Building Division
201 SE 3rd STREET (Second Floor)
OCALA, FL 34471
Phone: (352) 629-8421
Email: building@ocalafl.org

Florida Building Code 2017, Effective January 1, 2018

Engineering will be required on most plans submitted for review that are subject to wind loading, or dead and live loads. Exemptions listed below:

[A] 105.3.1Action on application.
The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *building official* shall reject such application in writing, stating the reasons therefor. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefor as soon as practicable. When authorized through contractual agreement with a school board, in acting on applications for permits, the building official shall give first priority to any applications for the construction of, or addition or renovation to, any school or educational facility.
105.3.1.1
If a state university, Florida college or public school district elects to use a local government's code enforcement offices, fees charged by counties and municipalities for enforcement of the *Florida Building Code* on buildings, structures, and facilities of state universities, state colleges, and public school districts shall not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the code.
105.3.1.2
No permit may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such permit provides to the enforcing agency which issues the permit any of the following documents which apply to the construction for which the permit is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, *Florida Statutes*:

1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than $125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 *Florida Statutes*, may design a fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system.
3. Heating, ventilation, and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity which is designed to accommodate 100 or more persons or for which the system costs more than $125,000. This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the

building or for work on a residential one-, two-, three-, or four-family structure. An air-conditioning system may be designed by an installing air-conditioning contractor certified under Chapter 489, *Florida Statutes*, to serve any building or addition which is designed to accommodate fewer than 100 persons and requires an air-conditioning system with a value of $125,000 or less; and when a 15-ton-per system or less is designed for a singular space of a building and each 15-ton system or less has an independent duct system. Systems not complying with the above require design documents that are to be sealed by a professional engineer.

- **Example 1:** When a space has two 10-ton systems with each having an independent duct system, the contractor may design these two systems since each unit (system) is less than 15 tons.
- **Example 2:** Consider a small single-story office building which consists of six individual offices where each office has a single three-ton package air conditioning heat pump. The six heat pumps are connected to a single water cooling tower. The cost of the entire heating, ventilation and air-conditioning work is $47,000 and the office building accommodates fewer than 100 persons. Because the six mechanical units are connected to a common water tower, this is considered to be an 18-ton system.
- **Note:** It was further clarified by the Commission that the limiting criteria of 100 persons and $125,000 apply to the building occupancy load and the cost for the total air-conditioning system of the building.

4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than $5,000.
5. Electrical documents. See *Florida Statutes* 471.003(2)(h). Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, *Florida Statutes*. 471.003 Qualifications for practice; exemptions. (h) Any electrical, plumbing, air-conditioning, or mechanical contractor whose practice includes the design and fabrication of electrical, plumbing, air-conditioning, or mechanical systems, respectively, which she or he installs by virtue of a license issued under chapter 489, under 1part I of chapter 553, or under any special act or ordinance when working on any construction project which: 1. Requires an electrical or plumbing or air-conditioning and refrigeration system with a value of $125,000 or less; and 2.a. Requires an aggregate service capacity of 600 amperes (240 volts) or less on a residential electrical system or 800 amperes (240 volts) or less on a commercial or industrial electrical system; b. Requires a plumbing system with fewer than 250 fixture units; or c. Requires a heating, ventilation, and air-conditioning system not to exceed a 15-ton-per-system capacity, or if the project is designed to accommodate 100 or fewer persons.
6. All public swimming pools and public bathing places defined by and regulated under Chapter 514, *Florida Statutes*.

The following examples do not require engineering or architectural seals:

- Plans or documents submitted for residential interior remodels or nonstructural interior work which are not exposed to exterior wind loads, and do not contain bearing walls, beams, or rafters, can be drawn by the licensed contractor. Examples: Nonstructural interior kitchen work, bathroom work, or living area remodels.

- Above ground swimming pools.

- Florida product approval documents are pre-engineered. Example: Doors, Windows, Roofing Products, Manufactured Buildings, and other products approved.

The following examples require engineering or architectural seals:

- Plans or documents for residential and commercial additions are required to be signed and sealed by either a professional engineer or a professional architect.

- New single family residence plans, town house plans, town home plans, or multi-unit residential condo plans or documents are required to be signed and sealed by either a professional engineer or a professional architect.

- Plans or documents for all new commercial or industrial projects and commercial or industrial remodel projects are required to be signed and sealed by either a professional engineer or a professional architect.

- Electrical plans or documents for any new building or addition electrical system with a value greater than $125,000 and requires an aggregate service capacity greater than 600 amperes (240 volts) on a residential electrical system or greater than 800 amperes (240 volts) on a commercial or industrial electrical system are required to be signed and sealed by a professional engineer.

- Plumbing plans or documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than $125,000 are required to be signed and sealed by a professional engineer.

- Mechanical plans or documents for heating, ventilation, and air-conditioning for any new building or addition which requires more than a 15-ton-per-system capacity which is designed to accommodate 100 or more persons or for which the system costs more than $125,000 are required to be signed and sealed by a professional engineer.

- Any specialized mechanical, electrical, or plumbing document or plans for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than $5,000 are required to be signed and sealed by a professional engineer.

- Fire sprinkler documents or plans for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads are required to be signed and sealed by a professional engineer. Exception: Personnel as authorized by chapter 633 Florida Statutes, may design a fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system.

- All swimming pool plans or documents are required to be signed and sealed by a professional engineer.