

MEMORANDUM

Agenda Item No. 4(J)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: October 6, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Ordinance relating to the Florida Building Code; amending section 8-21.1 and deleting in their entirety and replacing sections 8-21.2 through 8-21.4 of the Code; revising qualifications for Building Officials and for Building, Electrical, Plumbing, Mechanical, and Structural Inspectors and Plans Examiners; making technical and clarifying changes

The accompanying ordinance was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.


Geri Bonzon-Keenan
County Attorney

GBK/gh

MDC001

Memorandum



Date: October 6, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Ordinance Amending Chapter 8 Article II of the Code of Miami-Dade County, Revising
and Reorganizing Code Official Qualifications

Executive Summary

The measures contained in this proposed ordinance are necessary to ensure that qualified building department personnel are available to address resident demands regarding health, safety, and welfare in the built environment. Additionally, by establishing procedures to ensure the ability to secure qualified code enforcement personnel staffing, benefits can be realized with the provisions of the proposed ordinance. Benefits of the proposal include expanding the pool of qualified inspectors, allowing for experience obtained as a building official, plans examiner or inspector certified by the Board of Rules and Appeals (BORA) to serve as field experience for applicable qualifications, and similar code official qualifications to those established by statute; Section 468 F.S.

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached Ordinance amending Chapter 8, Article II of the Code of Miami-Dade County (Code) relating to the qualifications for Building Officials, plans examiners and inspectors. Moreover, the attached BORA memo dated July 20, 2026, documents their recommended approval of this Ordinance.

Scope

The proposed ordinance is applicable in incorporated and unincorporated Miami-Dade County.

Delegation of Authority

Designated building code authorities within incorporated and unincorporated Miami-Dade County will be responsible for the application and administration of the revised Chapter 8, Article II of the Code. Jaime Gascon, Division Director, Board and Code Administration Division, Department of Regulatory and Economic Resources (RER) will be responsible for the administrative provisions regarding code official certifications and monitoring as authorized by the Board of Rules and Appeals certification. Within unincorporated Miami-Dade County and incorporated areas where the County exercises jurisdiction, Sergio Ascunce, Building Official/Assistant Director for Construction, Permitting and Building Code within the Department of Regulatory and Economic Resources, will be responsible for enforcement of the provisions regarding requests for certification of his code officials.

Social Equity Statement

A robust construction industry, coupled with the loss through retirement of an aging corps of code officials, continues to be a growing challenge in acquiring qualified personnel for public service in municipal and County building departments. The changes proposed through this ordinance will expand the opportunity for a class of workers already experienced in this industry, the ability to take the career path of code official and qualify for positions within local building departments. These career opportunities will in turn provide these individuals with access to career paths as qualified code officials within the jurisdictions. Local government jurisdictions will similarly benefit from an expanded pool of prospective personnel to fulfill the demands of the public for faster plan reviews and inspections. While the private sector of the

construction industry currently offers employment opportunities that do not require the specialized code training mandated for service within a building jurisdiction, these revisions maintain the requirement for local BORA certification of a jurisdiction's code official.

Revising and reorganizing the certified code official qualifications under the High Velocity Hurricane Zone (HVHZ) requirements is expected to similarly provide an expanded pool of qualified engineers and credentialed staff for work in local building jurisdictions.

Fiscal Impact/Funding Source

There is no fiscal impact to the County or municipalities with the approval of this proposed ordinance. However, local jurisdictions will benefit by having an expanded pool of qualified personnel for hire.

Background

Chapter 8 of the Code of Ordinances of Miami-Dade County, supplemented by the Florida Building Code, establishes the qualifications for building officials, inspectors, and plans examiners serving within Miami-Dade County. Pursuant to Section 8-21.5 of the Code, the Miami-Dade County Board of Rules and Appeals ("BORA") is responsible for certifying that code officials meet the minimum qualification and experience requirements established by the County.

The BORA certification program predates the State of Florida's code official certification process established under Chapter 468, Florida Statutes. Prior to the creation of the state certification program, Miami-Dade County relied on licensed certified general and trade contractors with a minimum of five years of experience after licensure to serve as qualified code officials. This approach was intended to ensure that individuals responsible for code enforcement possessed substantial practical construction experience.

