

1 A bill to be entitled

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 by a specified date to assist builders who construct
6 certain dwellings and townhomes on a repetitive basis;
7 defining terms; providing requirements for submitting
8 master building permit applications, general
9 construction plans, and site-specific building permit
10 applications; specifying documents that must be
11 provided with the applications and plans; requiring
12 master building permits to be approved or denied
13 within a time certain; authorizing builders to submit
14 master building permit numbers an unlimited number of
15 times for individual dwellings and townhomes under
16 certain conditions; providing duration of validity of
17 approved master building permits; limiting revisions
18 to approved master building permits; limiting the
19 amount a local government may charge for master
20 building permit and site-specific building permit
21 applications; providing for penalties under certain
22 circumstances; authorizing local governments to adopt
23 procedures to effectuate master building permit
24 programs; providing an effective date.

25
26 Be It Enacted by the Legislature of the State of Florida:

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

30 553.794 Local government residential master building
31 permit program.—

32 (1) MASTER BUILDING PERMIT PROGRAM CREATION.—Each local
33 government shall create a residential master building permit
34 program by December 1, 2015, for use by builders who expect to
35 construct identical single-family or two-family dwellings or
36 townhomes on a repetitive basis. The master building permit
37 program must be designed to achieve standardization and
38 consistency during the permitting process and to reduce the time
39 spent by local building departments during the site-specific
40 building permit application process.

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

42 (a) "Building orientation" means the placement of a
43 building on a parcel of land with respect to weathering elements
44 such as sun, wind, and rain and environmental factors like
45 topography.

46 (b) "Elevation" means a construction drawing that is drawn
47 to scale and depicts the external face of the dwelling or
48 townhome to be constructed.

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

52 (a) A completed master building permit application.

53 (b) A general construction plan that complies with
54 subsection (4).

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

64 (d) Truss specifications, signed and sealed by the truss
65 design engineer. The design professional of record must stamp
66 and sign the truss layout sheet as reviewed and approved for
67 each model design.

68 (e) Energy performance calculations for all building
69 orientations. The calculations must consider worst-case
70 scenarios for the relevant climate zone and must include
71 component and cladding product approvals for all windows,
72 pedestrian doors, garage doors, glazed opening impact protection
73 devices, truss anchors, roof underlayments, and roof coverings.
74 The design professional of record must stamp and sign all
75 product approvals as reviewed and approved for use with each
76 model design.

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

79 (a) May be submitted in electronic or paper format, as
80 required by the local building department. A plan submitted in
81 paper format must be a minimum of 36 inches by 48 inches or must
82 comply with requirements of the local building department.

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

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

88 1. May not contain more than three alternate garage
89 layouts, with each garage layout limited to accommodating no
90 more than three cars.

91 2. Must include a foundation plan.

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

94 (d) Must show typical wall sections from the foundation to
95 the roof.

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

98 (f) Must contain window, door, and glazed opening impact
99 protection device schedules, if applicable.

100 (g) Must meet any other requirements of the local building
101 department.

102 (5) MASTER BUILDING PERMIT APPROVAL PROCESS.—

103 (a) A builder may submit to the local building department
104 a master building permit application that contains the

105 information identified in subsection (3). Once a master building
106 permit application is approved as provided in this subsection,
107 the local building department may only require the builder to
108 submit the documents identified in subsection (7) for each site-
109 specific building permit application for a single-family or two-
110 family dwelling or townhome.

111 (b) The local building department shall review the general
112 construction plan submitted as part of the master building
113 permit application to determine compliance with existing
114 building code requirements. If the general construction plan is
115 approved and all documents provided pursuant to subsections (3)
116 and (4) are verified, the builder shall receive a master
117 building permit and permit number.

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

122 (d) A builder may submit the master building permit number
123 an unlimited number of times, and such number applies to each
124 subsequent dwelling or townhome to be built as long as the
125 builder uses the model design contained in the master building
126 permit and meets the requirement of paragraph (e).

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

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

131 (a) May not allow structural revisions to the master
132 building.

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

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

138 (7) SITE-SPECIFIC BUILDING PERMIT APPLICATIONS.—Once a
139 master building permit is approved, the builder is only required
140 to submit the following information for each site-specific
141 building permit application for a single-family or two-family
142 dwelling or townhome:

143 (a) A completed site-specific building permit application
144 that includes the master building permit number and identifies
145 the model design to be built, including elevation and garage
146 style.

147 (b) Three signed and sealed copies of the lot or parcel
148 survey or site plan, as applicable. The survey or site plan must
149 indicate the Federal Emergency Management Agency flood zone,
150 base flood elevation, and minimum finish floor elevation and
151 must conform to local zoning regulations. Lot or parcel drainage
152 indicators must be shown along with site elevations.

153 (c) An affidavit by the licensed engineer of record
154 affirming that the master building permit is a true and correct
155 copy of the master building permit on file with the local
156 building department. The affidavit must reference the master

157 building permit number. The licensed engineer of record must
158 affirm that the master building permit will conform to soil
159 conditions on the specific site.

160 (d) Complete mechanical drawings of the model design,
161 including HVAC heating and cooling load calculations and
162 equipment specifications.

163 (e) Specific information that was not included in the
164 master building permit application addressing the HVAC system
165 design, including duct design and heating and cooling load
166 calculations.

167 (8) FEES.—Fees charged by the local government for a
168 master building permit application or a site-specific building
169 permit application are limited to the administrative and
170 inspection portions of the applicable local government's fee
171 schedule.

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

178 (10) PROGRAM GUIDELINES.—Each local government may adopt
179 procedures to provide master building permit program guidelines
180 and requirements for the submission and approval of materials
181 and applications.

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