

SECTION 01 40 00

BUILDING CODE COMPLIANCE AND PERMITTING

Notes: This section shall cover all Building Code compliance and instruction on obtaining Owner issued permits.

PART 1 GENERAL

1.01 REQUIREMENTS INCLUDE

- A. Preparation and submittal of Owner provided Building Permit Application Form.

1.02 RELATED REQUIREMENTS

- A. General Terms and Conditions.
- B. Building Code Enforcement Program.

A building code enforcement program is established at Florida International University to protect the public's life, health and welfare in the built environment. This protection is provided through the state's adoption of the Florida Building Code (FBC) and the application of the performance based standards contained within it. The program is administered by the University Building Code Administrator (BCA) through review of plans and specifications and on-site construction inspections as required to insure compliance with adopted codes and standards. For this purpose, Facilities Planning employs a qualified BCA to manage the building code inspection department. The BCA is certified by the Council of American Building Officials and licensed by the Department of Professional Regulation as a Building Official. The BCA employs qualified inspectors to administer the building code enforcement program.

1. Review and approval of construction documents by the FIU's building code administration or the granting of a permit by FIU does not give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.

- B. COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS

The Builder shall:

1. Comply with all applicable laws, statutes, building codes, rules, regulations and lawful orders of all governmental, public and quasi-public authorities and agencies having jurisdiction over the Project;
2. Comply with all the applicable laws, statutes, building codes rules, regulations and standards as adopted by the state, University or Board of Trustees.
3. Prepare and file documents required to obtain, and shall obtain, all necessary approvals and permits, including building permit(s), of all governmental authorities having jurisdiction over the Work, provided Owner shall pay all building permit and State Fire Marshal inspection fees directly; and
4. Give all notices required of it by governmental authorities relating to the Project.

1.03 FORMAT

- A. Florida International University's standard Building Permit Application Form.

1.04 PROCEDURES

1. The Builder shall submit the project drawings and specifications [*proposed construction documents at the various phases*] to the BCA for compliance with adopted codes and standards. After reviewing the documents, comments will be returned with appropriate references. A "Letter of Code Compliance" will be issued by the BCA upon resolution of all outstanding comments.
2. Following bid award, the Builder shall apply to the BCA for a Building Permit. At the time of application for a permit the Builder shall provide two sets of the approved Construction Documents, a list of all sub-constructors that will include appropriate license numbers, and the "Letter of Code Compliance" indicating the plans have been reviewed by the BCA and all outstanding items have been resolved. If a "Letter of Code Compliance" has not been issued by the BCA prior to application for a Building Permit, then two copies of the final bid/construction documents (signed and sealed by the project Professional) must accompany the application. A building permit will be issued to the Builder after these items have been reviewed and approved by the BCA. One of the submitted sets of the bid/construction documents will be returned with the building permit and shall be stamped by the BCA stating "Reviewed for Code Compliance". The Builder shall keep this set of documents and the building permit on site for use by the inspectors during the entire project.
3. The Builder shall be responsible for scheduling all required inspections in accordance with the FBC. Subsequent construction may not proceed until the previous inspection has been completed and approved. The Builder shall submit a request for a certificate of substantial completion when the project is ready for occupancy.
4. Prior to occupancy of a new building, the BCA shall issue a certificate of occupancy. The certificate of occupancy will state the building is complete, constructed in accordance with the plans and specifications, and meet the minimum code requirements at the time of issuance of the building permit. The State Fire Marshal, FIU PM and other University entities must inspect and certify the building is substantially complete prior to occupancy of the structure.
5. Prior to re-occupancy of a renovated building, the BCA shall issue a certificate of completion. The certificate of completion will state the renovated portions of the building are complete, constructed in accordance with the plans and specifications, and meets the minimum code requirements at the time of issuance of the building permit. The State Fire Marshal, FIU PM and other University entities must inspect and certify the renovated portions of the building are substantially complete prior to re-occupancy of the structure.

PART 2 PRODUCTS

NOT USED

PART 3 EXECUTION

3.01 INSPECTIONS

- A. Builder shall submit request for all required building code compliance inspections. Normal inspections hours shall be 8:00 am to 4:00 pm. All off-hour inspections shall be considered as overtime work at the Builder's sole cost and responsibility. The Inspection Request shall be submitted on the standard FIU inspection form in writing for all mandatory inspections required by the FBC. Inspections shall be conducted within forty-eight (48) hours after receipt of a written Inspection Request [See Division 1, Section 01 32 10]. Any costs or expense incurred by the Owner or the Owner's FBC in the re-inspection for Work not ready for inspection, or for failed inspections, shall be at the Builder's sole cost and responsibility. Such costs or expenses so incurred shall be deducted from the Construction Price Request Form provided.

END OF SECTION

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