



Department of Regulatory and Economic Resources  
Board Administration Section  
11805 S.W. 26 Street (Coral Way) Rm. 230  
Miami, Florida 33175  
Tel (786) 315-2573 Fax (786) 315-2570  
[www.miamidade.gov/development](http://www.miamidade.gov/development)

## MEMO

**TO:** All Building Officials in Miami-Dade County

**FROM:** Secretary of the Board  
Board of Rules and Appeals (BORA)

**DATE:** October 29<sup>th</sup>, 2014

**SUBJECT:** BORA Interpretation - Phased Permitting

The Florida Building Code, Section 105.13 makes provisions for phased permits. This Section allows plans to be developed and approved and for work to proceed sequentially through established stages of construction. The South Florida Building Officials Association requested guidance from the Board of Rules and Appeals (BORA) regarding the interpretation and application this code section. As a consequence, BORA convened a Sub-committee to review code provisions relating to phased permits and provide necessary guidance.

The BORA Sub-committee met on August 14, 2014 to gather information concerning phased permits and to hear from Code Officials, industry and other stakeholders. Ultimately, the Sub-committee determined to present a recommendation for interpretation to the full Board.

At their meeting of October 16, 2014, the Board of Rules and Appeals was presented with the Sub-committee's recommended interpretation. The recommendation, which took shape as a two-part formal interpretation, was as follows:

1. *A Phased Permit is a building permit as required by Florida Statute Chapter 553.79 and the Florida Building Code Section 105.1.*
2. *A Phased Permit shall not be issued until the applicant submits all appropriate construction documents, secures requisite agency approvals, substantiates compliance with pertinent codes, laws and ordinances and pays all required fees.*

The Board of Rules and Appeals voted unanimously to approve the recommended interpretation.

Should you have any questions regarding these requirements, please contact Michael Goolsby, Director, Board and Code Administration Division at (786) 315-2508.

MG:KC