When the State of Florida subsequently established a statewide code official certification program, Miami-Dade County retained its local certification requirements and required the additional prerequisite that candidates also obtain the applicable state certification. As a result, candidates seeking BORA certification have historically been required to possess both a state code official certification and a qualifying contractor license.

Over time, the professional path for code officials has evolved significantly. Today, many individuals enter the profession directly through the building code administration career track rather than through the contracting industry. These individuals obtain experience working for contractors, design professionals, building departments, or other construction-related entities to qualify for state certification examinations and subsequently become certified building officials, inspectors, or plans examiners. While they acquire the technical knowledge and practical experience necessary to enforce the building code, they frequently do not pursue contractor licensures because it is not required for their chosen profession.

As a result, the existing requirement that applicants maintain a contractor license in addition to state certification no longer reflects the practical way qualified code officials are developed and trained. The contractor license prerequisite limits the available pool of otherwise qualified candidates without providing a corresponding enhancement to the competency, experience, or effectiveness of BORA-certified personnel. The proposed ordinance modernizes the qualification standards by recognizing experience gained through code administration and related construction activities while maintaining the specialized qualifications necessary to serve within Miami-Dade County's HVHZ.

The proposed changes will expand the pool of qualified candidates, improve recruitment and retention opportunities for local building departments, and establish a clear career advancement pathway for code officials while preserving the high standards of code enforcement that have historically distinguished Miami-Dade County.

The following is a structured summary of substantive changes between the **New Language** and **Existing Language**, organized by trade groups. Each summary focuses on material regulatory, qualification, and administrative shifts of the provisions.

1. Building (Administration & Inspection)

The new language significantly restructures and modernizes the building trade provisions. Prescriptive qualification pathways tied to specific licenses (General Contractor, Architect, Engineer) are replaced with performance-based certification requirements tied to the Florida Building Code, Administrators and Inspectors Board and BORA. The Building Official qualifications are simplified by removing multiple licensure pathways and instead requiring certification plus supervisory experience and HVHZ exposure or training.

A major change is the formal separation and expansion of roles: Chief Inspector, Plan Examiner (General/Residential), and Inspector (General/Residential) are now distinctly defined with standardized certification pathways. The ability for General certifications to cover Residential roles is explicitly codified.

Roofing inspection roles are formalized into Commercial and Residential Roofing Inspectors with defined experience thresholds (four years vs. one year), replacing older, more complex credential combinations.

Overall, the update shifts from credential-based eligibility to standardized certification and role clarity, improving administrative consistency and scalability across jurisdictions.

2. Electrical

The Electrical provisions transition from trade-license-driven qualification criteria (e.g., Master Electrician, Journeyman, reciprocity provisions) to a uniform certification model aligned with state code official certification (Electrical Inspector/Plan Examiner) or professional licensure (Professional Engineer/Architect).

The new language eliminates multiple legacy pathways tied to Miami-Dade and Broward credentials and removes detailed experience thresholds tied to specific licenses. Instead, it requires: BORA certification and State-issued inspector/plan examiner licenses (or Professional Engineer/Architect). The role definitions are streamlined into: Chief Electrical Inspector, Electrical Plan Examiner (General/Residential), and Electrical Inspector (General/Residential). The authority structure remains largely intact, but delegation and role clarity are improved, and residential scope limitations are more cleanly defined.

Overall, the revision standardizes qualifications, removes regional licensing complexity, and aligns with statewide credentialing frameworks, improving portability of certified personnel and administrative clarity.

3. Plumbing

Like Electrical, Plumbing provisions undergo a full transition from trade-license qualification matrices to standardized certification requirements. Legacy pathways involving Master Plumber, Journeyman, and reciprocity-based licensing are eliminated.

The new framework requires: Certification by BORA and State-issued Plumbing Inspector/Plan Examiner licenses (or Professional Engineer/Architect alternatives). Roles are clearly segmented into Chief Plumbing Inspector, Plumbing Plan Examiner (General/Residential), and Plumbing Inspector (General/Residential). Additionally, Residential versus General scopes are more explicitly defined, and the ability for General certifications to perform Residential duties is preserved.

