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CS/HB 1151

2015 Legislature

1
2 An act relating to residential master building permit
3 programs; creating s. 553.794, F.S.; requiring local
4 governments to create master building permit programs
5 in certain circumstances to assist builders who expect
6 to construct specific dwellings and townhomes on a
7 repetitive basis; defining terms; providing
8 requirements for submitting master building permit
9 applications, general construction plans, and site-
10 specific building permit applications; specifying
11 documents that must be provided with the applications
12 and plans; requiring master building permit
13 applications to be approved or denied within a time
14 certain; authorizing builders to submit master
15 building permit numbers an unlimited number of times
16 for specific dwellings and townhomes under certain
17 conditions; providing duration of validity of approved
18 master building permits; limiting revisions to
19 approved master building permits; requiring the
20 governing body of the applicable local government to
21 provide a schedule of reasonable fees; providing for
22 penalties under certain circumstances; authorizing
23 local governments to adopt procedures to effectuate
24 master building permit programs; providing an
25 effective date.
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27 Be It Enacted by the Legislature of the State of Florida:

28
 29 Section 1. Section 553.794, Florida Statutes, is created
 30 to read:

31 553.794 Local government residential master building
 32 permit program.—

33 (1) MASTER BUILDING PERMIT PROGRAM CREATION.—If a local
 34 building code administrator licensed under part XII of chapter
 35 468 receives a written request from a general, building, or
 36 residential contractor licensed under chapter 489 requesting the
 37 creation of a master building permit program, the applicable
 38 local government shall create such program within 6 months after
 39 receipt of the written request. The master building permit
 40 program is intended for use by builders who expect to construct
 41 identical single-family or two-family dwellings or townhomes on
 42 a repetitive basis. The master building permit program must be
 43 designed to achieve standardization and consistency during the
 44 permitting process and to reduce the time spent by local
 45 building departments during the site-specific building permit
 46 application process.

47 (2) DEFINITIONS.—For purposes of this section, the term:

48 (a) "Building orientation" means the placement of a
 49 building on a parcel of land with respect to weathering elements
 50 such as sun, wind, and rain and environmental factors like
 51 topography.

52 (b) "Elevation" means a construction drawing that is drawn

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53 to scale and depicts the external face of the dwelling or
54 townhome to be constructed.

55 (3) MASTER BUILDING PERMIT APPLICATION.—To obtain a master
56 building permit, a builder must submit the following information
57 to the local building department:

58 (a) A completed master building permit application.

59 (b) A general construction plan that complies with
60 subsection (4).

61 (c) All general construction plan pages, documents, and
62 drawings, including structural calculations if required by the
63 local building department, signed and sealed by the design
64 professional of record, along with a written acknowledgement
65 from the design professional that the plan pages, documents, and
66 drawings contained within the master building permit application
67 will be used for future site-specific building permit
68 applications. The design professional of record must be a
69 licensed engineer or architect.

70 (d) Truss specifications, signed and sealed by the truss
71 design engineer. The design professional of record must stamp
72 and sign the truss layout sheet as reviewed and approved for
73 each model design.

74 (e) Energy performance calculations for all building
75 orientations. The calculations must consider worst-case
76 scenarios for the relevant climate zone and must include
77 component and cladding product approvals for all windows,
78 pedestrian doors, garage doors, glazed opening impact protection

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79 devices, truss anchors, roof underlayments, and roof coverings.
80 The design professional of record must stamp and sign all
81 product approvals as reviewed and approved for use with each
82 model design.

83 (4) GENERAL CONSTRUCTION PLAN.—The general construction
84 plan submitted as part of a master building permit application:

85 (a) May be submitted in electronic or paper format, as
86 required by the local building department. A plan submitted in
87 paper format must be a minimum of 36 inches by 48 inches or must
88 comply with requirements of the local building department.

89 (b) Shall include left-hand and right-hand building
90 orientations, including floor plans.

91 (c) Shall include a model design which may include up to
92 four alternate exterior elevations, each containing the same
93 living space footprint. The model design:

94 1. May not contain more than three alternate garage
95 layouts, with each garage layout limited to accommodating no
96 more than three cars.

