

2228 request is made as provided, to promptly permit entry by the Building Official for the
2229 purpose of inspection and examination pursuant to this chapter.

2230 E. Liability. The inspection or permitting of any building, system, or plan by the city under the
2231 requirements of this chapter may not be construed in any court as a warranty of the
2232 physical condition of such building, system, or plan. The city and its employees are not liable
2233 in tort for damages for any defect, hazardous condition, illegal condition, inadequacy, or
2234 component failure in such building, system, or plan that may occur subsequent to
2235 inspection or permitting.

2236 F. Violations. The provisions of this chapter are deemed to be necessary for the protection of
2237 the public health, safety, and welfare, and any violation of the terms of this chapter is
2238 declared by the City Commission to constitute a public nuisance. The city may employ
2239 enforcement powers and seek penalties and remedies as provided by Florida law or the City
2240 of Gainesville Code of Ordinances, including as provided by Section 1-9, for violations of this
2241 chapter or related provisions.

2242 G. Revocation of permits. The Building Official is authorized to suspend or revoke a permit
2243 issued under the provisions of this chapter whenever: 1) the permit is issued in error or on
2244 the basis of incorrect, inaccurate, or incomplete information, or in violation of any
2245 ordinance or regulation or any provisions of this chapter; 2) there has been any false
2246 statement or misrepresentation as to the material fact in the application or plans on which
2247 the permit or approval was based; or 3) the construction, erection, alteration, repair,
2248 moving, demolition, installation, or replacement of the building, structure, electrical, gas,
2249 mechanical, or plumbing systems for which the permit was issued is in violation of, or not in
2250 conformity with, the provisions of this chapter or the Florida Building Code.

2251 H. Appeals. The Building Official's final decision or order may be appealed to the Florida
2252 Building Commission pursuant to Florida Statutes.

2253 **Section 6-4. Tiny Houses.**

2254 A. Scope. This section is applicable to tiny houses used as single dwelling units. Tiny houses
2255 must comply with the Florida Building Code except as otherwise stated in this section.

2256 B. Definitions. The following words and terms, for the purposes of this section, have the
2257 meanings shown herein. Refer to the Florida Building Code for general definitions.

2258 **Egress roof access window** means a skylight or roof window designed and installed to
2259 satisfy the emergency and rescue opening requirements of Section R310.2.

2260 **Landing platform** means a landing provided as the top step of a stairway accessing a loft.

2261 **Loft** means a floor level located more than 30 inches (762 mm) above the main floor, open
2262 to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches
2263 (2032 mm) and used as a living or sleeping space.

2264 **Tiny house** means a dwelling that is 400 square feet (37 square meters) or less in floor area
2265 excluding lofts.

- 2266 C. Minimum ceiling height. Habitable space and hallways in tiny houses must have a ceiling
2267 height of not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms, and kitchens
2268 must have a ceiling height of not less than 6 feet 4 inches (1930 mm). Obstructions
2269 including but not limited to beams, girders, ducts, and lighting, must not extend below
2270 these minimum ceiling heights.
- 2271 1. Exception. Ceiling heights in lofts are permitted to be less than 6 feet 8 inches (2032
2272 mm).
- 2273 D. Lofts.
- 2274 1. Minimum loft area and dimensions. Lofts used as a sleeping or living space must meet
2275 the following minimum area and dimension requirements:
- 2276 a. Minimum area. Lofts must have a floor area of not less than 35 square feet (3.25
2277 square meters).
- 2278 b. Minimum dimensions. Lofts must be not less than 5 feet (1524 mm) in any
2279 horizontal dimension.
- 2280 c. Height effect on loft area. Portions of a loft with a sloped ceiling measuring less than
2281 3 feet (914 mm) from the finished floor to the finished ceiling may not be considered
2282 as contributing to the minimum required area for the loft.
- 2283 i. Exception. Under gable roofs with a minimum slope of 6 units vertical in 12 units
2284 horizontal (50-percent slope), portions of a loft with a sloped ceiling measuring
2285 less than 16 inches (406 mm) from the finished floor to the finished ceiling may
2286 not be considered as contributing to the minimum required area for the loft.
- 2287 2. Loft access. The access to and primary egress from lofts may be any of the following
2288 types:
- 2289 a. Stairways. Stairways accessing lofts must comply with the Florida Building Code or
2290 with the following:
- 2291 i. Width. Stairways accessing a loft may not be less than 17 inches (432 mm) in
2292 clear width at or above the handrail. The width below the handrail may not be
2293 less than 20 inches (508 mm).
- 2294 ii. Headroom. The headroom in stairways accessing a loft may not be less than 6
2295 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting
2296 the tread or landing platform nosings in the middle of their width.
- 2297 iii. Treads and risers. Risers for stairs accessing a loft may not be less than 7 inches
2298 (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and
2299 riser height must be calculated in accordance with one of the following formulas:
2300 1) the tread depth shall be 20 inches (508 mm) minus four-thirds of the riser
2301 height; or 2) the riser height shall be 15 inches (381 mm) minus three-fourths of
2302 the tread depth.