Notably, the new language removes detailed experiential thresholds tied to specific licenses, replacing them with a more uniform certification baseline. This represents a shift toward regulatory consistency and reduced administrative burden, while still maintaining consistent professional competency through state code official certification.

4. Mechanical

Mechanical provisions follow the same modernization pattern with the removal of complex contractor-license-based qualification pathways (Mechanical Contractor, AC Contractor) and replacement with state certification requirements (Mechanical Inspector/Plan Examiner) or Professional Engineer/Architect licensure. Roles are formalized as: Chief Mechanical Inspector, Mechanical Plan Examiner (General/Residential), and Mechanical Inspector (General/Residential).

The new language simplifies qualification criteria and removes detailed experience combinations tied to specific licenses. It also improves organizational clarity, particularly in delegation authority and role hierarchy. Residential scope limitations are retained and are more clearly expressed.

Overall, the changes align Mechanical with other trades by standardizing credentialing, reducing redundancy, and improving administrative uniformity, while maintaining technical oversight through recognized certifications.

5. Structural

Structural provisions are refined. Key changes include:

1. Introduction of a *Structural Plan Examiner – Limited* role for non-threshold buildings, expanding flexibility in staffing.
2. Retention of the requirement that only qualified structural plan examiners perform structural reviews, but with clearer role delineation.
3. Strengthening of qualification requirements:
 - a. Explicit requirement for licensed engineers with structural/civil discipline credentials
 - b. Mandatory Florida Building Code Advanced Course
 - c. Defined supervisory experience for Chief Structural roles

The HVHZ experience and training requirements remain standardized (8-hour training alternative).

Overall, the update enhances role granularity, clarifies qualification expectations, and removes potentially conflicting administrative provisions, while maintaining a high bar for structural review authority.

The new language also adjusts the qualifications for the category of structural plans examiners by establishing a structural (limited) category to conduct structural reviews for all buildings that do not qualify as threshold buildings under the Florida Building Code. The current requirement in Miami-Dade County is for each building department to have a certified structural plans examiner to perform the structural review of plans. Due to the limited availability of licensed professional engineers that have tested in the structural discipline, the Miami-Dade County BORA has endorsed using licensed civil professional engineers with structural experience. This group of engineers already design buildings that undergo permitting in the HVHZ and building departments will greatly benefit by being able to hire from this broader pool of candidates.

In sum, the new language in this ordinance adjusts the minimum years of experience and state license requirements needed for the qualifications of building officials, plans examiners and inspectors in correlating the level of supervision for each position. The revisions establish a more uniform statewide certification model by replacing local and legacy licensing pathways, while eliminating reciprocity and jurisdiction-specific credentials previously associated with Miami-Dade County and Broward County. The

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and Members, Board of County Commissioners
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updates also expand the use of General versus Residential role classifications, incorporate HVHZ experience or training alternatives, clarify delegation and administrative responsibilities, and simplify qualification language while maintaining technical competency standards.

Attachment



Roy Coley
Deputy Mayor

Date: July 20, 2026

To: Honorable Chairman Anthony Rodriguez
Board of County Commissioners

From: Chairperson JC Shawn Crow
and Members, Board of Rules and Appeals

Subject: Board of Rules and Appeals Support for Ordinance Amending Chapter 8 Article II of the Code of Miami-Dade County, Revising and Reorganizing the Code Official Qualifications

The Miami-Dade Board of Rules and Appeals (BORA) is the local countywide construction regulatory board as defined and contemplated in Florida Statute 553 and authorized in Chapter 8 of the Code of Miami Dade County. Comprised of members appointed by the Board of County Commissioners, BORA meets regularly to consider building code appeals, certify Building Officials, plans examiners and inspectors as well as to serve and safeguard the community through adequate uniform application of the Building Code.

BORA RECOMMENDATION

At the July 16th, 2026 meeting, BORA unanimously approved the amendments contained in the proposed ordinance on *Chapter 8 Article II of the Code of Miami-Dade County, Revising and Reorganizing the Code Official Qualifications*.

The shortage of qualified building department personnel due to retirements and recruitment challenges warrants the expanding of the pool of eligible candidates by recognizing experience gained through code administration, inspections, plan review, and related construction activities as qualifying experience. Existing provisions contain multiple trade-specific licensing pathways, reciprocity provisions, and regional credential requirements that create administrative complexity and restrict hiring opportunities. The ordinance removes outdated barriers that unnecessarily limit recruitment while maintaining BORA certification standards.