97 2. Must include a foundation plan.

98 3. Must contain a truss layout sheet for each exterior
99 elevation that is compatible with the roof plan.

100 (d) Must show typical wall sections from the foundation to
101 the roof.

102 (e) Must contain a complete set of applicable electrical,
103 plumbing, fuel gas, and mechanical plans.

104 (f) Must contain window, door, and glazed opening impact

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105 protection device schedules, if applicable.

106 (g) Must meet any other requirements of the local building
107 department.

108 (5) MASTER BUILDING PERMIT APPLICATION APPROVAL PROCESS.-

109 (a) A builder may submit to the local building department
110 a master building permit application that contains the
111 information identified in subsection (3). Once a master building
112 permit application is approved as provided in this subsection,
113 the local building department may only require the builder to
114 submit the documents identified in subsection (7) for each site-
115 specific building permit application for a single-family or two-
116 family dwelling or townhome.

117 (b) The local building department shall review the general
118 construction plan submitted as part of the master building
119 permit application to determine compliance with existing
120 building code requirements. If the general construction plan is
121 approved and all documents provided pursuant to subsections (3)
122 and (4) are verified, the builder shall receive a master
123 building permit and permit number.

124 (c) The local building department must approve or deny a
125 master building permit application within 120 days after the
126 local building department receives a completed application,
127 unless the applicant agrees to a longer period.

128 (d) A builder may submit the master building permit number
129 an unlimited number of times, and such number applies to each
130 subsequent dwelling or townhome to be built as long as the

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131 builder uses the model design contained in the master building
132 permit and meets the requirement of paragraph (e).

133 (e) An approved master building permit remains valid until
134 the Florida Building Code is updated as provided in s. 553.73.

135 (6) REVISIONS TO MASTER BUILDING PERMIT.—Once a master
136 building permit has been approved, a local building department:

137 (a) May not allow structural revisions to the master
138 building.

139 (b) May allow limited nonstructural revisions to the
140 master building so long as any revised floor plan is submitted
141 to and approved by the local building department.

142 (c) May accept limited field revisions, as determined by
143 the local building department.

144 (7) SITE-SPECIFIC BUILDING PERMIT APPLICATIONS.—Once a
145 master building permit is approved, the builder is only required
146 to submit the following information for each site-specific
147 building permit application for a single-family or two-family
148 dwelling or townhome:

149 (a) A completed site-specific building permit application
150 that includes the master building permit number and identifies
151 the model design to be built, including elevation and garage
152 style.

153 (b) Three signed and sealed copies of the lot or parcel
154 survey or site plan, as applicable. The survey or site plan must
155 indicate the Federal Emergency Management Agency flood zone,
156 base flood elevation, and minimum finished floor elevation and

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157 must conform to local zoning regulations. Lot or parcel drainage
 158 indicators must be shown along with site elevations.

159 (c) An affidavit by the licensed engineer of record
 160 affirming that the master building permit is a true and correct
 161 copy of the master building permit on file with the local
 162 building department. The affidavit must reference the master
 163 building permit number. The licensed engineer of record must
 164 affirm that the master building permit will conform to soil
 165 conditions on the specific site.

166 (d) Complete mechanical drawings of the model design,
 167 including HVAC heating and cooling load calculations and
 168 equipment specifications.

169 (e) Specific information that was not included in the
 170 master building permit application addressing the HVAC system
 171 design, including duct design and heating and cooling load
 172 calculations.

173 (8) FEES.—The governing body of the applicable local
 174 government shall set fees pursuant to s. 553.80(7).

175 (9) PENALTIES.—In addition to any other penalty provided
 176 by law, a builder or design professional who willfully violates
 177 this section shall be fined \$10,000 for each dwelling or
 178 townhome that is built under the master building permit that
 179 does not conform to the master building permit on file with the
 180 local building department.

181 (10) PROGRAM GUIDELINES.—Each local government may adopt
 182 procedures to provide master building permit program guidelines

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183 | and requirements for the submission and approval of materials
184 | and applications.

185 | Section 2. This act shall take effect July 1, 2015.