcharge.~~

~~2. Building permit certification surcharge fee. Pursuant to Section 468.631 F.S., a fee of \$0.005 per square foot shall be assessed on new construction and on additions, alterations or renovations to existing buildings for which a municipality normally issues a building permit. For new construction, the fee shall be computed on the area under roof. For additions, alterations or renovations to the existing buildings, the surcharge fee shall be computed on the basis of the square footage being added, altered or renovated. For the purposes of this section, the area under roof shall mean the gross constructed area covered by a roof that provides shelter. This shall include the gross floor area of each floor of a multiple story building. Unroofed walkways are not included in this definition. The Building Permit Certification Surcharge Fees shall be calculated and collected by the City on behalf of the Department of Community Affairs (DCA) at the time of permit issuance. Fees collected shall be remitted to DCA on a quarterly basis. The City may retain an amount up to 5 percent of the surcharge collected to cover costs associated with the collection and remittance of such surcharge.~~

~~SECTION 109~~ 110 INSPECTIONS

~~109.1~~ 110.1 General.

Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. The Building Official shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever the boundary lines cannot be readily determined in the field. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

~~109.1.1~~ 110.1.1 Partial building inspections.

Partial inspections for structural, plumbing, mechanical and electrical will be made as requested, providing the request meets one or more of the following guidelines;

- a) Submit an inspection plan.
- b) There are more than seven (7) units on one (1) floor.
- c) Stepped construction (discontinuous floor levels).
- d) Outside perimeter walls to allow for start of insulation on large commercial jobs.
- e) Underground electric, sewer or water piping where cave-in is of concern.
- f) Under slab work.
- g) Buildings with three (3) or more floors for fire rating of ceilings.
- h) All other partial inspections may be arranged after submittal of an approved specific inspection plan, satisfactory to the Building Official.
- i) Payment of Partial Inspection Fee as indicated in Section 108.2.2(6).

NOTE: Failure to follow an approved inspection plan may result in the removal of the completed work that was accomplished after the last approved inspection.

NOTE: When an inspection is incomplete due to phased nature of work, a partial inspection will be recorded and the applicable Partial Inspection Fee will apply.

~~109.1.2~~ 110.1.2 Manufacturers and fabricators.

When deemed necessary by the Building Official, he shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.

~~109.1.3~~ 110.1.3 Inspection service.

The Building Official may make, or cause to be made, the inspections required by section 109. He/she may accept reports of department inspectors, independent inspectors or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, qualifications and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the Building Official.

The Building Official shall ensure that all persons making such inspections shall be certified in accordance to Chapter 468 Florida Statutes.

~~109.2~~ 110.2 Preliminary inspection.

Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

~~109.3~~ 110.3 Required inspections.

The Building Official upon notification from the permit holder or his agent shall make the following inspections, and such other inspections as deemed necessary, and shall either release that portion of the construction or shall notify the permit holder or his agent of any violations which must be corrected in order to comply with the technical codes. The Building Official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection. At no time may work proceed beyond the standard progression of inspections without first obtaining the appropriate prerequisite inspection.

~~109.3.1~~ 110.3.1 Inspection List.

Building Inspections

1. Foundation inspections.

To be made after trenches are excavated and forms erected and shall at a minimum include the following building components:

- Stem-wall
- Monolithic slab-on-grade
- Piling/pile caps
- Footers/grade beam
- Slab Inspection to be made after the reinforcement is in place, all concealed conduit, piping, ducts and vents are installed and the electrical, plumbing and mechanical work is complete. Slab shall not be poured until all required inspections have been made and passed.

1.1 In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 Florida Building Code, shall be submitted to the Building Official.

