



Town of Highland Beach

Building Department • 3616 South Ocean Blvd., Highland Beach, Florida 33487

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ADMINISTRATIVE GUIDELINE #2019-03-14

SPECIAL INSPECTION REQUIREMENT FOR RETROFIT OF EXISTING THRESHOLD BUILDINGS

Whereas:

1. Pursuant to FS 553.775 (1) "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...";
2. And, according to Palm Beach County Amendments to the Florida Building Code Section 110.3.2.4: "...window door/buck attachment and window framing/attachment..." are minimum required inspections;
3. According to FS 553.79 (5)(a): "The enforcing agency shall 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:"

Therefore:

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

1. Window and Door permit applications for retrofit installations in a Threshold Building (*"Threshold building" means any building which is greater than three stories or 50 feet in height, or which has an assembly occupancy classification as defined in the Florida Building Code which exceeds 5,000 square feet in area and an occupant content of greater than 500 persons*), must provide site specific engineering windload design requirements pursuant to FBC Chapter 16.
2. A special inspector shall be employed by the owner to perform minimum required inspections according to FBC 110.3.
3. The Highland Beach Special Inspector Form and Special Inspection Plan shall be submitted at time of permit application for retrofit fenestration for review by the Building Official.

This policy shall remain in effect indefinitely and shall be reviewed and updated as necessary according to Town Ordinance changes that may happen from time to time in the normal execution of the legislative powers of the Town Commission.

So ordered by the Building Official on March 14th, 2019.

Jeffrey Massie, CFM
Building Official