The certification process is modernized by shifting from *contractor-license-based* eligibility to a *certification-based* model aligned with Chapter 468, Florida Statutes. The proposed ordinance updates code official qualifications, expands the pool of qualified candidates, and maintains the Miami-Dade County's BORA and HVHZ standards.

The Board of Rules and Appeals, therefore, respectfully urges the Board of County Commissioners to approve the ordinance being considered to modify Miami Dade County Code, Chapter 8 Article II – *Building Inspectors, Plans Examiners, Building Officials, Chief Inspectors and Special Inspectors*. The support by BORA is presented in a continued effort to ensure that local code official certification requirements continue to provide for the necessary oversight, education and qualifications for the safety and protection of all the residents of Miami-Dade County.



JC Shawn Crow
Board Chairperson
Board of Rules and Appeals

cc: Honorable Commissioner Raquel Regalado, Board of County Commission
Lourdes Gomez, Director Miami-Dade County RER



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: October 6, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 4(J)

Please note any items checked.

- ☒ "3-Day Rule" for committees applicable if raised
- ☒ 6 weeks required between first reading and public hearing
- ☒ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 4(J)
10-6-26

ORDINANCE NO. _____

ORDINANCE RELATING TO THE FLORIDA BUILDING CODE; AMENDING SECTION 8-21.1 AND DELETING IN THEIR ENTIRETY AND REPLACING SECTIONS 8-21.2 THROUGH 8-21.4 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; REVISING QUALIFICATIONS FOR BUILDING OFFICIALS AND FOR BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, AND STRUCTURAL INSPECTORS AND PLANS EXAMINERS; MAKING TECHNICAL AND CLARIFYING CHANGES; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. The foregoing recitals are approved and incorporated herein.

Section 2. Section 8-21.1 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:¹

Sec. 8-21.1>>(a)<< – Powers, duties and appointment of Building Official.

[[~~(a)~~]] >>(1)<< [[~~APPOINTMENT:~~]] >>Appointment.<<
The appointing authority shall appoint >>or hire<< a Building Official, and such person shall ~~[[have met the following minimum experience criteria and]]~~ have been certified by the Board of Rules and Appeals, as specified in Subsection 8-21.5 herein, before serving in that capacity>>.<< [[;

¹ Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

- (1) ~~These individuals shall meet one of the following requirements in order to be qualified:~~
 - (aa) ~~Possess a current Registered Professional Engineer license issued by the State of Florida and has practiced for not less than five years under that registration with not less than two years in the HVHZ or, in lieu of the HVHZ experience, has completed a sixteen hour HVHZ training course approved by the Board of Rules and Appeals before certification; or~~
 - (bb) ~~Possess a current Registered Architect license issued by the State of Florida and has practiced for not less than five years under that registration with not less than two years in the HVHZ or, in lieu of the HVHZ experience, has completed a sixteen hour HVHZ training course approved by the Board of Rules and Appeals before certification; or~~
 - (cc) ~~Possess a current certification as a General Contractor issued by the Florida Construction Industry Licensing Board with not less than five years experience after licensure, and not less than two years of such experience after licensure in the HVHZ or, in lieu of the HVHZ experience, has completed a sixteen hour HVHZ training course approved by the Board of Rules and Appeals before certification; or~~
 - (dd) ~~Possess a current General Contractor Certificate of Competency or Certificate of Eligibility issued by the Miami Dade County Construction Trades Qualifying Board with not less than five years experience after licensure and with not less than two years of such experience after licensure in the HVHZ or, in lieu of the HVHZ experience, has completed a sixteen hour HVHZ training course approved by the Board of Rules and Appeals before certification.]]~~

[[~~(b)~~]] >>(2)<< [[~~POWERS AND DUTIES:~~]] >>Powers and Duties.<<

* * *

>>(3) Certification. To be certified as a Building Official by the Board of Rules and Appeals, an individual: must have not fewer than five years of supervisory experience; must have either two years of experience in the High Velocity Hurricane Zone (HVHZ) or completed a 16-hour HVHZ training course approved by the Board of Rules and Appeals; and must hold a current building code administrator license issued by the State of Florida Building Code Administrators and Inspectors Board.<<

Section 3. Sections 8-21.2 through 8-21.4 of the Code of Miami-Dade County, Florida,

are hereby deleted in their entirety and replaced with the following:

>>**Sec. 8-21.1(b) - Building Inspectors and Plans Examiners.**

(1) Chief Building Inspector.

