1 N. University Drive Suite 3500B
Plantation, Florida 33324

Phone: 954-765-4500
Fax: 954-765-4504
broward.org/Code Appeals

2019 Voting Members

Chair
Mr. Daniel Lavrich,
P.E.,S.I.,SECB,F.ASCE, F.SEI
Structural Engineer
Vice-Chair
Mr. Stephen E. Bailey, P.E.
Electrical Engineer
Mr. Jeffrey Lucas, FM, CFI, CFEI
Fire Service Professional
Mr. John Famularo,
Roofing Contractor
Mrs. Shalanda Giles Nelson,
General Contractor
Mr. Daniel Rourke
Master Plumber
Mr. Gregg D'Attile,
Mechanical Contractor
Mr. Ron Burr
Swimming Pool Contractor
Mr. John Sims,
Master Electrician
Mr. Dennis A. Ulmer
Consumer Advocate
Mr. Abbas H. Zackria, CSI
Architect
Mr. Robert A. Kamm, P.E.
Mechanical Engineer
Vacant
Representative Disabled Community

2019 Alternate Board Members
Mr. Jeff Falkanger
Architect
Mr. Steven Feller, P.E.
Mechanical Engineer
Mr. Alberto Fernandez,
General Contractor
Mr. Robert Taylor
Fire Service
Mr. Gary Elzweig, P.E., FASCE
Structural Engineer
Mr. David Rice, P.E.
Electrical Engineer
Mr. James Terry,
Master Plumber
Mr. David Tringo,
Master Electrician
Mr. William Flett,
Roofing Contractor

Board Attorney
Charles M. Kramer, Esq.

Board Administrative Director
James DiPietro

—ESTABLISHED 1971—

BROWARD COUNTY
BOARD OF RULES AND APPEALS

FBC 6th Edition (2017)
FORMAL INTERPRETATION (#26)

DATE: November 14, 2019

TO: All Building Officials
FROM: James DiPietro, Administrative Director

SUBJECT: Swimming Pool Safety Inspections

The Residential Swimming Pool Safety Act, Chapter 515 of the Florida Statutes requires minimum safety requirements for all newly constructed swimming pools. Florida Statute 515.27 for residential swimming pools has a list of required safety options of which one is to be chosen from. Section 515.29 (1)(a) through (e) requires a selection of safety options to safely protect someone from drowning when an unauthorized person enters the pool. The statute does not state who would enforce this law, only that it must be done. Chapter One of the Broward County Florida Building Code Section 110.3, A (Building) #24 states that the child barrier be inspected prior to the pool being filled with water. It is clear that section 110.3, A #24, (3) states that the child barrier inspection is to be carried out by the Structural Inspector. The section then states that the pool is to be filled with water after the Final Electrical Inspection. The final pool inspection is to be carried out only by the Structural Inspector.
A Joint Electrical/Structural Committee Meeting conducted on September 9th, 2019 to discuss the above issue. Both Electrical and Structural Committee members voted in favor of the Florida building code as it is written.

Formal Interpretation:
All Swimming Pool Safety Act Inspections shall be performed by BORA Certified Structural Inspectors per section FBC Section 110.3, A, #24.

EFFECTIVE DATE: November 14, 2019

******PLEASE POST AT YOUR PERMIT COUNTER*******

ATTACHMENTS:

Chapter One Section110.3, A, #24, a (3). Florida Statute 515.27

requirements specified for temporary lighting, heat or power in Chapter 27 of FBC, Building.

108.4 Termination of approval. The Building Official is authorized, for good cause, to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 109
FEES

109.1 Payment of fees. A permit shall not be val' , fees prescribed by law have been paid, nor shall ar nt to a permit be released until the additional fee, if en paid.

109.2 Schedule of Permit Fees. On al' , structures, electrical, plumbing, mechanical, and , or alterations requiring a permit, a fee for each all be paid as required in accordance with the sc' stablished by the applicable governing authority.

