Collier County
Growth Management Department
Building Plan Review & Inspection Division

Bulletin #1: Implementation & Review Requirements

Date: June 25, 2015
Effective Date: June 30, 2015
Amended: February 20, 2020
To: All Staff
From: Jonathan Walsh
Chief Building Official

Subject: Process and Review Changes

The Florida Building Code every three or so years is updated, and which becomes effective by the date of adoption by the State and locally by Ordinance. In accordance and concurrent with these adoptions, the following changes are anticipated to assist industry and staff in processing permits:

- Master plans on file will no longer be valid for applications received on or after the date of a newly adopted Building Code. All masters will be required to re-apply under the new Florida Building Code.
- Any applications that are Ready for Issuance must be issued by the date of expiration; otherwise, the permit application will be null/void, requiring re-application to comply with the new Florida Building Code in effect.
- Windows and Doors will be required to meet the U-rating and SHGC required per the Florida Energy Code. All labels showing manufacture and U-ratings and SHGC values will be required on windows and doors till final inspection is completed.
- Flashing for windows and doors as required per section 703.8 of the Residential Code will be inspected during rough framing inspections (108, 107, 136) when flashing for windows and doors are visible.
- Product approvals and Notice of Acceptance for windows, doors, shutters, etc will be accepted up to 1 month after the adoption of new building codes.
- Wire lath over wood framing will require a partial inspection (105-shear wall) to verify nailing and secondary vapor retardant. Lath shall be installed per Code and in accordance with ASTM C 1063.
- Residences built to “zero lot line” zoning parameters shall still conform to the exterior wall rating requirements of Table 302.1(1) or (2) of the Florida Residential Code. Per FBC section 105.3.1: Action on application, local laws and ordinances shall be considered in the application of these tables.
- Certificate of Occupancy and Completion certificate shall be updated to conform to code requirements.

- Temporary Certificate of Occupancy or Completion shall now be employed utilizing provided form.
- Alteration permits shall be required any time there is a change of occupancy and a new tax license is reviewed, per FBC – Existing Building, Chapter 10.
- Sub permits shall indicate the primary permit on the application in which they are tied to or shall indicate a standalone permit. The application submission will not be accepted otherwise.
- Differed submittals shall conform to example and procedure provided. Differed submittals will not be considered on Private Provider projects (review and inspections).
- Private Providers may voluntarily elect to list themselves with contractor licensing to be an approved contact on permits, removing the need for supportive documentation (i.e. inspector licenses, resume, insurance, etc.)
- Engineered documents for fire alarm and fire sprinkler systems (61G15) shall be reviewed by Fire reviewers. Plan review shall indicate a certificate of occupancy hold on primary permit for the submission shop drawing permit(s).
- Primary permits shall indicate what is included within permitted scope of work. For example hoods, walk-in coolers, gas, etc. Separate permits shall still be required for signs, fire alarm systems, fire sprinkler systems, and fire suppression systems.
- Building thermal envelop testing (FBC - Energy Conservation) - Blower door test shall be performed and certified by an approved third party. The third party shall not be involved with the design, permitting, construction or inspections of the structure. Plans shall indicate calculations for volumes and how supplemental make-up air will be provided (i.e. supply, exhaust or whole house). Testing certification shall be required prior to TCO or CO and shall be a condition not an inspection. Per recent Legislative law (Senate Bill No. 2502-A) this shall become effective June 30, 2016.

History: Deleted reference to FBC 5th Edition

WalshJonathan

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