A bill to be entitled
An act relating to building construction procedures; amending s. 468.609, F.S.; extending the length of time a provisional certificate is valid; revising categories of certification the Florida Building Code Administrators and Inspectors Board shall by rule establish; providing requirements; amending ss. 468.8312 and 468.8313, F.S.; revising the examination fee and requirements for home inspector licensure; amending s. 489.1195, F.S.; revising notification requirements for qualifying agents; requiring qualifying agents to submit certain orders within a specified time; requiring qualifying agents to close active permits that have expired; authorizing a qualifying agent to sign certain orders; authorizing a project owner to submit certain orders under certain circumstances; providing a new qualifying agent is not to be held liable for certain work; providing an exception; amending s. 553.73, F.S.; authorizing the Florida Building Commission to approve certain amendments to the Florida Building Code every 3 years; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:
Section 1. Paragraph (a) of subsection (7) and paragraph (b) of subsection (10) of section 468.609, Florida Statutes, are amended to read:

468.609 Administration of this part; standards for certification; additional categories of certification.—
(7)(a) The board shall provide for the issuance of provisional certificates valid for 2 years, as specified by board rule, to any building code inspector or plans examiner who meets the eligibility requirements described in subsection (2) and any newly employed or promoted building code administrator who meets the eligibility requirements described in subsection (3). The provisional certificate may be renewed by the board for just cause; however, a provisional certificate is not valid for longer than 3 years.

(10)
(b) The board shall by rule establish:
1. Reciprocity of certification with any other state that requires an examination administered by the International Code Council.
2. That an applicant for certification as a building code inspector or plans examiner may apply for a provisional certificate valid for the duration of the internship period.
3. That partial completion of an internship program may be transferred between jurisdictions on a form prescribed by the board.
4. That an applicant may apply for a standard certificate on a form prescribed by the board upon successful completion of an internship certification program.

5. That an applicant may apply for a standard certificate at least 30 days and no more than 60 days before completing the internship certification program.

6. That a building code inspector or plans examiner who has standard certification may seek an additional certification in another category by completing an additional nonconcurrent 1-year internship program in the certification category sought and passing an examination administered by the International Code Council and a board-approved 40-hour code training course.

7. A one and two-family dwelling inspector internship program for an applicant who meets the following criteria:
   a. Holds an International Code Council (ICC) Certification as a residential or commercial inspector in building, electrical, plumbing, or mechanical prior to entering the program.
   b. Completes a 4-year internship program with 1 year on-the-job training in building, electrical, plumbing, and mechanical categories under the supervision of a standard certified inspector. The 4-year internship program may be reduced to no less than 2 years using verifiable experience or education with at least 6 months on-the-job training under the supervision of a standard certified inspector in a category of
building code inspectors which include building, electrical, plumbing, mechanical, or residential; or

c. Holds a standard certification as an inspector under s. 468.603(5), plus an internship program of not less than 6 months on-the-job training in each of the following categories in which the applicant does not hold standard certification: building, electrical, plumbing, mechanical, and residential under the supervision of a standard certified inspector.

d. Completes a 40-hour one and two-family dwelling inspector code training course.

8. A one and two-family dwelling plans examiner internship program for an applicant who meets the following criteria:
   a. Holds an International Code Council (ICC) Certification as a one and two-family dwelling plans examiner prior to entering the internship program.
   b. Completes a 4-year internship program under the supervision of a standard certified plans examiner.
   c. The 4-year internship program must include at least 2 years using verifiable experience or education according to rule 61G19-6.017, Florida Administrative Code.
   d. Complete a 40-hour one and two-family plans examiner code training course.

9. A roofing inspector internship program that meets for an applicant who meets following criteria:
   a. Holds an ICC Certification as a Florida Roofing
Inspector prior to entering the internship program.

b. Completes a 1-year internship program with on-the-job training as a roofing inspector under the supervision of a standard certified commercial building inspector or roofing inspector; or

c. Holds a standard certificate as a residential building inspector and completes an internship program of at least 200 hours under the supervision of a standard certified commercial building inspector or roofing inspector.

d. Completes a 40-hour roofing inspector training course.

