



# Town of Highland Beach

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## ADMINISTRATIVE GUIDELINE #2020-08-19

### PROFESSIONAL DESIGN REQUIRED FOR ALTERATIONS IN OTHER THAN ONE & TWO-FAMILY DWELLINGS AND TOWNHOUSES

#### Whereas:

1. Pursuant to FS 481.229: "No person shall be required to qualify as an architect in order to make plans and specifications for, or supervise the erection, enlargement, or alteration of:  
(c) Any other type of building costing less than \$25,000...";
2. "It is the intent of the Legislature that the Florida Building Code...be interpreted by building officials, local enforcement agencies, and the commission in a manner that protects the public safety, health, and welfare at the most reasonable cost to the consumer by ensuring uniform interpretations throughout the state...";
3. And, according to Palm Beach County Amendments to the Florida Building Code (FBCPBA) Section 107.1: "The construction documents shall be prepared by a registered design professional where required by Chapter 471, Florida Statutes & 61G15 Florida Administrative Code (FAC) or Chapter 481, Florida Statutes & 61G1 FAC.."

#### Therefore:

It is the policy of the Highland Beach Building Department as interpreted by the Building Official that:

1. All permit applications for enlargement or alteration of existing buildings other than one & two-family dwellings and townhouses shall require signed and sealed plans prepared by a Certified Florida Design Professional according to FS 471 or FS 481;
2. Certified job value shall be determined by methods outlined in FBCPBA 109.3, and final permit valuation shall be set by the Building Official.

This policy shall become effective August 19, 2020, remain in effect indefinitely, and shall be reviewed and updated with adoption of subsequent code cycles pursuant to FS 553.73 (code cycle adoption/changes by the Florida Building Commission), or abandoned if found to be prohibited or no longer in agreement with the Florida Building Code. Administrative Guideline #2019-02-04 is hereby rescinded effective immediately.

Jeff Remas  
Building Official