- 2303 iv. Landing platforms. The top tread and riser of stairways accessing lofts must be
2304 constructed as a landing platform where the loft ceiling height is less than 6 feet
2305 2 inches (1880 mm) where the stairway meets the loft. The landing platform
2306 must be 18 inches to 22 inches (457 to 559 mm) in depth measured from the
2307 nosing of the landing platform to the edge of the loft, and 16 to 18 inches (406 to
2308 457 mm) in height measured from the landing platform to the loft floor.
- 2309 v. Handrails. Handrails must comply with Section R311.7.8.
- 2310 vi. Stairway guards. Guards at open sides of stairways must comply with Section
2311 R312.1.
- 2312 b. Ladders. Ladders accessing lofts must comply with the above regulations for
2313 stairways and with the following:
- 2314 i. Size and capacity. Ladders accessing lofts must have a rung width of not less
2315 than 12 inches (305 mm), and 10-inch (254 mm) to 14-inch (356 mm) spacing
2316 between rungs. Ladders must be capable of supporting a 200-pound (75 kg) load
2317 on any rung. Rung spacing must be uniform within 3/8 inch (9.5 mm).
- 2318 ii. Incline. Ladders must be installed at 70 to 80 degrees from horizontal.
- 2319 c. Alternating tread devices. Alternating tread devices accessing lofts must comply
2320 with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the
2321 handrails must be not less than 20 inches (508 mm).
- 2322 d. Ships ladders. Ships ladders accessing lofts must comply with Sections R311.7.12.1
2323 and R311.7.12.2. The clear width at and below handrails must be not less than 20
2324 inches (508 mm).
- 2325 e. Loft guards. Loft guards must be located along the open side of lofts. Loft guards
2326 must be not less than 36 inches (914 mm) in height or one-half of the clear height to
2327 the ceiling, whichever is less.
- 2328 E. Emergency escape and rescue openings. Tiny houses must meet the requirements of
2329 Section R310 for emergency escape and rescue openings.
- 2330 1. Exception. Egress roof access windows in lofts used as sleeping rooms are deemed to
2331 meet the requirements of Section R310 where installed such that the bottom of the
2332 opening is not more than 44 inches (1118 mm) above the loft floor, provided the egress
2333 roof access window complies with the minimum opening area requirements of Section
2334 R310.2.1.

Section 6-5. Temporary Boarding and Sealing of Buildings.

- 2336 A. Permit required. A permit must be obtained before any building is boarded and sealed. The
2337 permit will expire one year after it is issued. An exception may be granted by the Building
2338 Official under emergency conditions to protect life and property.
- 2339 B. Application. The application for initial permit must contain the following information:

- 2340 1. Location of building by street address and tax parcel number.
- 2341 2. Name, mailing address, and telephone number of owner.
- 2342 3. Name, mailing address, and telephone number of individual applying for the permit, if
2343 other than owner.
- 2344 4. Reason for boarding and sealing building.
- 2345 5. Length of time building is expected to remain boarded and sealed.
- 2346 6. Whether utilities will be turned off during the time the building is boarded and sealed.
- 2347 C. The individual to whom the permit is issued shall comply with the vacant property
2348 standards in the City of Gainesville's Code of Ordinances within 30 calendar days and shall
2349 remain in compliance during the permit period.
- 2350 D. The City Manager or designee shall inspect any building for which a board and seal permit
2351 or renewal of permit is being sought. If the City Manager or designee finds that a building is
2352 so dilapidated or has become so out of repair as to be unsafe or otherwise unfit for human
2353 habitation or occupancy, as these terms are defined in the City of Gainesville Code of
2354 Ordinances, and that it is unreasonable to repair such building considering the cost to repair
2355 and the expected market value of the property after repair, the City Manager or designee
2356 shall order the owner of the building to demolish and remove such building. No board and
2357 seal permit will be issued or renewed for a building that has been ordered demolished and
2358 removed.
- 2359 E. A fee must be collected with the application for permit, to cover the costs of processing the
2360 permit and inspections of the building.

