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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

MEMORANDUM

Agenda Item No. 7(G)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: (Second Reading: 5-2-23)

March 7, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Ordinance relating to the building code; amending article I and article II of chapter 8 of the Code; adopting relevant Florida Building Code Appendices; revising definitions; revising qualifications for Building Official, Plans Examiners and Inspectors; clarifying the roles of Special Building Inspectors; establishing procedures for certifying Broward County Plans Examiners and Inspectors; deleting references to Fire Inspectors and Electrical Sign Inspectors; deleting provisions relating to certifications issued prior to 1992; making technical and conforming changes

Ordinance No. 23-33

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: May 2, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: Ordinance Amending Chapter 8 Article I and II of the Code of Miami-Dade County,
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 establishing a new structural plan examiner category that is limited in scope to residential reviews.

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached Ordinance amending Chapter 8, Article I and II of the Code of Miami-Dade County (Code) relating to the qualifications for Building Officials, plans examiners and inspectors, establishing new, entry level residential inspector and structural plan reviewer categories, clarifying some definitions, and correcting cross references as outlined below.

Scope

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

Delegation of Authority

This item does not delegate any additional authority to the Mayor or Mayor's designee. However, enforcement of the ordinance's provisions is provided as follows: 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 I and 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. Within unincorporated Miami-Dade County, Edward A. Rojas, 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 permitting and inspections.

Fiscal Impact/Funding Source

There is no impact to the County or municipalities with the approval of this proposed ordinance as additional staffing resources and operating costs are not anticipated.

Background

Chapter 8 of the Code of Ordinances of Miami-Dade County, supplemented by and in combination with the Florida Building Code, creates the overarching document which regulates building

construction and code official qualifications for both incorporated and unincorporated areas of the County. Under section 8-21.5 of the Code, the Miami-Dade County Board of Rules and Appeals (“BORA”) is tasked with certifying that building officials, chiefs, inspectors, and plans examiners comply with the minimum qualification and experience requirements in the Code. Certification of code officials by BORA also serves to screen officials for actual experience with their prerequisite license and serves to monitor that the continuing education obtained by these officials is from courses developed for the High Velocity Hurricane Zone of Florida; Miami-Dade and Broward Counties, exclusively.

The South Florida Building Code (SFBC) had been in existence several decades prior to the unification of the state’s codes now under the Florida Building Code (FBC). Under the SFBC, qualifications for code officials included experience within Miami-Dade County, the sole user of the SFBC at the time. After the adoption of the FBC, portions of the SFBC were incorporated into certain chapters of the FBC. In October 1993, the state began regulating code officials throughout Florida, adjoining those certified code officials already existing in Miami-Dade County. The state licensing board created qualifications for becoming certified to enforce the building code. In Miami-Dade County, the Code has required certified building officials, chiefs, inspectors, and plans examiners to meet more specialized requirements than those required by the state due to the enhanced building code requirements in the High Velocity Hurricane Zone. Over the years the pool of qualified personnel in Miami-Dade County has diminished due to attrition and the inability to recruit entry level candidates, who are able to find more lucrative employment opportunities in the private side of the construction industry. Experienced staff continues retiring from government service and it has become increasingly difficult to recruit replacements. The inability to recruit qualified personnel has a direct impact on the service level building departments need to provide their patrons.

The adoption by the State of the preemptive Private Provider laws in 2002 has also made it increasingly difficult for building departments to retain experienced and talented personnel. Private Providers are private companies authorized to perform certain building department functions using state qualified code officials directly for their clients. Private Providers are hired directly by property owners to perform building code plan review and inspection services in lieu of the municipal personnel. Jurisdictions throughout the State are required to accept the use of Private Providers, whose credentials are set by State code and are not subject to Miami-Dade’s more specialized requirements relating to experience in the High Velocity Hurricane Zone and approval and other specific code qualifications vetted through the County’s Board of Rules and Appeals. As a result, these Private Provider projects throughout our community are presently being inspected by state qualified personnel and are not BORA certified.

To remain competitive in attracting new staff yet maintain the standards Miami-Dade County is known for, equivalent qualifications are being proposed through this ordinance to widen the pool of available inspectors and successfully recruit suitable candidates. The proposed changes create an entry level residential inspector based on state qualifications but enhanced by on-the-job training under the supervision of the building official. By doing this, entry level personnel can acquire additional credentials as they seek to move into higher positions using the experience and mentorship gained while working under the municipal building official. They will also have access to code training and additional career paths, should they take advantage, that they would otherwise not necessarily have access to.

This proposal also creates a new category of structural plans examiner for certain residential buildings (specifically, single-family, duplex, and townhouse). 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 professional engineers with full structural credentials, the Miami-Dade County Board of Rules and Appeals has endorsed using a professional engineer with structural experience to review residential plans. This category of engineers will greatly assist building departments with predominantly residential communities looking to hire a limited structural engineer. All multifamily, other commercial and threshold reviews will continue to be reviewed as they are today by engineers with full structural credentials.

Additionally, this proposal corrects language inconsistencies caused by past isolated code modifications regarding the qualifications of building officials, plans examiners and inspectors which have occurred over the years to address individual construction trades, correcting a lack of uniformity in qualifications from one trade group to another.

Summary of changes proposed:

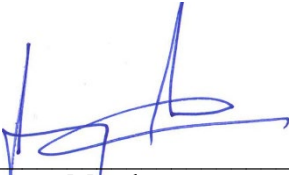
- Prospective candidates within the categories of Building Official, Building Plans Examiner, Structural Plans Examiner, Structural Plans Examiner-Residential, and Commercial Roofing will be required to have two years of experience (rather than 5 years) within the High Velocity Hurricane Zone (HVHZ) which include Miami-Dade and Broward Counties or take a training course approved by the Board of Rules and Appeals in lieu of the experience. Candidates will still be required to have 5 years of experience in their field of certification with the added opportunity to acquire HVHZ training prior to commencing employment with the local jurisdiction. This will allow local jurisdictions much needed flexibility to consider qualified professionals from non-HVHZ jurisdictions.
- Create Residential categories as explained above for Building, Roofing, Electrical, Plumbing, Mechanical inspectors having the qualifications of the state inspector licensing board and having at least one year of supervisory field experience and eligible for examination as a state or county building contractor.
- Clarify that code officials are able to continue accumulating experience while certified by the Board of Rules and Appeals as a building official, plans examiner or inspector.
- Create a Chief Structural Plan Examiner to head the structural division and delegate to such other structural plan examiners, as applicable. Today the reporting structure is through the Building Chief; this will clarify that the structural trade reports to a Structural Chief.
- Create a Residential Structural Plans Examiner category. As noted above, structural credentials are in high demand; creation of this category is anticipated to allow jurisdictions to separate work flows that require full structural credentials from those that do not.
- Increase the continuing education classes from sixteen hours every two years to sixteen hours every year. In order to stay current with industry trends and evolving codes, this ordinance amplifies ongoing required training for code officials.

Social Equity Statement

A robust construction industry coupled with the loss through retirement of an aging corps of code officials has led to 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 to a class of workers already experienced in this industry the ability to access entry-level inspection positions within municipal building departments. These entry-level opportunities will in turn provide these individuals access to code training and additional career paths as full-fledged code inspectors, and later plans examiners within the jurisdictions. Municipal jurisdictions will similarly benefit from an expanded pool of prospective personnel who would otherwise not pursue public employment because the private side of the construction industry presently provides lucrative employment opportunities without need for the specific code training that is required for service in a building jurisdiction.

Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners
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Creation of the Residential Structural Plans Examiner category, alternatives for crediting experience while certified as a government code official and qualification under HVHZ is expected to similarly provide an expanded pool of qualified engineers and credentialed staff for work in municipal building jurisdictions.



Jimmy Morales
Chief Operations Officer



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: May 2, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 7(G)

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
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ 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. 7(G)
5-2-23

ORDINANCE NO. 23-33

ORDINANCE RELATING TO THE BUILDING CODE; AMENDING ARTICLE I AND ARTICLE II OF CHAPTER 8 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; ADOPTING RELEVANT FLORIDA BUILDING CODE APPENDICES; REVISING DEFINITIONS; REVISING QUALIFICATIONS FOR BUILDING OFFICIAL, PLANS EXAMINERS AND INSPECTORS; CLARIFYING THE ROLES OF SPECIAL BUILDING INSPECTORS; ESTABLISHING PROCEDURES FOR CERTIFYING BROWARD COUNTY PLANS EXAMINERS AND INSPECTORS; DELETING REFERENCES TO FIRE INSPECTORS AND ELECTRICAL SIGN INSPECTORS; DELETING PROVISIONS RELATING TO CERTIFICATIONS ISSUED PRIOR TO 1992; MAKING TECHNICAL AND CONFORMING CHANGES; AND 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 memorandum referenced in the above recital is incorporated in this ordinance and is approved.

