

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: January 16, 2008

Division: Growth Management

Bulk Item: Yes No

Department: Building

Staff Contact Person: Joseph Paskalik

AGENDA ITEM WORDING: Public hearing to adopt an ordinance by the Monroe County Board of County Commissioners amending Sections 6-20 concerning building permits and inspections; providing for commencement of work; deleting the terms "Red" and "Black" inspections; providing for approved inspections and amending Section 6-20(f) to provide time periods for demolition permits.

ITEM BACKGROUND: Removes differentiation of red and black labeled inspections in 6-20(b)(c) to allow all inspections to be used for the one hundred eighty (180) days timely progress calculation; and amends the 6-20(f) exception of expiration of demolition permit in 60 days. All permits and inspections will be handled in the same manner.

In the interests of alleviating extensive paperwork required for applicants and staff alike to renew or re-permit an expired permit; and to allow more consistency in the permitting process and given the current market conditions; the building department is recommending revisions to this code section to consider all approved inspections equally.

PREVIOUS RELEVANT BOCC ACTION: The BOCC last voted to approve the update of Chapter Six of the Monroe County Code with the inception of the Florida Building Code in 2002; however these items were not addressed in that revision. At the December 19, 2007, BOCC meeting the Board approved the advertising of the Notice of Intent to adopt this ordinance.

CONTRACT/AGREEMENT CHANGES:

None

STAFF RECOMMENDATIONS:

Approval

TOTAL COST: N/A

BUDGETED: Yes No

COST TO COUNTY: N/A

SOURCE OF FUNDS: _____

REVENUE PRODUCING: Yes No **AMOUNT PER MONTH** _____ **Year** _____

APPROVED BY: County Atty OMB/Purchasing Risk Management

DOCUMENTATION: Included Not Required

DISPOSITION: _____

AGENDA ITEM # _____

ORDINANCE _____ 2007

AN ORDINANCE OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING SECTIONS 6-20 CONCERNING BUILDING PERMITS AND INSPECTIONS; PROVIDING FOR COMMENCEMENT OF WORK; DELETING THE TERMS “RED” AND “BLACK” INSPECTIONS AND PROVIDING FOR APPROVED INSPECTIONS; AMENDING SECTION 6-20 (f) TO PROVIDE TIME PERIODS FOR DEMOLITION PERMITS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR INCLUSION IN THE MONROE COUNTY CODE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the use of the terms “red” and “black” inspections as indicated on building permits is outdated and obsolete; and

WHEREAS, the better practice is to provide for “approved inspections” for the commencement and continuation of construction work; and

WHEREAS, the length of time for a demolition permit should be extended;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY, FLORIDA;

Section 1. Existing Section 6-20 is hereby amended to read as follows (new language is underlined and deleted language is shown as ~~strike through~~):

(b) *Permit Time Limitations:* Every permit issued shall become null and void unless the work authorized by such permit is commenced within six (6) months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Work is considered commenced if it has received an approved initial inspection pursuant to permit requirements. ~~or an approved temporary electrical inspection.~~ Any valid permit, for which construction has commenced, must progress in a timely fashion. The only method by which timely valid progress of authorized work may be demonstrated is through the building department's having performed and approved an inspection ~~which is highlighted in red print on the building permit display card~~ within one hundred eighty (180) days measured from either (1) as to the initial inspection, the date work was required to begin, or (2) as to inspections subsequent to the initial inspection, from the date of the last approved inspection. ~~which was highlighted in red print on the display card.~~

(c) *Approved Inspections:* ~~These inspections which are highlighted in red print on the display card, as amended from time to time by the building official, may include, but shall not be limited to: any auger/auger cap; piling/piling cap; grade beam/slab; column/tie beams; slab/wood floor; roof trusses/sheathing; final roofing; A/C ductwork, total rough plumbing; total rough electrical; framing; insulation/drywall; final mechanical; final plumbing; final electrical and final building.~~ Approved inspections include any and all inspections that are required pertaining to building, electrical, plumbing, mechanical and/or roofing, depending upon the scope of the work.

(d) *Failure to Obtain Inspections:* Failure to obtain an approved inspection within one hundred eighty (180) days of the previous approved inspection shall constitute suspension or abandonment, which shall render the permit null and void. Any work completed without an approved inspection may be subject to code compliance.

(e) *Extensions:* After work is commenced, a one-time only extension of time for a period of not more than one hundred eighty (180) days, may be allowed by the building official for the permit, provided the extension is requested in writing and justifiable cause is demonstrated prior to the expiration date. Any extension request shall be accompanied by a non-refundable fee.

(f) *Demolition Permits (Special Case):* Any permits for the demolition of a structure shall expire ~~sixty (60)~~ one hundred eighty (180) days from the date of issuance. No extensions shall be allowed.

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

Section 4. The provisions of this ordinance shall be included and incorporated in the Code of Ordinances of the County of Monroe, Florida, as an addition, or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

Section 5. This ordinance shall take effect immediately upon receipt of the official notice from the Office of the Secretary of State of the State of Florida that this ordinance has been filed with said office.

Section 6. The Clerk of the Board is hereby directed to forward a copy of this Ordinance to the Municipal Code Corporation.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida at a regular meeting held on the _____ day of _____, 200__.

Mayor Charles "Sonny" McCoy
Mayor Pro Tem Mario DiGennaro
Commissioner Sylvia Murphy
Commissioner George Neugent
Commissioner Dixie Spehar

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY _____
Mayor Charles "Sonny" McCoy

(SEAL)
ATTEST: DANNY L. KOLHAGE, CLERK