10. To be eligible for a one and two-family dwelling inspector certification, an applicant must complete the following:

a. A one and two-family inspector internship program.

b. A one and two-family plans examiner internship program.
amount that covers the cost of obtaining and administering the examination but may not exceed $200 and shall be refunded if the applicant is found ineligible to sit for the examination. The application fee shall be nonrefundable.

Section 3. Subsection (4) of section 468.8313, Florida Statutes, is amended to read:

468.8313 Examinations.—

(4) The department may review and approve examinations pursuant to s. 455.217(1)(d) by a nationally recognized entity that offers programs or sets standards that ensure competence as a home inspector.

Section 4. Paragraph (e) is added to subsection (3) of section 489.1195, Florida Statutes, to read:

489.1195 Responsibilities.—

(3)

(e) A newly designated qualifying agent shall submit a change of contractor order within 60 days in each jurisdiction in which an active permit is held by the previous qualifying agent.

1. Qualifying agents may not allow active permits to expire without properly closing them. The building official may limit the number of new permits obtained by a qualifying agent with open or expired permits.

2. A previous qualifying agent may sign a change of contractor order provided by the jurisdiction. If such
qualifying agent declines, is unavailable, or is deceased, the owner of the project shall serve notice to the qualifying agent's corporate address. The project owner shall then submit a change contractor order along with a written statement and issue a hold harmless affidavit to the jurisdiction. Upon receipt of such statement and affidavit, the jurisdiction shall process a change of contractor order to a new qualifying agent without any further notification.

3. When a permit expires and remains open, the project owner may submit a change of contractor order and a hold harmless affidavit without any further notification to the previous qualifying agent.

4. A new qualifying agent, as a result of a change of contractor under this paragraph is not liable for any work of his or her predecessor but is responsible for any corrective and new work performed.

Section 5. Paragraphs (a) and (c) of subsection (7) of section 553.73, Florida Statutes, are amended to read:

553.73 Florida Building Code.—

(7)(a) The commission shall adopt an updated Florida Building Code every 3 years through review of the most current updates of the International Building Code, the International Fuel Gas Code, International Existing Building Code, the International Mechanical Code, the International Plumbing Code, and the International Residential Code, all of which are
copyrighted and published by the International Code Council, and the National Electrical Code, which is copyrighted and published by the National Fire Protection Association. At a minimum, the commission shall adopt any updates to such codes or any other code necessary to maintain eligibility for federal funding and discounts from the National Flood Insurance Program, the Federal Emergency Management Agency, and the United States Department of Housing and Urban Development. The commission shall also review and adopt updates based on the International Energy Conservation Code (IECC); however, the commission shall maintain the efficiencies of the Florida Energy Efficiency Code for Building Construction adopted and amended pursuant to s. 553.901. Every 3 years, the commission may approve technical amendments to the Florida Building Code without a finding that the amendment is needed in order to accommodate the specific needs of this state. The commission shall adopt updated codes by rule.

(c) The commission may also adopt as a technical amendment to the Florida Building Code any portion of the codes identified in paragraph (a), but only as needed to accommodate the specific needs of this state. Standards or criteria adopted from these codes shall be incorporated by reference to the specific provisions adopted. If a referenced standard or criterion requires amplification or modification to be appropriate for use in this state, only the amplification or modification shall be set forth in the Florida Building Code. The commission may...
approve technical amendments to the updated Florida Building Code after the amendments have been subject to the conditions set forth in paragraphs (3)(a)-(d). Amendments that are adopted in accordance with this subsection shall be clearly marked in printed versions of the Florida Building Code so that the fact that the provisions are amendments is readily apparent.

Section 6. This act shall take effect July 1, 2019.