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

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.

ARTICLE I. - ADMINISTRATION

Sec. 8-1. - The Building Code.

The Florida Building Code >>as defined by Florida Statute 553, Part IV<<, as complemented and supplemented by the Administration (Article I) and Enforcement (Article II) provisions of this Chapter, as amended through local technical >>and administrative<< amendments (Article III), if any, together with the product approval sections (Article IV of this Chapter) as amended from time to time, is the building code for both the incorporated and unincorporated areas of the County and is hereby adopted as a uniform building code for Miami-Dade County.

Sec. 8-2. - Incorporation of Florida Building Code; Adoption of Optional Provisions.

The provisions of the Florida Building Code as applicable to High Velocity Hurricane Zones are hereby incorporated by reference. The Florida Building Code will not be repeated or restated in this Chapter except where necessary to provide clarity. The following provisions of the Florida Building Code are hereby adopted and made applicable to Miami-Dade County:

- (a) The High Velocity Hurricane Zone roofing requirements with accompanying Roofing Application Standards (RAS) (Florida Building Code Sec. 1512.2).

Exception: The prescriptive BUR requirements in RAS 150 shall not be implemented in Miami-Dade County (Florida Building Code RAS 150).

- (b) ~~[[Appendix A—Weight of building materials.~~

- (~~e~~) >>Florida Building Code, Building<< Appendix B—Chapter 9B-52 >>F.A.C.<<, Florida Standard for Passive Radon-Resistant ~~[[New Residential Building]]~~ Construction.

- ~~[[~~(d)~~]]~~ >>(c) Florida Building Code, Building<< Appendix C ~~[[Chapter 9B-53,]]~~ >>Florida<< Standard for Mitigation of Radon in Existing Buildings.

- ~~[[~~(e)~~—Appendix D—The Secretary of the Interior's Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.~~

- (~~f~~) >>(d) Florida Building Code, Building<< Appendix E—~~[[Chapter 9B-67,]]~~ Florida Standard for Radon-Resistant New Commercial Building Construction.

- >>(e) Florida Building Code, Plumbing Appendix B Rates of Rainfall for Various Cities.
- (f) Florida Building Code, Plumbing Appendix D Degree Days and Design Temperatures.<<
- (g) >>Florida Building Code, Residential<< Appendix F—Florida Standard for Radon-Resistant New Residential Building Construction.
- ~~[(h) Appendix G Florida Standard for Radon-Resistant New Commercial Building Construction.~~
- ~~(i) Appendix H Florida Standard for Mitigation of Radon in Existing Buildings.]]~~

Sec. 8-3. - Definitions.

Unless specifically defined elsewhere in this chapter, the definitions provided in this Section shall apply.

- (a) Appointing Authority shall mean any and all municipal governments within geographic Miami-Dade County >>through their appointed officers<<, and with respect to unincorporated Miami-Dade County, the Board of County Commissioners of Miami-Dade County, acting through its appointed officers.
- (b) Authority having jurisdiction as used >>here<<in ~~[[the Florida Building Code,]]~~ shall mean Miami-Dade County, Florida, through its Board of County Commissioners.
- (c) Building Code >>shall mean<< the Florida Building Code as complemented and supplemented by the provisions of this Chapter.
- (d) Florida Building Code >>shall mean<< the unified building code for the State of Florida, adopted by the Florida Building Commission pursuant to ~~[[Fla. Stat.]]~~>>Florida Statute<< Section 553.73 et. seq., as the same may be amended from time to time.
- (e) Field experience is the experience gained at actual construction sites where the full spectrum of practical situations and problems arising in the trade are found; >>or the experience gained as a Board of Rules and Appeals certified Inspector or Plans Examiner or Building

Official; << drafting, estimating, designing, other office work or maintenance or service installations do not satisfy the requirement.

>>(f) High Velocity Hurricane Zone (HVHZ) is the area of the State of Florida consisting of Broward and Miami-Dade counties. <<

* * *

Section 3. Article II of Chapter 8 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

ARTICLE II. - BUILDING INSPECTORS, PLANS EXAMINERS, BUILDING OFFICIALS, CHIEF INSPECTORS AND SPECIAL INSPECTORS

Sec. 8-21.1. - Powers, duties and appointment of ~~[[building official]]~~>>Building Official<<.

(a) *APPOINTMENT:* The appointing authority shall appoint 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) These individuals shall >>meet one of the following requirements in order to<< be qualified~~[[as one of the following]]~~:

(aa) >>Possess a current<< [[A]] Registered Professional Engineer license~~[[d]]~~ >>issued by<< [[in]] the State of Florida ~~[[with]]~~ >>and has practiced for<< not less than five years ~~[[experience]]~~ 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<< ~~[[all of which shall have been within the jurisdiction of this Chapter.]]~~

(bb) >>Possess a current<< [[A]] Registered Architect >>license<< ~~[[licensed in]]~~ >>issued by<< the State of Florida ~~[[with]]~~ >>and has practiced for<< not less than five years ~~[[experience]]~~ 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<< ~~[[A-licensed]]~~ General Contractor ~~[[holding a current Certificate of Competency]]~~ issued by the Florida Construction Industry Licensing Board with not less than five years experience ~~[[under that license]]~~ >>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<< ~~[[A-licensed]]~~ General Contractor ~~[[holding a current]]~~ Certificate of Competency >>or Certificate of Eligibility<< issued by the Miami-Dade County Construction Trades Qualifying Board with not less than five years experience ~~[[under that license]]~~ >>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<<.

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Sec. 8-21.2. - Appointment of ~~[[chief building inspector, building plans examiner, structural plans examiner and building inspector]]~~ >>Chief Building Inspector, Building Plans Examiner, and Building Inspector<<.

- (a) *APPOINTMENT OF A CHIEF BUILDING INSPECTOR, >>AND<< BUILDING PLANS EXAMINER*~~[[, AND STRUCTURAL PLANS EXAMINER]]~~: There shall be appointed by the ~~[[appointing authority]]~~ >>Building Official, one<< person ~~[[or persons]]~~ qualified as set forth herein to serve as Chief Building Inspector~~[[,]]~~ >>. Additionally, one or more persons shall be appointed by the Building Official as<< Building Plans Examiner ~~[[and Structural Plans Examiner]]~~. The >>Chief Building Inspector and Building Plans Examiner<< ~~[[above]]~~ positions may be occupied by >>the same<< ~~[[one or more]]~~ person~~[[s]]~~ who >>complies<<~~[[comply]]~~ with all requirements of this Chapter to occupy those positions.
- (b) *POWERS AND DUTIES*: The Chief Building Inspector~~[[,]]~~ >>and<<Building Plans Examiner ~~[[and Structural Plans Examiner]]~~ shall be subject to the powers vested in the Board of Rules and Appeals as set forth in Section 8-4 herein and the Building Official as set forth herein. The Chief Building Inspector may delegate to certified >>plans examiners and<< inspectors such powers, duties and assignments as ~~[[he or she]]~~ may >>be deemed<< ~~[[deem]]~~ 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 >>plans examiners and<< inspectors. ~~[[The Structural Plans Examiner shall be the only person qualified to perform structural review of plans.]]~~

- (c) *CERTIFICATION OF CHIEF BUILDING INSPECTOR OR BUILDING PLANS EXAMINER:* To be eligible for appointment as a Chief Building Inspector or Building Plans Examiner, an individual shall be certified by the Board of Rules and Appeals and shall ~~[[be]]~~ >>meet<< one of the following >>requirements<<:

(1) >>Possess a current<< ~~[[A]]~~ Florida ~~[[Registered]]~~ Professional Engineer >>license and has<< ~~[[having]]~~ practiced ~~[[within the area of jurisdiction of this Chapter]]~~ for at least five years >>after licensure with not less than two years in the HVHZ or, in lieu of the HVHZ experience, has completed an eight hour HVHZ training course approved by the Board of Rules and Appeals before certification; or<<[[:]]

(2) >>Possess a current<< ~~[[A]]~~ Florida Registered Architect >>license and has<< ~~[[having]]~~ practiced ~~[[within the area of jurisdiction of this Chapter]]~~ for at least ~~[[5]]~~ >>five<< years >>after licensure with not less than two years in the HVHZ or, in lieu of the HVHZ experience, has completed an eight hour HVHZ training course approved by the Board of Rules and Appeals before certification; or<<[[:]]