109.3 Building permit valu applicant for a permit shall provide an estimated p e at a time of application. Permit valuations, shall i l value of work, including materials and labor, for permit is being issued, such as electrical, gas, , plumbing equipment and permanent systems. pinion of the building official, the valuation is u ed on the application, the permit shall be denie the applicant can show detailed estimates to m proval of the Building Official. Final building perm on shall be set by the Building Official.

10 Building Official may require an estimate utilizing RSMeans, copies of signed contract her descriptive data as a basis for determining mit fee.

rk commencing before permit issuance. Any who commences any work on a building, structure, al, gas, mechanical or plumbing system before obtaining necessary permits or the Building Official's written proval, shall be subject to a penalty not to exceed 100 percent of the usual permit fee that shall be in addition to the required permit fees.

109.5 Related fees. Reserved.

109.6 Refunds. Reserved.

SECTION 110
INSPECTIONS

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. 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.

110.1.2 The Building Official shall make the inspections called for by these requirements or he or she may accept reports of inspectors of recognized qualifications for special inspections, except that no certificate called for by any provisions of this Code shall be based on if such reports are in writing and certified.

110.1.3 No inspection shall be made until sanitary facilities have been provided, as required in Section 311.1 of the FBC Plumbing.

110.1.4 When the services and reports of inspection and testing laboratories are required by this Code, only such services and reports shall be accepted as are submitted from impartial inspecting and testing laboratories having an Engineer in active responsible charge of the work of sampling and testing.

110.1.5 Testing laboratories engaged in the sampling and testing of concrete and steel products shall have complied with the Standard Specification for Agencies Engaged in Construction Inspection, Testing, or Special Inspection ASTM E329-14a.

110.1.6 Testing laboratories located out of this State and under the supervision of an Engineer legally qualified in the State in which the laboratory is located, and where such testing laboratory has complied with the above Standard, may submit test reports as required by this Code.

110.1.7 All equipment, material, power, coordination for access and labor, necessary for inspection and/or test shall be supplied by the permit holder.

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.

110.3 Required Inspections. The Building Official, upon notification from the permit holder or his or her agent, shall make the following inspections performed by Inspectors BORA certified in the categories involved who shall either release that portion of the work completed or shall notify the permit holder or his or her agent of any violations which shall 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.