2. Framing inspections.

To be made after the roof, all framing, fire-blocking and bracing is in place, all concealed wiring, all pipes, chimneys, ducts and vents are complete and shall at a minimum include the following building components:

- Window/door framing and installation
- Vertical cells/columns
- Lintel/tie beams
- Framing/trusses/bracing/connectors (including Truss layout & Engineered drawings)
- Draft stopping/fire blocking
- Curtain wall framing
- Energy insulation

- Accessibility
- Insulation Inspection: To be made after the framing inspection is approved and the insulation is in place.
- Gypsum board nailing inspection
- Screw inspection, cementitious board.

3. Sheathing inspection.

To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:

- Roof sheathing
- Wall sheathing
- Sheathing fasteners
- Roof/wall dry-in.
- Sheathing/cladding inspection
- Window/door buck attachment

NOTE: Sheathing fasteners installed and found to be missing the structural member (shiners) shall be removed and properly reinstalled prior to installation of the dry-in material.

4. Roofing inspections.

To be made as two or more inspections and shall at a minimum include the following building components:

- Dry-in
- Flashing
- Insulation
- Roof coverings (including In Progress)
- Mitigation Inspections

5. Final inspection.

To be made after the building is completed and ready for occupancy.

6. Swimming pool inspections.

- First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain, and prior to placing of concrete shell.
- Underground electric inspection.
- Underground plumbing inspection including a pressure test.
- Deck inspection to be made prior to installation of the deck material (with forms, deck drains, and any reinforcement in place.
- Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place. In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in §424.2.17.

7. Demolition Inspections.

- First inspection to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations.
- Final inspection to be made after all demolition work is completed.

8. Manufactured Building Inspections.

The building department shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility crossovers; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the *Florida Building Code*.

Additional inspections may be required for public educational facilities. See §423.27.20.

9. Impact Resistance Inspection.

Where impact-resistant coverings are installed to meet requirements of this code, the Building Official shall schedule adequate inspections of impact-resistant coverings to determine the following:

- The system indicated on the plans was installed.
- The system is installed in accordance with the manufacturer's installation instructions and the product approval.

Electrical Inspections

1. Underground inspection (including bonding and ground) to be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.
2. Rough-in inspection to be made after the windows, roof, framing, fire blocking and bracing are in place and prior to the installation of wall or ceiling membranes.
3. Final inspection to be made after the building is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.

Plumbing Inspections

1. Underground inspection to be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place. Waste pipes that are located below structures that are located on lots that require pilings shall be a minimum of schedule 40 PVC, and supported by hangers at 6'-0" intervals and at each riser as it passes through the above floor.
2. Rough-in inspection. To be made after the roof, framing, fire blocking and bracing is in place and all soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes.
3. Final inspection. To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

NOTE: See Section P312 of the *Florida Building Code, Plumbing* for required tests.

Mechanical Inspections

1. Underground inspection. To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.

3. Final inspection. To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas Inspections

1. Rough piping inspection. To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.
2. Final piping inspection. To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
3. Final inspection. To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to insure compliance with all the requirements of this code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

Site debris

1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles prior to receiving final inspection approval.
2. Construction job sites must be kept clean, such that accumulation of construction debris must not remain on the property for a period of time exceeding 14 days.
3. All debris shall be kept in such a manner as to prevent it from being spread by any means.

109.3.2 110.3.2 Building as-built survey.

It is the duty of the permit holder to submit to the Building Official, within 10 calendar days of an inspection, a location survey depicting the building foundation. The location of the building and the finished floor shall be precisely dimensioned in relation to each and every lot line as established by the zoning district or as established by conditions attached to the development permit, and is applicable to the permitted structure and the property upon which said structure is being constructed. The As Built Survey shall be prepared by or under the direct supervision of a Florida registered land surveyor and certified by same. Any work done prior to the survey required hereby shall be at the permit holder's risk. The Building Official shall review the location survey and approve same if all setback requirements are met. Deficiencies or encroachments detected by such review shall be corrected by the permit holder forthwith and prior to further work. Failure to submit the survey required hereby or failure to make said corrections shall be cause to issue a Stop-Work Order for the project.

Exception: Elevated finish floors will have the survey submitted within 10 days of completion of the floor.