(3) >>Possess a current certification as a<< ~~[[A licensed]]~~ General Contractor >> issued by the Florida Construction Industry Licensing Board<< with five years experience >>after licensure with not less than two years in the HVHZ or, in lieu of the HVHZ experience, has completed an eight hour HVHZ training course approved by the Board of Rules and Appeals before certification; or<< ~~[[, all of which shall have been within the jurisdiction of this Chapter.]]~~

>>(4) Possess a current General Contractor Certificate of Competency or Certificate of Eligibility issued by the Miami-Dade County Construction Trades Qualifying Board with five years' experience after licensure with not less than two years in the HVHZ or, in lieu of the HVHZ experience, has completed an eight hour HVHZ training course approved by the Board of Rules and Appeals before certification.<<

~~[[(4) A currently certified Building Official, Plans Examiner or Inspector having five years of experience in such position(s), three years of which shall have been within the jurisdiction of this Chapter.~~

~~(5) — A currently certified Building Inspector having an Associate of Science Degree in a course of education accepted by the Board of Rules and Appeals and having five years experience as a licensed General Contractor, two years of which shall have been within the jurisdiction of this Chapter; or~~

~~three years experience as a Building Official, Plans Examiner or Inspector, all of which shall have been within the jurisdiction of this Chapter.~~

~~(6) This criterion shall apply only to individuals holding one of the following:~~

~~(aa) A General Contractor's license issued by the Florida Construction Industry Licensing Board, provided the license number is less than #7837 or,~~

~~(bb) A General Contractor's license issued by Miami Dade County Construction Trades Qualifying Board; or~~

~~(cc) General Contractor's license issued by the Florida Construction Industry Licensing Board with license number #7837 or greater and holding a Certification as roofing contractor or inspector issued by the Florida Construction Industry Licensing Board or Miami Dade County Construction Trades Qualifying Board.~~

~~(dd) Any General Contractor's license issued subsequent to a proctored examination graded by an independent testing agency approved by the Board of Rules and Appeals.~~

~~(d) CERTIFICATION OF STRUCTURAL PLANS EXAMINER: To be eligible for appointment as a Structural Plans Examiner, an individual shall be certified by the Board of Rules and Appeals and shall be a Florida licensed professional engineer who has obtained such license by examination under the structural discipline or who obtained licensure prior to March 1, 1993 by examination in either the civil/structural or civil/structural/sanitary categories and who has practiced as a structural engineer within the jurisdiction of this Chapter for a period of 5 years.~~

~~(e)]>>(d)<< BUILDING INSPECTOR: (>>GENERAL<<[[STRUCTURAL]])~~

(1) A Building Inspector >>shall be appointed and<<, if properly qualified, may be certified and assigned duties in more than one category. >>A certified Building Inspector (General) may perform the duties of the Building Inspector (Residential).<<

(2) Building Inspector[[s]]>>(General)<< shall have the powers and duties as may be delegated by the Chief Building Inspector or Building Official.

(3) To be certified in the category of Building Inspector (>>General<<[[Structural]]), individuals >>shall have five years of construction experience in a supervisory capacity and possess not less than two years of experience in the HVHZ or, in lieu of the HVHZ experience, shall have completed an eight hour HVHZ training course approved by the

Board of Rules and Appeals before certification, and<< shall have at least one of the following:

~~[(4) Five years construction experience in a supervisory capacity and at least one of the following:]~~

- (aa) A General Contractor's license ~~[[and a current Certificate of Competency]]~~ issued by the Florida Construction Industry Licensing Board; or
- (bb) A General Contractor's ~~[[license issued and a]]~~ current Certificate of Competency >>or Certificate of Eligibility issued<< by >>the<< Miami-Dade County Construction Trade Qualifying Board>>;<< or
- (cc) ~~[[A General Contractor's license issued subsequent to a proctor examination, graded by an independent testing agency approved by the Board of Rules and Appeals.~~

~~EXCEPTION: Individuals holding licenses as a Residential Contractor and/or Building Contractor, with a current Certificate of Competency issued by the Florida Construction Industry Licensing Board or Miami-Dade County Construction Trades Qualifying Board, may be certified as an entry level inspector with duties limited to the type and size of work for which they are certified to build. Inspectors employed under this exception shall be required to attend the first available formal educational course as approved by the Board of Rules and Appeals immediately following employment. In order to maintain eligibility for appointment, inspectors certified under this exception shall obtain a Certificate of Competency and General Contractor's license issued by Miami-Dade County, or a State Certified General Contractor's license, within 18 months of the date of original appointment.~~

~~(5)]~~ >>In lieu of the five years of construction experience in a supervisory capacity, two<< ~~[[Two]]~~ years construction experience and ~~[[possessing]]~~ an Associate of Science Degree in Building Code Enforcement or other construction related curriculum awarded for completion of an educational course accepted by the Board of Rules and Appeals and ~~[[possessing]]~~ a current ~~[[certificate of competency as a]]~~ general contractor >>license issued by the Florida Construction Industry Licensing Board, or a general contractor's current Certificate of Competency or Certificate of Eligibility issued

by the Miami-Dade County Construction Trade Qualifying Board;
or<< ~~[[, in the State of Florida.~~

~~(6)]>>(dd)<< A current ~~[[license]]~~ >>registration<< from the State of Florida as an Architect or Engineer and building construction experience>>; or<<.~~

>>(ee) Five years of experience in the construction industry and certification as a Building Inspector (Commercial Roofing) in Miami-Dade County and holding a current Certificate of Competency or a Certificate of Eligibility from the Miami-Dade County Construction Trades Qualifying Board or the Florida Construction Industry Licensing Board as a General Contractor.<<

~~[[(#)]>>(e)<<)~~ *BUILDING INSPECTOR (RESIDENTIAL)*

- (1) A Building Inspector, if properly qualified, may be certified and assigned duties in more than one category.
- (2) Building Inspector~~[[s]]>>(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<<.
- (3) To be certified in the category of Building Inspector (Residential), individuals shall possess at least one of the following:
 - (aa) A >>current<<State of Florida ~~[[Registered]]~~ Professional Engineer license >>and building construction experience; or<< ~~[[with not less than one year experience under that registration.]]~~
 - (bb) A >>current<<State of Florida Registered Architect license >>and building construction experience; or<< ~~[[with not less than one year experience under that registration.]]~~
 - (cc) A current ~~[[Certificate of Competency as a]]~~ General Contractor >>license<< issued by the Florida Construction Industry Licensing Board with not less than one year >>field<< experience ~~[[under that license.]]>>; or<<~~
 - (dd) A current Certificate of Competency >>or Certificate of Eligibility<< as a General Contractor issued by the Miami-Dade County Construction Trades Qualifying Board with not less than one year >>field<< experience >>; or<<~~[[under that license.]]~~

- (ee) A current ~~[[Certificate of Competency as a]]~~ Building Contractor >>license<< issued by the Florida Construction Industry Licensing Board with not less than one year >>field<< experience >>and eligible for examination under (cc) or (dd) above; or<< ~~[[under that license.]]~~
- (ff) A current Certificate of Competency >>or Certificate of Eligibility<< as a ~~[[Sub-General]]~~ Building Contractor issued by the Miami-Dade County Construction Trades Qualifying Board with not less than one year >>field<< experience >>and eligible for examination under (cc) or (dd) above; or<< ~~[[under that license.]]~~
- >>(gg) A Standard Building Inspector license issued by the Florida Building Code Administrators and Inspectors Board with minimum one year supervisory field experience and eligible for examination under (cc) or (dd) above.<<

~~[[(g)]]~~ >>(f)<< *BUILDING INSPECTOR (COMMERCIAL ROOFING)*

- (1) >>A Building Inspector (Commercial Roofing) shall be appointed by the Building Official.<< A Building Inspector, if properly qualified, may be certified and assigned duties in more than one category. >>A certified Building Inspector (Commercial Roofing) may perform the duties of a Building Inspector (Residential Roofing).<<
- (2) Building Inspectors (Commercial Roofing) shall have the powers and duties ~~[[as may be delegated by the Chief Building Inspector or Building Official]]~~ in connection with the review and approval of roofing permit applications, enforcement and inspections of the roofing sections of the Building Code and other applicable Codes and Standards for all occupancies provided in the Code.
- (3) To be certified in the category of Building Inspector (Commercial Roofing) candidates shall >>possess not less than two years of experience in the HVHZ or, in lieu of the HVHZ experience, shall have completed an eight hour HVHZ training course approved by the Board of Rules and Appeals before certification and<< ~~[[have]]~~ at least one of the following:

~~[[(4)]]~~ >>(aa)<< Five years of experience in the roofing industry, two of which shall have been in a supervisory capacity and holding a current >>:<<
~~[[certificate as a Roofing Contractor issued by:~~

~~(aa)]~~ >>(1) Roofing Certificate of Competency or Certificate of Eligibility issued by<< The

Miami-Dade County Construction Trades Qualifying Board; or

~~[(bb)]~~>>(2) Roofing Contractor license issued by the<< Florida Construction Industry Licensing Board.