A. Building

1. **Piling:** To be made during the installation of piles by Special Inspector.
2. **Foundation Inspection**: Include piling/pile caps, footer/grade beams, stem-wall, and monolithic slab-on-grade to be made after necessary excavation, form erection, and reinforcing steel placement, prior to pouring of concrete.
    a. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted to the AHJ.
3. **Floor Slab on Grade and/or Elevated:** To be made after necessary excavations, form erection as may be required, placement of reinforcing steel, mesh, and vapor barrier when specified, and prior to pouring concrete.
4. **Concrete Columns:** To be made after the placement of reinforcing steel and prior to complete erection of forms and pouring of concrete.
5. **Concrete Unit Masonry:** To be made at each successive pour after placement of the reinforcement and prior to the pouring of grout. See Sections 110.10.2.2 and 110.10.5.
6. **Concrete Beams:** To be made after the erection of forms, placement of reinforcing steel, hangers, bracing and shoring and prior to pouring of concrete.
7. **Framing Inspection:** To be made after the installation of all structural elements, including: the roof, furring, fire stops, fireblocking, nailers, anchors, and bracing is in place, chimneys, and prior to the installation of interior cladding, but after inspection of rough in electrical, mechanical and plumbing, which shall be completed prior to request for framing inspection. See mandatory inspections for electrical, mechanical and plumbing. Framing inspection shall at a minimum include the following building components:
    a. Window/door framing
    b. Vertical cells/columns
    c. Lintel/tie beams
    d. Framing/trusses/bracing/connectors
    e. Draft stopping/fire blocking/fire stopping
    f. Curtain wall framing
    g. Accessibility.
    h. Verify rough opening dimensions are within tolerances.
8. **Roof/Floor Trusses:** To be made after the erection of truss members, permanent and temporary bracing, roof sheathing and bottom chord furring members and anchors.
9. **Roof Sheathing:** To be made after placement of panels or planking and sheathing fasteners; prior to application of base or anchor coat of roofing.
10. **Wall/Floor Sheathing:** To be made after placement of panels or planking and sheathing fasteners.
11. **Roofing Inspection:** To be made in accordance with Chapter 15 of the FBC & Chapter 44 of the Florida Residential Code and Section 611 of the FBC Existing Building.
12. **Window and Door Inspection:** Two inspections to be made, one after door and window bucks have been installed, and the second, after window and door assemblies have been installed and before attachments and connections to the building frame are concealed.
13. **Wire Lath:** To be made after installation of all metal lath and accessories prior to application of any coatings.
14. **Energy insulation:** After installation in compliance with type and "R" values stipulated in energy calculations and prior to installation of rock lath and drywall.
15. **Rock Lath:** To be made after installation of all rock lath, corner beads, strip reinforcement and nailers for molding and trim and prior to application of plaster basecoat.
16. **Drywall:** To be made after installation of drywall panels and prior to taping and spackling.
17. **Curtain Wall Inspection:** To be made at each floor level after curtain walls are installed and before curtain wall attachments are concealed.
18. **Storefront Inspection:** To be made after storefronts are installed and before store front attachments are concealed.
19. **Concealed Work:** The Building Official or his or her duly authorized representative may order portions of the structural frame of a building and/or structure to be exposed for inspection when, in his or her opinion, there is a good reason to believe that a building or portion thereof is in an unsafe or dangerous condition or that there is willful or negligent concealment of a violation of this Code.
20. **Hurricane Shutters:** To be made before the attachments and connections to the building are concealed and when job is completed. All shutters shall be installed for final inspection. On occupied buildings, all required means of egress and emergency exits shall be left uncovered.
21. **Final Inspection:** To be made after installation and completion of all elements of construction, safeguards and protective

NO CHANGE ON THIS PAGE

devices, and after final electrical, mechanical and plumbing. Approval of Fire Department accessibility and all tests of fire alarm detection and suppression systems, smoke evacuation systems and life safety systems shall be approved prior to final inspection and issuance of Certificate of Occupancy.

a. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation shall be submitted to the authority having jurisdiction.

22. **Certificate of Occupancy:** This final inspection shall signify the completion of all work and that the structure is safe for Occupancy. Final adjustments to mechanical devices may be made after this inspection and during Occupancy.
23. **Fence:** Final only
24. **Swimming Pools/Spas Inspection:** First inspections to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete, gunite or shotcrete. Second inspection(s) of perimeter plumbing, pressure test, deck electrical perimeter bonding and deck structural (includes soil reports as applicable, paver type decks, special perimeter footings or deck features) is (are) to follow after the completion of each phase. Child barrier (exit) alarms (if applicable), and yard barriers that are part of the fourth wall protection as described in FBC Building Section 454.2.17, shall be completed and approved inspection prior to the swimming pool/spa being filled with water. Final zoning (if applicable) is to be completed prior to the swimming pool/spa being completed. Electrical final is to be completed prior to the swimming pool/spa being filled with water. Final structural and plumbing are to be completed after the swimming pool/spa is filled with water and the filtration system is in operation.

a. **Structural inspections:**

(1) Steel
(2) Deck (includes soil reports as applicable, paver type decks, special perimeter footings or deck features)
(3) Child barrier fences (if applicable) and yard barriers that are part of the fourth wall protection prior to the swimming pool/spa being filled with water
(4) Final structural (after filling of the swimming pool/spa with water and the filtration system is in operation)