109.3.3 110.3.3 Reinforcing steel and structural frames.

Reinforcing steel or structural frame work of any part of any building or structure shall not be covered or concealed without first obtaining a release from the Building Official.

~~109.3.4~~ 110.3.4 Termites.

Building components and building surroundings required to be protected from termite damage in accordance with Section 1503.6, Section 2304.11 or Section 2304.11.6.1, specifically required to be inspected for termites in accordance with Section 2116, or required to have chemical soil treatment in accordance with Section 1816 shall not be covered or concealed until the release from the Building Official has been received.

~~109.3.5~~ 110.3.5 Shoring.

For threshold buildings, shoring and associated form-work or false-work shall be designed and inspected by a Florida licensed professional engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

~~109.3.6~~ 110.3.5 Threshold building.

~~109.3.6.1~~ 110.3.6.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building. The purpose of the structural inspection plans is to provide specific inspection procedures and schedules so that the building can be adequately inspected for compliance with the permitted documents.

~~109.3.6.2~~ 110.3.6.2 The special inspector shall inspect the shoring and re-shoring for conformance to the shoring and re-shoring plans submitted to the enforcing agency. A fee simple title owner of a building which does not meet the minimum size, height, occupancy, occupancy classification or number-of-stories criteria which would result in classification as a threshold building under §553.71(7) Florida Statutes, may designate such building as a threshold building, subject to more than the minimum number of inspections required by the *Florida Building Code, Building*.

~~109.3.6.3~~ 110.3.6.3 The fee owner of a threshold building shall select and pay all costs of employing a special inspector, but the special inspector shall be responsible to the enforcement agency. The inspector shall be a person certified, licensed or registered under chapter 471 Florida Statutes as an engineer or under chapter 481 Florida Statutes as an architect.

~~109.3.6.4~~ 110.3.6.4 Each enforcement agency shall require that, on every threshold building:

~~109.3.6.4.1~~ 110.3.6.4.1 The special inspector, upon completion of the building and prior to the issuance of a certificate of occupancy, file a signed and sealed statement with the enforcement agency in substantially the following form: “To the best of my knowledge and belief, the above described construction of all structural load-bearing components complies with the permitted documents, and the shoring and re-shoring conforms to the shoring and re-shoring plans submitted to the enforcement agency.”

~~109.3.6.4.2~~ 110.3.6.4.2 Any proposal to install an alternate structural product or system to which building codes apply be submitted to the enforcement agency for review for compliance with the codes and made part of the enforcement agency’s recorded set of permit documents.

~~109.3.6.4.3~~ 110.3.6.4.3 All shoring and re-shoring procedures, plans and details be submitted to the enforcement agency for recordkeeping. Each shoring and re-shoring installation shall be supervised, inspected and certified to be in compliance with the shoring documents by the contractor.

~~109.3.6.4.4~~ 110.3.6.4.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect’s or engineer’s knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and 633 Florida Statutes.

~~109.3.6.5~~ 110.3.6.5 No enforcing agency may issue a building permit for construction of any threshold building except to a licensed general contractor, as defined in §489.105(3)(a) Florida Statutes, or to a licensed building contractor, as defined in §489.105(3)(b) Florida Statutes, within the scope of his/her license. The named contractor to whom the building permit is issued shall have the responsibility for supervision, direction, management and control of the construction activities on the project for which the building permit was issued.

~~109.3.6.6~~ 110.3.6.6 The building department may allow a special inspector to conduct the minimum structural inspection of threshold buildings required by this code, §553.73, FS., without duplicative inspection by the building department. The Building Official is responsible for ensuring that any person conducting inspections is qualified as a building inspector under part XII of Chapter 468, Florida Statutes, or certified as a special inspector under Chapter 471 or Chapter 481, Florida Statutes. Inspections of threshold buildings required by §553.79(5), Florida Statute, are in addition to the minimum inspections required by this code.

~~109.4~~ 110.4 Reserved.