~~[(5)]~~>>(bb)<< Five years experience in the roofing industry and certification as a Building Inspector in Miami-Dade County and holding >>a State of Florida Standard Roofing Inspector License or<< a personal certificate from the Miami-Dade County Construction Trades Qualifying Board as a Roofing Inspector or >>Roofing<< Contractor.

~~[(6)]~~>>(cc)<< Five years experience in the roofing industry and certification as a Building Inspector in Miami-Dade County and holding a ~~[[personal]]~~ certificate as a General Contractor issued by ~~[[either:~~

~~(aa) The]]~~ >>the<< Florida Construction Industry Licensing Board, provided the number of the license shall be less than #7837~~[[; or~~

~~(bb) The Miami-Dade County Construction Trades Qualifying Board]].~~

~~[(7)]~~>>(dd)<< Five years experience in the roofing industry and holding a current license from the State of Florida as a >>Registered<<~~[[registered]]~~ Architect or Engineer.

~~[(8) Any person holding a current certificate from the Board of Rules and Appeals as a Building Inspector who will perform roofing inspections shall hold a certificate and/or license as a Roofing Contractor or inspector and be certified as a Roofing Inspector by December 31, 1992. After that date such persons shall not be eligible for certification to perform roofing inspections in Miami-Dade County.]]~~

~~[(h)]~~>>(g)<<*BUILDING INSPECTOR (RESIDENTIAL ROOFING)*

- (1) A Building Inspector, if properly qualified, may be certified and assigned duties in more than one category.
- (2) Building Inspectors (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 sections of the Building Code and other applicable Codes and Standards for >>one and

two family dwellings and townhouses not more than three stories in height<< ~~[[Group R3 Occupancies]]~~ only.

- (3) To be certified in the category of Building Inspector (Residential Roofing) candidates shall ~~[[have]]~~ >>meet<< at least one of the following >>qualifications<<:

(aa) >>Possess a<<[[A]] current roofing contractor certificate issued by:

(1) The Miami-Dade County Construction Trades Qualifying Board >>and have not less than one year field experience<<;
or

(2) >>The<< Florida Construction Industry Licensing Board
>>and have not less than one year field experience<<.

(bb) >>Possess a<<[[A]] current certification as a Building Inspector >>(General)<< in Miami-Dade County and ~~[[holding]]~~ >>hold a State of Florida Standard Roofing Inspector License or<< a personal certificate from the Miami-Dade County Construction Trades Qualifying Board as a Roofing Inspector or >>Roofing<< Contractor.

(cc) >>Possess a<<[[A]] current certification as a Building Inspector in Miami-Dade County and >>hold<<[[~~holding~~]] a personal certificate as a General Contractor~~[[, Building Contractor or Sub-General Building Contractor]]~~ issued by ~~[[either:~~

~~(1) The]]~~ >>the<< Florida Construction Industry Licensing Board, provided the number of the license shall be less than #7837 ~~[[or~~

~~(2) The Miami-Dade County Construction Trades Qualifying Board]]~~.

(dd) >>Possess a<< [[A]] current license from the State of Florida as a >>Registered<<[[~~registered~~]] Architect or Engineer ~~[[with]]~~ >>and have one year of<< roofing experience ~~[[in Miami-Dade County under the Building Code]]~~.

>>(ee) Possess a Standard Building Inspector license issued by the Florida Building Code Administrators and Inspectors Board with minimum one year supervisory field experience and eligible for examination under (aa) or (bb) above.<<

Sec. 8-21.3>>(a)<<. - Appointment, powers and duties of >>Chief Electrical Inspector, Electrical Inspector, and Electrical Plans Examiner<<[[~~chief electrical inspector, electrical inspector, and electrical plans examiner~~]].

- (a) The Chief Electrical Inspector shall have the responsibility and duty of enforcing the Electrical Code. The title, Chief Electrical Inspector, shall be construed to mean the chief or head of the division or department of electrical >>plans examining and<< inspection. The Chief Electrical Inspector shall have the [[~~power~~]] >>authority<< to delegate powers and assignments, dealing with electrical >>plan review and<< inspections, to subordinate Electrical Inspectors and Plans Examiners working under [[~~his/her~~]] >>their<< authority. >>When used in this section, experience shall mean experience on projects within the broad scope of the National Electrical Code including such requirements associated with systems having more than 120Volts to ground.<<
- (1) The [[~~appointing authority~~]] >>Building Official<< shall appoint a Chief Electrical Inspector. To be eligible for appointment as a Chief Electrical Inspector, an individual shall be certified by the Board of Rules and Appeals and shall [[~~be~~]] >>meet at least<< one of the following >>qualifications<<:
- (aa) >>Possess a current<<[[A]] Master Electrician >>license<< [[~~having held a certification~~]] issued by the Miami-Dade County Construction Trades Qualifying Board [[~~for a period of at least five years~~]] and [[~~having~~]]>>have<< five years of field experience under that certification>>; or<<[[:]
- (bb) >>Possess a current<<[[A]] State Certified Electrical Contractor >>license<< [[~~having held a certification~~]] issued by the Florida Electrical Contractor's Licensing Board [[~~for a period of at least five years~~]] and [[~~having~~]]>>have<< five years of field experience under that certification>>; or<<[[:]
- (cc) >>Possess a current<<[[A]] Florida [[~~licensed~~]] >>Professional<<[[~~professional~~]] >>Engineer<<[[~~engineer~~]] >>license<< having obtained [[a]] >>the<< license pursuant to examination in the electrical discipline and [[~~having had~~]]>>have<< five years of [[~~field~~]] experience under that license>>; or<<[[:]
- >>(dd) Possess a current Florida Professional Engineer license and have 10 years of experience under that license; or
- (ee) Possess a current Broward County Master Electrician license with five years of field experience under that license and have applied for and received license reciprocity with Miami-Dade County.<<

- (b) All Electrical Inspectors and Electrical Plan Examiners shall be certified by the Board of Rules and Appeals and shall be one of the following:

(1) INSPECTORS:

- (a) Each Electrical Inspector shall ~~[[have]]~~ >>meet at least one the following qualifications<<:

(aa) >>Possess a current license<<[[At least five years of field experience]] as a Certified Journeyman Electrician or Master Electrician issued by the Miami-Dade County Construction Trades Qualifying Board >>and have at least five years of field experience<<; or[[;]]

(bb) >>Possess a current license<<[[At least five years of field experience]] as a state Certified Electrical Contractor issued by the Electrical Contractors' Licensing Board >>and have at least five years of field experience; or<< [[;]]

>>(cc) Possess a current Florida Professional Engineer license pursuant to examination in the electrical discipline and have four years of experience; or

(dd) Possess a current Florida Professional Engineer license and have five years of experience under that license; or

(ee) Possess a current Broward County Master Electrician license, Journeyman Electrician, or combination thereof, and have five years of field experience and have applied for and received license reciprocity with Miami-Dade County.<<

~~[[b) Each Electrical Sign Inspector shall have:~~

~~(aa) At least five years of field experience as a Certified Electrical Sign Journeyman or Sign Master, issued by the Miami-Dade County Construction Trades Qualifying Board; or;~~

~~(bb) At least five years of field experience as a state Certified Electrical Contractor or Sign Specialty Electrical Contractors license issued by the Electrical Contractor's Licensing Board in that category.~~

~~(cc) The Chief Electrical Inspector shall have the power to delegate powers and assignments, dealing with electrical sign inspections only, to subordinate Electrical Sign Inspectors working under his/her authority.]]~~

(2) APPOINTMENT OF ELECTRICAL PLANS EXAMINERS

The >>Building Official<<[[~~appointing authority~~]] shall appoint and assign duties to the Electrical Plans Examiner and such person shall meet the same qualification and certification requirements as the Chief Electrical Inspector. >>A certified Electrical Plans Examiner may perform the duties of the Electrical Plans Examiner (Residential).<<

(3) APPOINTMENT OF ELECTRICAL PLANS EXAMINERS (RESIDENTIAL)

Electrical Plans Examiner (Residential) shall be [[~~appointed and~~]] assigned duties in relation to >>one and two family dwellings and townhouses not more than three stories in height<< [[~~Group R3 Occupancies~~]] only.