(A) Appointment, Powers, and Duties. The Building Official must designate a certified Chief Building Inspector to administer and enforce the provisions of the Florida Building Code. The Chief Building Inspector may delegate to certified Building Plans Examiners and Inspectors such powers, duties, and assignments as may be deemed advisable to carry out the provisions of this chapter and the directives of the Building Official. It shall be the duty and responsibility of the Chief Building Inspector to coordinate the work of all subordinate Building Plans Examiners and Inspectors.

(B) Certification. To be certified as a Chief Building Inspector by the Board of Rules and Appeals, an individual: must have either two years of experience in the HVHZ or completed an eight-hour HVHZ training course approved by the Board of Rules and Appeals; and must hold (i) a current building plans examiner license and a current building inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current engineer's license issued by the State of Florida

Board of Professional Engineers, or (iii) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(2) Building Plans Examiner (General).

(A) *Appointment, Powers, and Duties.* The Building Official may appoint such number of certified Building Plans Examiners (General) as may be authorized by the jurisdiction. A Building Plans Examiner (General) may perform the duties of the Building Plans Examiner (Residential).

(B) *Certification.* To be certified as a Building Plans Examiner (General) by the Board of Rules and Appeals, an individual: must have either two years of experience in the HVHZ or completed an eight-hour HVHZ training course approved by the Board of Rules and Appeals; and must hold (i) a current building plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current provisional building plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (iv) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(3) Building Plans Examiner (Residential).

(A) *Appointment, Powers, and Duties.* The Building Official may appoint such number of certified Building Plans Examiners (Residential) as may be authorized by the jurisdiction. The Building Plans Examiner (Residential) shall have the powers and duties as may be delegated by the Chief Building Inspector or Building Official in relation to one- and two-family dwellings and townhouses not more than three stories in height.

(B) *Certification.* To be certified as a Building Plans Examiner (Residential) by the Board of Rules and Appeals, an individual must hold (i) a current building plans examiner license issued by the State of Florida Building Code Administrators and

Inspectors Board, or (ii) a current provisional building plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current residential plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iv) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (v) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(4) Building Inspector (General).

(A) *Appointment, Powers, and Duties.* The Building Official may appoint such number of certified Building Inspectors (General) as may be authorized by the jurisdiction. A certified Building Inspector (General) may perform the duties of the Building Inspector (Residential).

(B) *Certification.* To be certified as a Building Inspector (General) by the Board of Rules and Appeals, an individual: must have either two years of experience in the HVHZ or completed an eight-hour HVHZ training course approved by the Board of Rules and Appeals; and must hold (i) a current building inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current provisional building inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (iv) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(5) Building Inspector (Residential).

(A) *Appointment, Powers, and Duties.* The Building Official may appoint such number of certified Building Inspectors (Residential) as may be authorized by the jurisdiction. The Building Inspector (Residential) shall have the powers and duties as may be delegated by the Chief Building Inspector or Building Official in relation to one- and two-family dwellings and townhouses not more than three stories in height.

(B) Certification. To be certified as a Building Inspector (Residential) by the Board of Rules and Appeals, an individual: must have either two years of experience in the HVHZ or completed an eight-hour HVHZ training course approved by the Board of Rules and Appeals; and must hold (i) a current building inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current provisional building inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current residential building inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iv) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (v) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(6) Building Inspector (Commercial Roofing).

(A) Appointment, Powers, and Duties. The Building Official may appoint such number of certified Building Inspectors (Commercial Roofing) as may be authorized by the jurisdiction. Building Inspectors (Commercial Roofing) shall have the powers and duties in connection with the review and approval of roofing permit applications and enforcement and inspections of the roofing provisions of the Florida Building Code and other applicable and appropriate provisions, codes, and standards relating to roofing. A certified Building Inspector (Commercial Roofing) may perform the duties of a Building Inspector (Residential Roofing).

