



City of Gainesville

Department of Sustainable Development
Building Division

Building Division Administrative Policy

ISSUED: December 31, 2020

SUBJECT: Special Inspectors / Threshold Inspections

CODE SECTION: FBC - Building - Section 110.8 Threshold Building

Whereas, Florida Statute 468.604(1) determines that compliance with the Florida Building Code is the responsibility of the local building official, thus resulting in the issuance of a Certificate of Occupancy or a Certificate of Completion upon approval of all inspections required by 2020 FBC - Building, 7th edition Chapter 1 - Scope and Administration.

Whereas, Florida Statute 553.79(5)(a) mandates the enforcing agency to require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record.

Whereas, Florida Statute 553.79(5)(b) establishes the special inspector shall be responsible to the enforcement agency.

Whereas, Florida Statute 553.79(5)(a) establishes the special inspector may not serve as a surrogate in carrying out the responsibilities of the building official.

Whereas, Florida Statute 553.791(2)(a) provides the fee owner the option to contract with a private provider for building code inspection services, as defined in Florida Statute 553.791(1)(d).

Therefore, it is the determination of the building department that a private entity may not perform private provider services and provide required threshold inspection services on the same threshold building within the jurisdiction of the City of Gainesville, Florida.

Pursuant to Florida Statute 553.775, any substantially affected person may appeal this decision to the Florida Building Commission.

John Freeland, Building Official
City of Gainesville