Each Electrical Plans Examiner (Residential) shall [[~~be qualified by~~]] >>meet at least one of the following qualifications<<:

- (aa) >>Possess a current license and have at<<[[~~At~~]] least [[~~five~~]]>>three<< years of field experience as a Journeyman>>_<< [[~~or~~]] Master Electrician>>_ Certified Electrical Contractor or a combination thereof<<[[~~Certified by the Miami Dade County Construction Trades Qualifying Board~~]] and >>have<<[[~~having~~]] worked as a Master Electrician >>or Certified Electrical Contractor<< for a minimum of one year [[~~within the areas of jurisdiction of this Chapter~~]]; or
- (bb) [[~~Having been certified as an Electrical Contractor by the Electrical Contractors' Licensing Board with five years of field experience under that certification and having worked as an Electrical Contractor for a minimum of one year within the areas of jurisdiction of this Chapter.~~]] >>Possess a current State of Florida Professional Engineer license pursuant to examination in the electrical discipline and have four years of experience; or
- (cc) Possess a current Florida Professional Engineer license and have five years of experience under that license; or

- (dd) Possess a current Broward County Master Electrical license and have at least three years of field experience and have applied for and received license reciprocity with Miami-Dade County.

(4) APPOINTMENT OF ELECTRICAL INSPECTORS (RESIDENTIAL)

Electrical Inspector (Residential) shall be assigned duties in relation to one and two family dwellings and townhouses not more than three stories in height only.

Each Electrical Inspector (Residential) shall meet at least one of the following qualifications:

- (aa) Possess a current license as a Certified Journeyman Electrician, or Master Electrician issued by the Miami-Dade County Construction Trades Qualifying Board and have at least one year of field experience; or
- (bb) Possess a current license as a state Certified Electrical Contractor issued by the Electrical Contractors' Licensing Board and have at least one year of field experience; or
- (cc) Possess a current Florida Professional Engineer license pursuant to examination in the electrical discipline and have four years of experience; or
- (dd) Possess a current Florida Professional Engineer license and have five years of experience under that license; or
- (ee) Possess a current Broward County Master Electrician license or Journeyman Electrician, or combination thereof, and have one year of field experience and have applied for and received license reciprocity with Miami-Dade County; or
- (ff) Possess a Standard Electrical Inspector license issued by the Florida Building Code Administrators and Inspectors Board, and eligible for examination under (aa) or (bb) above.<<

~~[(e) — POWERS AND DUTIES:~~

- ~~(1) — It shall be the duty of the Electrical Inspector and the Electrical Sign Inspector to inspect all wiring, apparatus and equipment, and installations for light, heat, power, and low voltage systems and to enforce all the laws, rules and regulations relating thereto in the area of jurisdiction and to enforce all the provisions of this Chapter.~~

- (2) ~~The Electrical Inspector and the Electrical Sign Inspector will issue an approval on the wiring installations, apparatus, equipment or light fixtures provided they comply with the rules and regulations of the Building Code. At the time of inspection, if defects, omission, or violations exist on any other part of the wiring system, the issuance of an approval will be withheld until corrections have been made to the defective portion of the wiring system, and the same are made to comply with this Chapter.~~
- (3) ~~A 30 day temporary electric service connection may be approved for a facility by the Electrical Inspector if the wiring installation, apparatus, or equipment are found to be in a safe operating condition and provided an urgent necessity for electric current exists. Under these circumstances, an application for temporary service must be made in writing by the electrical contractor, firm, corporation, or owner requesting the temporary service connection to the public utility system or isolated generating plant.~~
- (4) ~~The Electrical Inspector/Electrical Sign Inspector are hereby empowered to inspect or reinspect any wiring, equipment or apparatus conducting or using electric current for light, heat, power and low voltage systems, and if conductors, equipment or apparatus are found to be unsafe to life or property, the inspector shall serve notice in writing to the owner and/or operator of the hazardous wiring or equipment, to correct the condition within a reasonable period of time.~~
- (5) ~~The Electrical Inspector/Electrical Sign Inspector are hereby given the power to disconnect extension cords, temporary wiring, branch circuits, sub-feed conductors, or the main service supplying electrical energy to any portion of an electrical wiring system on or in buildings, or on premises, if this wiring is in the opinion of the inspector considered to be hazardous to life or property. Any person, firm or corporation supplying current, must disconnect service from source of supply upon instructions from the Electrical Inspector/Electrical Sign Inspector where hazards are deemed to exist, after receiving written notice from the Electrical Inspector/Electrical Sign Inspector.~~

~~(6) The power and duties of the Electrical Inspector shall be subject to the powers vested in the Board of Rules and Appeals as set forth in Section 8-4 of this Code.]]~~

Sec. 8-21.3(b). - Appointment, powers and duties of >>Chief Plumbing Inspector, Plumbing Inspector, and Plumbing Plans Examiner<< ~~[[chief plumbing inspector, plumbing inspector and plumbing plans examiner]].~~

(a) >> The Chief Plumbing Inspector shall have the responsibility and duty of enforcing the Plumbing Code. The title, Chief Plumbing Inspector, shall be construed to mean the chief or head of the division or department of plumbing plans examination and inspection.<< ~~[[Such person shall hereinafter be termed the Chief Plumbing Inspector.]]~~ The Chief Plumbing Inspector shall have the ~~[[power]]~~ >>authority<< to delegate powers and assignments, dealing with plumbing >>plan review and<< inspections, to subordinate plumbing inspectors and plans examiners working under ~~[[his/her]]~~ >>their<< authority. >>When used in this section, experience shall mean experience on projects within the scope of the Florida Building Code – Plumbing, or the International Building Code - Plumbing.<<

(1) The >>Building Official<< ~~[[appointing authority]]~~ shall appoint a Chief Plumbing Inspector. To be eligible for appointment as a Chief Plumbing Inspector, an individual shall be certified by the Board of Rules and Appeals and shall ~~[[be]]~~ >>meet at least<< one of the following >>qualifications<<:

(aa) >>Possess a current<<[[A]] Master Plumber >>license<< ~~[[having held a certification]]~~ issued by the Miami-Dade County Construction Trades Qualifying Board ~~[[for a period of at least five years]]~~ and >>have<<[[having]] five years of field experience under that certification>>; or<< [[-]]

(bb) >>Possess a current<<[[A]] State Certified Plumber Contractor ~~[[having held a certification]]~~ >>license issued<< by the Florida Construction Industry Licensing Board ~~[[for a period of at least five years]]~~ and >>have<<[[having]] five years of field experience under that certification>>; or<< [[-]]

(cc) >>Possess a current<<[[A]] Florida ~~[[licensed]]~~ Professional Engineer >>license<< having obtained ~~[[a]]~~ >>the<< license pursuant to examination in the mechanical discipline and >>have<<[[having had]] five years of ~~[[field]]~~ experience under that license>>; or<< [[-]]

>>(dd) Possess a current Florida Professional Engineer license and have 10 years of experience under that license; or

(ee) Possess a current Broward County Master Plumber license and five years of field experience under that license, and have applied for and received license reciprocity with Miami-Dade County.<<

(b) All Plumbing Inspectors and Plumbing Plan Examiners shall be certified by the Board of Rules and Appeals and shall be one of the following:

(1) INSPECTORS:

Each >>Plumbing<<[[such]] >>Inspector<<[[inspector]] shall [[have]]>>meet at least one the following qualifications<<:

(aa) >>Possess a current license<<[[~~At least five years of field experience~~]] as a Certified Journeyman Plumber or Master Plumber issued by the Miami-Dade County Construction Trades Qualifying Board >>and have at least five years of field experience<<; or [[7]]

(bb) >>Possess a current license<<[[~~At least five years of field experience~~]] as a state Certified Plumbing Contractor issued by the Florida Construction Industry Licensing Board >>and have at least five years of field experience; or<<[[7]]

>>(cc) Possess a current State of Florida Professional Engineer license pursuant to examination in the mechanical discipline and have four years of experience; or

(dd) Possess a current Florida Professional Engineer license and have five years of experience under that license; or

(ee) Possess a current Broward County Master Plumber license, Journeyman Plumber license, or a combination thereof, and have five years of field experience and have applied for and received license reciprocity with Miami-Dade County.<<