(B) Certification. To be certified as a Building Inspector (Commercial Roofing) by the Board of Rules and Appeals, an individual: must have at least four years of field experience in the roofing industry, two of which must have been in a supervisory capacity; must have either two years of experience in the HVHZ or completed an eight-hour HVHZ training course approved by the Board of Rules and Appeals; and must hold (i) a current building inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current

provisional building inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current standard roofing inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iv) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (v) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(7) Building Inspector (Residential Roofing).

(A) *Appointment, Powers, and Duties.* The Building Official may appoint such number of certified Building Inspectors (Residential Roofing) as may be authorized by the jurisdiction. The Building Inspector (Residential Roofing) shall have the powers and duties as may be delegated by the Chief Building Inspector or Building Official in connection with enforcement and inspections of the roofing provisions of the Florida Building Code and other applicable and appropriate provisions, codes, and standards relating to roofing for one- and two-family dwellings and townhouses not more than three stories in height.

(B) *Certification.* To be certified as a Building Inspector (Residential Roofing) by the Board of Rules and Appeals, an individual: must have at least one year of field experience in the roofing industry; and must hold (i) a current building inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current provisional building inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current residential inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iv) a current standard roofing inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (v) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (vi) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

Sec. 8-21.1(c) - Electrical Inspectors and Plans Examiners.

(1) Chief Electrical Inspector.

- (A) *Appointment, Powers, and Duties.* The Building Official must designate a certified Chief Electrical Inspector to administer and enforce the provisions of the Florida Building Code, including those provisions of the National Electric Code incorporated therein. The Chief Electrical Inspector shall have the authority to delegate powers and assignments dealing with electrical plans review and inspections to subordinate Electrical Inspectors and Plans Examiners working under his or her authority.
- (B) *Certification.* To be certified as a Chief Electrical Inspector by the Board of Rules and Appeals, an individual must hold (i) a current electrical plans examiner license and a current electrical inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (iii) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(2) Electrical Plans Examiner (General).

- (A) *Appointment, Powers, and Duties.* The Building Official may appoint such number of certified Electrical Plans Examiners (General) as may be authorized by the jurisdiction. A certified Electrical Plans Examiner (General) may perform the duties of the Electrical Plans Examiner (Residential).
- (B) *Certification.* To be certified as an Electrical Plans Examiner (General) by the Board of Rules and Appeals, an individual must hold (i) a current electrical plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current provisional electrical plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current engineer's license issued by the State of Florida Board of Professional

Engineers, or (iv) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(3) Electrical Plans Examiner (Residential).

(A) *Appointment, Powers, and Duties.* The Building Official may appoint such number of certified Electrical Plans Examiners (Residential) as may be authorized by the jurisdiction. The Electrical Plans Examiner (Residential) shall be assigned duties in relation to one- and two-family dwellings and townhouses not more than three stories in height.

(B) *Certification.* To be certified as an Electrical Plans Examiner (Residential) by the Board of Rules and Appeals, an individual must hold (i) a current electrical plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current provisional electrical plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current residential plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iv) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (v) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(4) Electrical Inspector (General).

(A) *Appointment, Powers, and Duties.* The Building Official may appoint such number of certified Electrical Inspectors (General) as may be authorized by the jurisdiction. A certified Electrical Inspector (General) may perform the duties of the Electrical Inspector (Residential).

(B) *Certification.* To be certified as an Electrical Inspector (General) by the Board of Rules and Appeals, an individual must hold (i) a current electrical inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current provisional electrical inspector license issued by the State of Florida Building Code Administrators and Inspectors Board,

or (iii) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (iv) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(5) Electrical Inspector (Residential).

(A) *Appointment, Powers, and Duties.* The Building Official may appoint such number of certified Electrical Inspectors (Residential) as may be authorized by the jurisdiction. The Electrical Inspector (Residential) shall be assigned duties in relation to one- and two-family dwellings and townhouses not more than three stories in height.

(B) *Certification.* To be certified as an Electrical Inspector (Residential) by the Board of Rules and Appeals, an individual must hold (i) a current electrical inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current provisional electrical inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current residential electrical inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iv) a current residential inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (v) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (vi) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

Sec. 8-21.1(d). - Plumbing Inspectors and Plans Examiners.