~~109.5~~ 110.5 Inspection requests.

It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

~~109.5.1~~ 110.5.1 Accessibility.

The permit holder shall provide, have on site, and have present at the time of inspection, a job representative to assist the City Inspector with all required ladders, scaffolds, ramps etc. for the proper inspection of all building components. Such temporary or permanent access facilities shall be provided for and maintained by the permit holder in addition to all insurance and liability issues. If accessibility is not achieved by the City Inspector at the time of his/her inspection, then the permit holder shall be subject to a re-inspection fee.

~~109.6~~ 110.6 Approval required.

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. The Building Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

SECTION ~~110~~ 111 CERTIFICATE OF OCCUPANCY

~~110.1~~ 111.1 Use and occupancy.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Exception: Certificates of occupancy are not required for work exempt from permits under Section 105.2.

~~110.2~~ 111.2 Certificate issued.

After the Building Official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the Building Official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.

5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the Building Official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.
13. Elevation certificates will be retained by the department of building safety.

~~110.3~~ 111.3 Temporary occupancy.

The Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Building Official shall set a time period during which the temporary certificate of occupancy is valid.

~~110.4~~ 111.4 Revocation.

The Building Official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

~~110.5~~ 111.5 Existing Building Certificate of Occupancy.

A certificate of occupancy for any existing building may be obtained by applying to the Building Official and supplying the information and data necessary to determine compliance with the technical Codes for the occupancy intended. Where necessary, in the opinion of the Building Official, two or more sets of detailed plans or a general inspection, or both, may be required. When, upon examination and inspection, it is found that the building conforms to the provisions of the technical Codes and other applicable laws or ordinances for such occupancy, a Certificate of Occupancy shall be issued.

~~110.6~~ 111.6 Certificate of Completion.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy or connect a building, such as a shell building, prior to the issuance of a Certificate of Occupancy.

SECTION ~~111~~ 112 SERVICE UTILITIES

~~111.1~~ 112.1 Connection of service utilities.

No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the Building Official.

~~111.2~~ 112.2 Temporary connection.

The Building Official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

~~111.3~~ 112.3 Authority to disconnect service utilities.

The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION ~~112~~ 113 CONSTRUCTION BOARD OF APPEALS

SECTION ~~112~~ 113 Construction Board of Appeals.

For regulations regarding the Construction Board of Adjustment and Appeals, see Marco Island Code of Ordinances, Chapter 6, Article II. In the event that there is no current board, the Marco Island City Council shall act as the duly authorized board,

VIOLATIONS

Any person, firm, corporation or agent who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted there under, shall be guilty of a misdemeanor of the second degree. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by law and local ordinance.

~~SECTION 4.~~ SECTION 5. Inclusion in the Code of Ordinances.

It is the intention of the City Council and it is hereby ordained that the amendments to the City of Marco Island Code of Ordinances made by this Ordinance shall become part of the City of Marco Island Code of Ordinances, that the sections of

this Ordinance may be renumbered and re-lettered as necessary, and that the word "Ordinance" may be changed to "Section, "Article" or other appropriate word.

SECTION 5. SECTION 6. Conflicts.

All ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 6. SECTION 7. Severability.

If any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7. SECTION 8. Effective Date.

This Ordinance shall be effective immediately upon passage by the City Council on second reading, and enforceable on and after March 15, 2012.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF MARCO ISLAND

this 19th day of March, 2012.

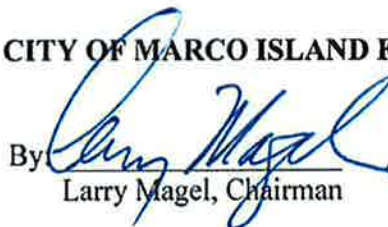
Attest:

CITY OF MARCO ISLAND FLORIDA

By:


Laura M. Litzari, City Clerk


By:


Larry Magel, Chairman

(SEAL)

Reviewed for legal sufficiency:

By:


Burt L. Saunders, City Attorney