(2) APPOINTMENT OF PLUMBING PLANS EXAMINER

The >>Building Official<< [[~~appointing authority~~]] shall appoint and assign duties to the Plumbing Plans Examiner and such person shall meet the same qualifications and certification requirements as the Chief Plumbing Inspector. >>A certified Plumbing Plans Examiner may perform the duties of the Plumbing Plans Examiner (Residential).<<

(3) APPOINTMENT OF PLUMBING PLANS EXAMINER (RESIDENTIAL)

Plumbing Plans Examiner (Residential) shall be [[~~appointed and~~]] assigned duties in relation to >>one and two family dwellings and townhouses not more than three stories in height<< [[~~Group R-3 Occupancies~~]] only. Each

Plumbing Plans Examiner (Residential) shall ~~[[be qualified by]]~~ >>meet at least one of the following qualifications<<:

- (aa) >>Possess a current Journeyman Plumber certificate,<< [[At least five years of field experience as a Certified Journeyman]] or >>a current license as a<< Master Plumber, >>issued<< [[certified]] by the Miami-Dade County Construction Trades Qualifying Board [[and having worked as a Master Plumber]] >>, or a current license as Plumbing Contractor issued by the Florida Construction Industry Licensing Board and have at least three years field experience<< [[for a minimum of one year within the areas of jurisdiction of this Chapter]]]; or
- (bb) [[Having been certified as a plumbing contractor by the Florida Construction Industry Licensing Board with five years of field experience under that license, and having worked as a Plumbing Contractor for a minimum of one year within the areas of jurisdiction of this Chapter.]] >>Possess a current State of Florida Professional Engineer license pursuant to examination in the mechanical discipline and have four years of experience; or
- (cc) Possess a current Florida Professional Engineer license and have five years of experience under that license; or
- (dd) Possess a current Broward County Master Plumber license and three years of field experience and have applied for and received license reciprocity with Miami-Dade County.

(4) APPOINTMENT OF PLUMBING INSPECTORS (RESIDENTIAL)

Plumbing Inspector (Residential) shall be assigned duties in relation to one and two family dwellings and townhouses not more than three stories in height only.

Each Plumbing Inspector (Residential) shall meet at least one of the following qualifications:

- (aa) Possess a current license as a Certified Journeyman Plumber, or Master Plumber issued by the Miami-Dade County Construction Trades Qualifying Board and have at least one year of field experience; or
- (bb) Possess a current license as a state Certified Plumbing Contractor issued by the Florida Construction Industry Licensing Board and have at least one year of field experience; or

- (cc) Possess a current State of Florida Professional Engineer license pursuant to examination in the mechanical discipline and have four years of experience; or
- (dd) Possess a current Florida Professional Engineer license and have five years of experience under that license; or
- (ee) Possess a current Broward County Master Plumber license, Journeyman Plumber license, or a combination thereof, and have one year of field experience, and have applied for and received license reciprocity with Miami-Dade County; or
- (ff) Possess a Standard Plumbing Inspector license issued by the Florida Building Code Administrators and Inspectors Board, and eligible for examination under (aa) or (bb) above.<<

~~[[e) POWER AND DUTIES: The Chief Plumbing Inspector is hereby authorized and directed to interpret and enforce all of the provisions of the Plumbing Sections within the Building Code, subject to the powers vested in the Board of Rules and Appeals as set forth in Section 8-4 of this Code.]]~~

Sec. 8-21.3(c). - Appointment, powers and duties of >>Chief Mechanical Inspector, Mechanical Inspector, and Mechanical Plans Examiner<<[[~~chief-mechanical inspector, mechanical inspector and mechanical plans examiner~~]].

- (a) >>The Chief Mechanical Inspector shall have the responsibility and duty of enforcing the Mechanical Code. The title, Chief Mechanical Inspector, shall be construed to mean the chief or head of the division or department of mechanical plans examining and inspection.<< [[Such person shall hereinafter be termed the Chief Mechanical Inspector.]] The Chief Mechanical Inspector shall have the ~~[[power]]~~ >>authority<< to delegate powers and assignments, dealing with mechanical >>plan review and<< inspections, to subordinate Mechanical Inspectors and Plans Examiners working under ~~[[his/her]]~~ >>their<< authority. >>When used in this section, experience shall mean experience on projects within the scope of the Florida Building Code – Mechanical, or the International Building Code - Mechanical.<<
- (1) >>The Building Official<< [[There]] shall [[be]] >>appoint<< [[appointed by the appointing authority person or persons qualified as set forth herein to serve as]] >>a<< Chief Mechanical Inspector [[and Mechanical Plans Examiner]]. ~~[[These individuals shall be qualified as]]>>~~To be eligible for appointment as a Chief Mechanical Inspector, an individual shall be certified by the Board of Rules and Appeals and shall meet at least<< one of the following >>qualifications<<:

- (aa) >>Possess a current<<[[A]] Master General Mechanical Contractor ~~[[having held a certification]]~~ >>license issued<< by the Miami-Dade County Construction Trades Qualifying Board ~~[[for a period of at least five years]]~~ and >>have<<[[~~having~~]] five years of field experience under that certification>>, or combined experience with an Air Conditioning Contractor (Limited or Unlimited) issued by the Miami-Dade County Construction Trades Qualifying Board, or combined experience with an Air Conditioning A or B Contractor license issued by the Florida Construction Industry Licensing Board; or<< [[-]]
- (bb) >>Possess a current<<[[A]] State Certified Mechanical Contractor ~~[[having held a certification]]~~ >>license issued<< by the Florida Construction Industry Licensing Board ~~[[for a period of at least five years]]~~ and >>have<<[[~~having~~]] five years of field experience under that certification>>, or combined experience with an Air Conditioning A or B Contractor license issued by the Florida Construction Industry Licensing Board, or combined experience with an Air Conditioning Contractor (Limited or Unlimited) issued by the Miami-Dade County Construction Trades Qualifying Board; or<< [[-]]
- (cc) >>Possess a current<<[[A]] Florida ~~[[licensed]]~~ Professional Engineer >>license<< having obtained [[a]] >>the<< license pursuant to examination in the mechanical discipline and >>have<<[[~~having had~~]] five years of [[~~field~~]] experience under that license>>; or<< [[-]]
- >>(dd) Possess a current Florida Professional Engineer license and have 10 years of experience under that license; or
- (ee) Possess a current Broward County Master Mechanical license, have five years of field experience under that license, and have applied for and received a Master General Mechanical Contractor license reciprocity with Miami-Dade County.<<

(b) All Mechanical Inspectors and Mechanical Plan Examiners shall be certified by the Board of Rules and Appeals and shall be one of the following:

(1) INSPECTOR

Each >>Mechanical<<[[~~such~~]] >>Inspector<<[[~~inspector~~]] shall ~~[[have]]~~>>meet at least one of the following qualifications<<:

- (aa) >>Possess a current license<<[[~~At least five years of field experience~~]] as a >>Master General Mechanical, or Air Conditioning Contractor (Limited or Unlimited), or<< Certified Journeyman General >>Mechanical<< [[~~Master Mechanical or Specialty Mechanical Contractor~~]] issued by the Miami-Dade

County Construction Trades Qualifying Board >>and have at least five years of field experience<<; or

(bb) >>Possess a current license<< ~~[[At least five years field experience]]~~ as a state Certified Mechanical Contractor>>, or a Class A or B Air Conditioning Contractor<< issued by the Florida Construction Industry Licensing Board >>and have at least<<[[~~with not less than~~]] five years of field experience >>; or<< ~~[[working in the areas of jurisdiction of this Chapter.]]~~

>>(cc) Possess a current Florida Professional Engineer license having obtained the license pursuant to examination in the mechanical discipline and have four years of experience; or

(dd) Possess a current Florida Professional Engineer license and have five years of experience under that license; or

(ee) Possess a current Broward County Master Mechanical license, have five years of field experience, and have applied for and received a Master General Mechanical Contractor license reciprocity with Miami-Dade County.<<

(2) APPOINTMENT OF MECHANICAL PLANS EXAMINER

The >>Building Official<< ~~[[appointing authority]]~~ shall appoint and assign duties to the Mechanical Plans Examiner[[,]] and such person shall meet the same qualification and certification requirements as the Chief Mechanical Inspector. >>A certified Mechanical Plans Examiner may perform the duties of the Mechanical Plans Examiner (Residential).<<

(3) APPOINTMENT OF MECHANICAL PLANS EXAMINER (RESIDENTIAL)

Mechanical Plans Examiner (Residential) shall be ~~[[appointed and]]~~ assigned duties in relation to >>one and two family dwellings and townhouses not more than three stories in height<< ~~[[Group R3 Occupancies]]~~ only. ~~[[Each Mechanical Plans Examiner (Residential) shall be qualified by:]]~~