B. **Electrical:**

1. **General:** All Underground, Slab, low voltage and Rough Electrical Installations shall be left uncovered and convenient for examination until Inspected and approved by the Electrical Inspector.
2. **Temporary Electrical Service Installations**
   a. Rough.
   b. Final
3. **Underground Electrical Inspection:** To be made after trenches or ditches are excavated, underground conduits or cables installed, and before any backfill is put in place.
4. **Slab Electrical Inspection:** To be made and after conduits and boxes are installed, and prior to pouring concrete.
   a. Grounding Electrode Conductor to Foundation Steel
5. **Rough Electrical Inspection:** To be made after the roof, framing, fire blocking bracing are in place, and the building is deemed dry, and conduits, cables, panels, receptacles, etc. are installed, and prior to the installation of wall or ceiling membranes.
6. **Electrical Service Inspection:**
   a. Electrical rough
   b. Electrical Final Inspection
7. **Miscellaneous Electrical Inspection:**
8. **Swimming Pool/Spa Electrical Inspection:**
   a. Steel Bonding
   b. Underground
   c. Deck perimeter bonding
   d. Final electrical prior to the swimming pool/spa being filled with water
9. **Temporary Electrical 30-Day Power for Testing**
10. **Final Inspection:** To be made after the building is complete, all electrical fixtures are in place and properly connected, or protected, and the structure is ready for occupancy and deemed safe for power by the Building Official.

    Final Electrical Inspection shall be made prior to Final Structural Inspection.

C. **Gas:**

1. **General:** To be made for all underground work, and at each floor and roof level where gas work is installed. All gas work shall be left uncovered and convenient for examination until inspected and approved by the Plumbing Inspector.
2. **Underground inspection:** To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.

3. **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. This inspection shall include a pressure test.
4. **Final Gas 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 ensure 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.

   Final Gas Inspection shall be made prior to Final Structural Inspection.

D. Mechanical:

1. **General:** To be made for all underground work, and at each floor and roof level where mechanical work is installed. All mechanical work shall be left uncovered and convenient for examination until inspected and approved by the Mechanical Inspector.
2. **Underground inspection:** To be made after trenches or ditches are excavated, underground duct and all piping installed, and before any backfill is put in place.
3. **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.
4. **Final Mechanical 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.

   Final Mechanical Inspection shall be made prior to Final Structural Inspection.

E. Plumbing:

1. **General:** To be made for all underground work, and at each floor and roof level where plumbing work is installed. All plumbing work shall be left uncovered and convenient for examination until inspected and approved by the Plumbing Inspector.
2. **Underground inspection:** To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
3. **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. Floors shall be left open in all bathrooms and elsewhere above all sanitary plumbing, and water-supply piping and other plumbing work until it shall have been examined, tested and approved.
4. **Swimming Pool/Spa Plumbing Installations:**
   a. Main drain(s)
   b. Perimeter plumbing, pressure test and water features
   c. Final plumbing (after filling of swimming pool/spa with water and the filtration system is in operation).
5. **Final Plumbing 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. Water shock or hammer in the water supply system will be cause for condemnation on final inspection.

   Note: See Section 312 of the FBC, Plumbing for required tests

   Final Plumbing Inspection shall be made prior to Final Structural Inspection.

F. 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.

G. 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 FBC. Additional inspections may be required for public educational facilities (see Section 423.27.20 of FBC Building).

110.3.1 Footing and foundation inspection. See 110.3.A Building, of this code.

110.3.2 Concrete slab and under floor inspection. See 110.3.A Building, of this code.

110.3.3 Lowest floor elevation. Reserved

110.3.4 Reinforcing steel and structural frames.
No reinforcing steel or structural framework of any part of any building or structure shall be covered or concealed in any manner whatsoever without the approval of the Building Official. It shall be unlawful for any person, firm or corporation, or their agents or employees, to cover or conceal any wiring for light, heat, power or low voltage systems until the appropriate Sections of the building

NO CHANGE ON THIS PAGE