(1) Chief Plumbing Inspector.

(A) *Appointment, Powers, and Duties.* The Building Official must designate a certified Chief Plumbing Inspector to administer and enforce the provisions of the Florida Building Code relating to plumbing. The Chief Plumbing Inspector shall have the authority to delegate powers and assignments dealing with plumbing plans review and inspections to subordinate Plumbing Inspectors and Plans Examiners working under their authority.

(B) Certification. To be certified as a Chief Plumbing Inspector by the Board of Rules and Appeals, an individual must hold (i) a current plumbing plans examiner license and a current plumbing inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (iii) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(2) Plumbing Plans Examiner (General).

(A) Appointment, Powers, and Duties. The Building Official may appoint such number of certified Plumbing Plans Examiners (General) as may be authorized by the jurisdiction. A certified Plumbing Plans Examiner (General) may perform the duties of the Plumbing Plans Examiner (Residential).

(B) Certification. To be certified as a Plumbing Plans Examiner (General) by the Board of Rules and Appeals, an individual must hold (i) a current plumbing plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current provisional plumbing plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (iv) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(3) Plumbing Plans Examiner (Residential).

(A) Appointment, Powers, and Duties. The Building Official may appoint such number of certified Plumbing Plans Examiners (Residential) as may be authorized by the jurisdiction. A certified Plumbing Plans Examiner (Residential) shall be assigned duties in relation to one- and two-family dwellings and townhouses not more than three stories in height.

(B) *Certification.* To be certified as a Plumbing Plans Examiner (Residential) by the Board of Rules and Appeals, an individual must hold (i) a current plumbing plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current provisional plumbing plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current residential plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iv) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (v) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(4) Plumbing Inspector (General).

(A) *Appointment, Powers, and Duties.* The building official may appoint such number of certified Plumbing Inspectors (General) as may be authorized by the jurisdiction. A certified Plumbing Inspector (General) may perform the duties of the Plumbing Inspector (Residential).

(B) *Certification.* To be certified as a Plumbing Inspector (General) by the Board of Rules and Appeals, an individual must hold (i) a current plumbing inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current provisional plumbing inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (iv) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(5) Plumbing Inspector (Residential).

(A) *Appointment, Powers, and Duties.* The Building Official may appoint such number of certified Plumbing Inspectors (Residential) as may be authorized by the jurisdiction. The Plumbing Inspector (Residential) shall be assigned duties in relation to one- and two-family dwellings and

townhouses not more than three stories in height.

- (B) Certification. To be certified as a Plumbing Inspector (Residential) by the Board of Rules and Appeals, an individual must hold (i) a current plumbing inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current provisional plumbing inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current residential inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iv) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (v) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

Sec. 8-21.1(e). - Mechanical Inspectors and Plans Examiners.

- (1) Chief Mechanical Inspector.

- (A) Appointment, Powers, and Duties. The Building Official must designate a certified Chief Mechanical Inspector. The Chief Mechanical Inspector shall have the responsibility and duty of enforcing the mechanical provisions of the Florida Building Code. The Chief Mechanical Inspector shall have the authority to delegate powers and assignments dealing with mechanical plans review and inspections to subordinate Mechanical Inspectors and Plans Examiners working under their authority.

- (B) Certification. To be certified as a Chief Mechanical Inspector by the Board of Rules and Appeals, an individual must hold (i) a current mechanical plans examiner license and a current mechanical inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (iii) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

- (2) Mechanical Plans Examiner (General).

- (A) Appointment, Powers, and Duties. The Building Official may appoint such number of Mechanical

Plans Examiners (General) as may be authorized by the jurisdiction. A certified Mechanical Plans Examiner may perform the duties of the Mechanical Plans Examiner (Residential).

(B) *Certification.* To be certified as a Mechanical Plans Examiner (General) by the Board of Rules and Appeals, an individual must hold (i) a current mechanical plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current provisional mechanical plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (iv) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(3) Mechanical Plans Examiner (Residential).