>>Each Mechanical Plans Examiner (Residential) shall meet at least one of the following qualifications:<<

(aa) >>Possess a current certificate of Journeyman General Mechanical, or a current license as a General Master Mechanical Contractor, or Air Conditioning Contractor (Limited or Unlimited) issued<<[[~~at least five years of field experience as a Journeyman General or Master General Mechanical certified~~]] by the Miami-Dade County

~~Construction Trades Qualifying Board and [[having worked as a Master Mechanical for a minimum of one year within the areas of jurisdiction of this Chapter]]>>have at least three years of field experience<<; or~~

- (bb) ~~[[Having been certified as a Mechanical Contractor by the Florida Construction Industry Licensing Board with five years of field experience under that Certification and having worked as a Mechanical Contractor for a minimum of one year within the areas of jurisdiction of this Chapter.]]>>Possess a current license as a state Certified Mechanical Contractor, or a Class A or B Air Conditioning Contractor issued by the Florida Construction Industry Licensing Board and have at least three years field experience; or~~
- (cc) Possess a current State of Florida Professional Engineer license pursuant to examination in the mechanical discipline and have four years of experience; or
- (dd) Possess a current Florida Professional Engineer license and have five years of experience under that license; or
- (ee) Possess a current Broward County Master Mechanical license, have three years of field experience, and have applied for and received a Master General Mechanical Contractor license reciprocity with Miami-Dade County.

(4) APPOINTMENT OF MECHANICAL INSPECTORS (RESIDENTIAL)

Mechanical Inspector (Residential) shall be assigned duties in relation to one and two family dwellings and townhouses not more than three stories in height only.

Each Mechanical Inspector (Residential) shall meet at least one of the following qualifications:

- (aa) Possess a current license as a Master General Mechanical Contractor, or Air Conditioning Contractor (Limited or Unlimited), or Certified Journeyman General Mechanical issued by the Miami-Dade County Construction Trades Qualifying Board and have at least one year of field experience; or
- (bb) Possess a current license as a state Certified Mechanical Contractor, a Class A or B Air Conditioning Contractor issued by the Florida Construction Industry Licensing Board and have at least one year field experience; or

- (cc) Possess a current Florida Professional Engineer license having obtained the license pursuant to examination in the mechanical discipline and have four years of experience; or
- (dd) Possess a current Florida Professional Engineer license and have five years of experience under that license; or
- (ee) Possess a current Broward County Master Mechanical license, have one year of field experience, and have applied for and received a Master General Mechanical Contractor license reciprocity with Miami-Dade County; or
- (ff) Possess a Standard Mechanical Inspector license issued by the Florida Building Code Administrators and Inspectors Board and eligible for examination under (aa) or (bb) above.<<

~~[[(b) POWERS AND DUTIES: The Chief Mechanical Inspector is hereby authorized and directed to interpret and enforce all of the mechanical provisions of this Chapter, subject to the powers vested in the Board of Rules and Appeals as set forth in this Chapter.]]~~

>> Sec. 8-21.3(d). - Appointment, powers and duties of Chief Structural Plan Examiner and Structural Plan Examiner.

- (a) The Chief Structural Plan Examiner shall have the responsibility and duty of enforcing the Florida Building Code. The title, Chief Structural Plan Examiner, shall be construed to mean the chief or head of the division or department of structural plans examining. The Chief Structural Plan Examiner shall have the authority to delegate powers and assignments dealing with structural plan review to subordinate Structural Plan Examiners working under their authority. The Chief Structural Plan Examiner or Structural Plan Examiner shall be the only person qualified to perform structural review of plans.
- (1) The Building Official shall appoint a Chief Structural Examiner. To be eligible for appointment as a Chief Structural Examiner, an individual shall possess not less than two years of experience in the HVHZ or, in lieu of the HVHZ experience, have completed an eight hour HVHZ training course approved by the Board of Rules and Appeals before certification, and shall be:
 - (aa) A Florida licensed professional engineer who has obtained such license by examination under the structural discipline and who has practiced as a structural engineer for a period of not less than five years after licensure; or

- (bb) A Florida licensed professional engineer who obtained licensure prior to March 1, 1993 by examination in either the civil/structural or civil/structural/sanitary categories and who has practiced as a structural engineer within the jurisdiction of this Chapter for a period of 5 years after licensure.
- (b) A certified Structural Plans Examiner is an individual who has been delegated powers and duties by a Chief Structural Examiner to perform plan reviews of the Building Code. To be eligible for appointment as a certified Structural Plans Examiner, an individual shall have not less than two years of experience in the HVHZ or, in lieu of the HVHZ experience, has completed an eight hour HVHZ training course approved by the Board of Rules and Appeals before certification, and shall be:
 - (1) A Florida licensed professional engineer who has obtained such license by examination under the structural discipline and who has practiced as a structural engineer for a period of not less than five years after licensure; or
 - (2) A Florida licensed professional engineer who obtained licensure prior to March 1, 1993 by examination in either the civil/structural or civil/structural/sanitary categories and who has practiced as a structural engineer within the jurisdiction of this Chapter for a period of 5 years after licensure.
- (c) A certified Structural Plans Examiner (Residential) is an individual who has been delegated powers and duties by a Building Official or a Chief Structural Examiner to perform plan reviews of the Building Code – Residential and other applicable Codes and Standards for one- and two-family dwellings and townhouses not more than three stories in height. To be eligible for appointment as a certified Structural Plans Examiner (Residential), an individual shall have not less than two years of experience in the HVHZ or, in lieu of the HVHZ experience, has completed an eight-hour HVHZ training course approved by the Board of Rules and Appeals before certification, shall have been certified by the Board of Rules and Appeals, and shall be:
 - (1) A Structural Plans Examiner certified pursuant to this section; or
 - (2) A Florida licensed professional engineer who obtained licensure by examination in the civil category and who has practiced as a structural engineer for a period of not less than five years after licensure, to include two years' experience in the structural design of buildings.<<

Sec. 8-21.4. - (Not used)

Sec. 8-21.5. - Certification and recertification.

(a) *CERTIFICATION, DEFINED*

(1) The term "certification" shall mean compliance with the minimum qualification and experience for Building Officials, Chiefs, Inspectors, and Plans Examiners established by this Code, and approval by the Miami-Dade County Board of Rules and Appeals.

(2) Only such persons in the categories of Building Official, Chief, Inspector, and Plans Examiner as are examined and certified by the Board of Rules and Appeals may be employed by any inspection authority regulated by this Chapter.

~~[[EXCEPTION: Fire Inspectors possessing a State of Florida Fire Safety Inspector Certificate of Compliance as prescribed in F.S. Section 633.081(2) of the Florida Statutes and the rules and regulations of the Division of State Fire Marshal shall be eligible for certification by the Board of Rules and Appeals in the category of Plans Examiner, Fire.]]~~

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(9) In the event that the Building Official is not available to perform ~~[[his/her]]~~ >>required<< duties, the appointing authority shall appoint an Interim Building Official to perform the duties of Building Official. Such Interim Building Official must hold a current and valid certificate, issued by the Board of Rules and Appeals, as a Building Official, Chief, Plans Examiner or Inspector and meet the same minimum requirements for Building Officials. The appointing authority shall notify the Secretary of the Board of Rules and Appeals, in writing, of the starting date and period of time that such appointment will be in effect. The name of the Interim Building Official will be recorded with the Board of Rules and Appeals but no certification card will be issued.

(10) In addition to satisfying the other minimum requirements contained in this Code, individuals applying for certification must hold a >>current and<< valid certificate issued by the State of Florida Building Code Administrators and Inspectors Board in the category and discipline ~~[[he/she is seeking]]~~ >>for which<< certification >>is being sought<<.

(b) *RECERTIFICATION:* (See Section 8-21.11)

Sec. 8-21.6. - Grounds for discipline: penalties.

>>(a)<< The Board of Rules and Appeals may discipline an inspector, plans examiner or Building Official by issuing a reprimand to the individual>>_<< ~~[[or]]~~ suspending, >>or<< revoking >>the individual's certification<< or denying renewal of the

individual's certification as an inspector >>, plans examiner or building official<< after notice and reasonable opportunity to be heard, if it is found that:

- (1) The certification was fraudulently obtained or erroneously issued.
- (2) The Inspector, Plans Examiner or Building Official has violated any of the provisions of this Chapter>>, the provisions of Florida Statute 553, Part IV,<< or the rules adopted pursuant thereto.

Sec. 8-21.7 - Procedures for imposition of discipline: review of adverse decision.

- (a) The Secretary of the Board of Rules and Appeals or his designee, for good cause, may, upon his own motion, or upon the complaint in writing of any person, investigate or cause to be investigated the complaints against any Inspector, Plans Examiner or Building Official and submit a written or oral report to the Board; however, no such investigation or report shall be required.
- (b) The Board of Rules and Appeals shall decide whether the report or complaint establishes that probable cause exist to support a finding that a violation of this Chapter or the rules promulgated hereunder has been committed and if so, shall take one or more of the following actions:
 - (1) Instruct the Secretary of the Board of Rules and Appeals or ~~[[his/her]]~~ >>the Secretary's<< designee to send a letter of guidance by certified mail to the Inspector, Plans Examiner or Building Official at their last known address.
 - (2) Instruct the Secretary or his designee to send by certified mail a letter to the Inspector, Plans Examiner or Building Official at ~~[[his/her]]~~ >>the person's<< last known address, as shown by Board's records, setting out the name of the complainant, the alleged offenses and the approximate date of the commission, and the section of this Chapter alleged to be violated, and notifying said person to appear before the Board of Rules and Appeals at a time and place fixed, not sooner than twenty (20) days from the mailing of the certified letter, to show cause why ~~[[his/her]]~~ >>the person's<< certification should not be suspended or revoked, a letter of reprimand issued, or why ~~[[his/her]]~~ >>the person's<< certificate should not be renewed, advising that ~~[[he/she]]~~ >>the Inspector, Plans Examiner or Building Official<< may be represented by an attorney, and that ~~[[he/she]]~~ >>such individual<< should bring all original documents and other data that may be pertinent to the case and that ~~[[he/she]]~~ >>such individual<< will be given an opportunity to present such witnesses and evidence as ~~[[he/she]]~~ >>they may<< deem appropriate.

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- (e) Notice of guilty decisions shall be mailed to all municipalities within Miami-Dade County and to the certificate holder at ~~[[his/her]]~~ >>the person's<< last known address.

Sec. 8-21.8. – ~~[[Building inspectors]]~~>>Inspectors, plans examiners<< and building officials maintaining qualifications: revocation upon failure to maintain.

Whenever an Inspector, Plans Examiner or Building Official fails to maintain any of the qualifications required for certification, such individual shall report such lack of qualifications to the Board of Rules and Appeals whereupon the Board may, after notice and hearing as provided in this Chapter, suspend or revoke the certificate.

* * *

Sec. 8-21.10. - Prohibited acts and omissions—Inspectors >>, plans examiners<< and building officials.

It shall be unlawful for any Inspector, Plans Examiner or Building Official employed anywhere within Miami-Dade County to commit any one or more of the following acts or omissions:

- (a) Misrepresent any material fact in an application or supporting papers to obtain a certificate as a Building Inspector>>, Plans Examiners<< or Building Official.
- (b) Grant or deny inspection approval of work at a construction site without the work having been properly inspected or before obtaining a certification from the applicable design professional, where such certification is required by this Chapter.
- (c) Falsify building inspection results in the official records maintained by the building permit issuing authority.
- (d) Grant inspection approval of work at a construction site with knowledge of the fact that the work does not comply with the provisions of the Building Code.
- (e) Commit any act as an Inspector>>, Plans Examiner<< or Building Official which significantly impairs the legal rights of another, including failure to give final approval for issuance of a permit>>, failure to grant inspection approval of work performed which meets Building Code requirements<< or >>to deny the issuance of a<< certificate of occupancy without just cause.
- (f) Fail to comply with any rule or regulation established by the Board of Rules and Appeals or by the building authority having jurisdiction.

Sec. 8-21.11. - Recertification.

- (1) Applications for recertification, with pertinent data contained herein, must be submitted to the Board of Rules and Appeals by the inspection authority before December 15 of each calendar year in order to be considered for certification for the following year.
- (2) All Building Officials, Chiefs, Inspectors and Plans Examiners presently certified by the Board of Rules and Appeals may be recertified when meeting the following criteria:
 - (aa) The individuals are currently certified by the Miami-Dade County Board of Rules and Appeals.
 - (bb) The individuals are employed by an inspection authority regulated by this Code.
 - (cc) The individuals have attended continuing education classes, or seminars in their respective fields for a minimum of 16 hours during the previous ~~[[two]]~~ calendar ~~>>year<<[[years]]~~. ~~>>This continuing education requirement shall become effective for the 2025 recertification.<<~~ Of the hours required, a minimum of 12 hours shall be satisfied by attendance at courses and/or seminars provided by the ~~[[Building and Neighborhood Compliance]]~~ Department ~~>>of Regulatory and Economic Resources, or its successor Department,<<~~ and a maximum of four hours may be satisfied by attendance at programs certified by the State of Florida Building Code Administrators and Inspectors Board, Construction Industry Licensing Board, or the Electrical Contractors Licensing Board, Board of Professional Engineers and the Board of Registered Architects. In the event that any courses satisfy the educational requirements of more than one discipline regulated by this Code, the ~~[[Building and Neighborhood Compliance]]~~ Department ~~>>of Regulatory and Economic Resources, or its successor Department,<<~~ shall certify the course, in whole or in part, to satisfy the educational requirements applicable to each discipline.
 - ~~[[((dd)) Fire Inspectors shall meet the recertification and education requirements of Section 633.08112 of the Florida Statutes and the rules and regulations of the Division of State Fire Marshal.]]~~
- (3) Certifications allowed to lapse will not be recertified until meeting the requirements of Subparagraph 8-21.11 herein.
- (4) In addition to all the minimum requirements set by this Code, individuals applying for recertification must hold a ~~>>current and<<~~ valid certificate issued by the State

of Florida Department of Business and Professional Regulation Board of Building Code Administrators and Inspectors, Board of Professional Engineers and the Board of Registered Architects in the category and discipline ~~[[he/she is seeking]]~~ >>for which<< recertification >>is being sought<<.

Sec. 8-21.12. – ~~[[Existing certifications.]]~~ >>Reserved.<<

- ~~[[~~(a)~~— Notwithstanding any other provision of this Code regarding the requirements for certification of Officials, Inspectors or Plans Examiners, in the event that the Board of Rules and Appeals has at any time prior to January 1, 1992 issued a certification to any person as Official, Inspector or Plans Examiner, the following provisions of the Code shall govern the certification and recertification of such persons before the Board of Rules and Appeals.~~
- (b) — Any and all certifications of the Board of Rules and Appeals shall be considered to be valid and fully effective in connection with the following persons:
 - (1) — Any person who obtained the position he or she occupied on January 1, 1992 on or before May 24, 1983, and who at the time he or she obtained the employment met the qualification requirements of this Chapter.
 - (2) — Any person who obtained the position he or she occupied on January 1, 1992 on or before May 24, 1983, and at the time he or she obtained the employment this Chapter did not specify any requirements for the position.
- (c) — Any and all certifications issued by the Board of Rules and Appeals prior to January 1, 1992, shall be considered to be valid and fully effective notwithstanding other requirements of this Code for qualifications of the applicant, provided that the person receiving such certification complies with one of the following conditions:
 - (1) — On or before January 1, 1992, such person must have the specific license required by this Chapter to occupy the position for which such person has been certified by the Board of Rules and Appeals regardless of the amount of time that such license has been held; or
 - (2) — In the event that this Chapter requires a master's license or other license from the Miami Dade County Construction Trades Qualifying Board, such person must, on or before January 1, 1994, successfully complete the examination in connection with the license required for the position for which he or she has been certified by the Board of Rules and Appeals. Provided that the person has been certified by the Board of Rules and Appeals prior to January 1, 1992, the Construction Trades Qualifying Board shall administer the examination to that person, notwithstanding other requirements of license or certification under Chapter 10 of the Code of Miami Dade County. Successful completion of the examination shall entitle the person to continue to occupy the position that he or she has been

~~certified to occupy by the Board of Rules and Appeals, but shall be of no other force or effect, and shall specifically not be construed as license or certification under Chapter 10 of the Code of Miami-Dade County unless such person complies with all requirements contained in Chapter 10 for license or certification; or~~

~~(3) — On or before January 1, 1992, such person occupied the position for which he or she has been certified by the Board of Rules and Appeals and such person had been certified by the State of Florida Construction Industry Licensing Board as a contractor in the trade related to the position certified.~~

~~(d) — The provisions of this Section shall not affect the continuing education requirements of the Code or the powers of the Board of Rules and Appeals to suspend or revoke a certification as set forth in other provisions of this Chapter.]]~~

* * *

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:

May 2, 2023

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:



Michael B. Valdes