(A) *Appointment, Powers, and Duties.* The Building Official may appoint such number of certified Mechanical Plans Examiners (Residential) as may be authorized by the jurisdiction. A certified Mechanical Plans Examiner (Residential) shall be assigned duties in relation to one- and two-family dwellings and townhouses not more than three stories in height.

(B) *Certification.* To be certified as a Mechanical Plans Examiner (Residential) by the Board of Rules and Appeals, an individual must hold (i) a current mechanical plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current provisional mechanical plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current residential plans examiner license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iv) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (v) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(4) Mechanical Inspector (General).

(A) *Appointment, Powers, and Duties.* The Building Official may appoint such number of certified Mechanical Inspectors (General) as may be authorized by the jurisdiction.

(B) *Certification.* To be certified as a Mechanical Inspector (General) by the Board of Rules and Appeals, an individual must hold (i) a current mechanical inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current provisional mechanical inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (iv) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

(5) Mechanical Inspector (Residential).

(A) *Appointment, Powers, and Duties.* The Building Official may appoint such number of certified Mechanical Inspectors (Residential) as may be authorized by the jurisdiction. A certified Mechanical Inspector (Residential) shall be assigned duties in relation to one- and two-family dwellings and townhouses not more than three stories in height.

(B) *Certification.* To be certified as a Mechanical Inspector (Residential) by the Board of Rules and Appeals, an individual must hold (i) a current mechanical inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (ii) a current provisional mechanical inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iii) a current residential inspector license issued by the State of Florida Building Code Administrators and Inspectors Board, or (iv) a current engineer's license issued by the State of Florida Board of Professional Engineers, or (v) a current architect's license issued by the State of Florida Board of Architecture and Interior Design.

Sec. 8-21.1(f). - Structural Plans Examiners.

(1) Chief Structural Plans Examiner.

(A) *Appointment, Powers, and Duties.* The Building Official must designate a certified Chief Structural Plans Examiner to administer and enforce the provisions of the Florida Building Code. The Chief Structural Plans Examiner shall have the authority to delegate powers and assignments dealing with structural plans reviews to subordinate Structural Plans Examiners working under their authority. The Chief Structural Plans Examiner, Structural Plans Examiner, and Structural Plans Examiner (Limited) shall be the only persons qualified to perform structural reviews of plans.

(B) *Certification.* To be certified as a Chief Structural Plans Examiner by the Board of Rules and Appeals, an individual: must have at least five years of experience as a licensed engineer, two of which must have been in a supervisory capacity; must have either two years of experience in the HVHZ or completed an eight-hour HVHZ training course approved by the Board of Rules and Appeals; and must have passed the test in the structural discipline with the State of Florida Board of Professional Engineers and completed a current state-approved Florida Building Code Advanced Course.

(2) Structural Plans Examiner.

(A) *Appointment, Powers, and Duties.* The Building Official may appoint such number of certified Structural Plans Examiners as may be authorized by the jurisdiction to administer and enforce the provisions of the Florida Building Code.

(B) *Certification.* To be certified as a Structural Plans Examiner by the Board of Rules and Appeals, an individual: must have at least five years of experience as a licensed engineer; must have either two years of experience in the HVHZ or completed an eight-hour HVHZ training course approved by the Board of Rules and Appeals; and must have passed

the test in the structural discipline with the State of Florida Board of Professional Engineers and completed a current state-approved Florida Building Code Advanced Course.

(3) Structural Plans Examiner (Limited).

(A) *Appointment, Powers, and Duties.* The Building Official may appoint such number of Structural Plans Examiners (Limited) as may be authorized by the jurisdiction to administer and enforce the provisions of the Florida Building Code for all buildings that do not qualify as threshold buildings under the Florida Building Code.

(B) *Certification.* To be certified as a Structural Plans Examiner (Limited) by the Board of Rules and Appeals, an individual: must have at least five years of experience as a licensed engineer; must have either two years of experience in the HVHZ or completed an eight-hour HVHZ training course approved by the Board of Rules and Appeals; and must have passed the test in the structural or civil discipline with the State of Florida Board of Professional Engineers and completed a current state-approved Florida Building Code Advanced Course.<<

Section 4. 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 5. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 6. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

Christopher J. Wahl

Handwritten signature of Christopher J. Wahl, consisting of a stylized 'CJW' with a horizontal line through the middle.