2361 **Section 6-6. Demolition of Structures.**

- 2362 A. *Demolition or vacation of structures.*
- 2363 1. Recording of statement. Whenever the city or any of its officers or agents issues, under
2364 the provisions of any ordinance or law, any notice to vacate or notice to demolish any
2365 structure within the city and the notice becomes an order following an appeal or the
2366 absence of a timely appeal, the City Manager or designee shall cause to be recorded in
2367 the public records of the county a statement indicating the existence of the order.
- 2368 2. Form of statement. The recorded statement must include the name of the owner of the
2369 real property upon which the structure is located as shown on the tax rolls at the time
2370 of recording, the tax parcel number, a legal description of the real property, the nature
2371 of the outstanding order and what is required to comply with the order, and the
2372 possible consequences if the order is not complied with.
- 2373 3. Record of satisfaction. When an order to vacate or to demolish a structure is no longer
2374 effective, because the situation causing the required vacation or demolition has been
2375 corrected by the owner, or because a demolition has been accomplished by the
2376 property owner, or because the city has corrected the situation or demolished the

2377 structure and recorded a lien for the correction or demolition, or for any other reason,
2378 the City Manager or designee shall enter a record of satisfaction stating that the
2379 outstanding order is no longer effective.

2380 B. *Waiting period for certain demolition permits.* If the city's Historic Preservation Planner
2381 determines that a structure meets all of the following criteria, a demolition permit may not
2382 be issued until the expiration of 90 calendar days from the date of the permit application:

2383 1. The structure has a Florida master site file or is 45 years of age or older;

2384 2. The structure is either: a) located in a historic neighborhood as identified by the ERLA
2385 Survey, titled *City of Gainesville Comprehensive Preservation and Conservation Plan*, on
2386 file with the city, or b) a "landmark" structure in that it is designed in an architectural
2387 "high style" or a recognized vernacular building pattern or has historic events or persons
2388 associated with it; and

2389 3. The structure has not been substantially burned or damaged by an event not within the
2390 landowner's control with more than 50% of the structure affected.

2391 C. *Posted sign.* After invoking a demolition delay, the Historic Preservation Planner shall post
2392 the subject property with a sign notifying the public of the owner's intent to demolish the
2393 structure in order to allow interested parties to come forward and move the structure upon
2394 consent of the owner.

2395 D. *Historic Preservation Board.* After invoking a demolition delay, the Historic Preservation
2396 Planner shall schedule the item for the next regularly scheduled meeting of the Historic
2397 Preservation Board that is not less than 10 calendar days after the date of demolition delay.
2398 The purpose of this hearing is: 1) to allow the Historic Preservation Board to consider
2399 potential alternatives to demolition and to document information regarding the structure
2400 prior to demolition; and 2) to allow the property owner to request a waiving of the
2401 demolition delay due to economic hardship. The Historic Preservation Planner shall notify
2402 the owner by mail of the demolition delay and the date of the subject Historic Preservation
2403 Board meeting, including the process for appeal due to economic hardship. The Historic
2404 Preservation Board and its authorized designees must be permitted access to the premises
2405 and to the subject structure during the 90-day period at reasonable times by appointment
2406 with the owner or proprietor for the purpose of photographing, measuring, and
2407 documenting information concerning the structure or site.

2408 1. *Alternatives and information.* At the subject meeting of the Historic Preservation Board,
2409 the board may pursue alternatives to demolition and may assemble and document
2410 information pertaining to the appearance and history of the subject structure prior to
2411 demolition.

2412 2. *Economic hardship.* If requested by the property owner, the Historic Preservation Board
2413 shall hold a quasi-judicial hearing pursuant to Section 30-3.5 and the board's adopted
2414 rules to consider economic hardship to the property owner as a result of the demolition
2415 delay. The Historic Preservation Board shall waive the demolition delay if the owner

2416 demonstrates economic hardship due to the demolition delay. The Historic
2417 Preservation Board may require from the property owner any or all of the following
2418 information before it makes a decision on the application as long as such information is
2419 relevant, and the Historic Preservation Board may hire an independent third-party to
2420 perform an analysis of the economic feasibility of rehabilitation or reuse of the existing
2421 structure.

2422 a. A report from a licensed engineer, contractor, or architect with experience in
2423 rehabilitation as to the structural soundness of any structures on the property and
2424 their suitability for rehabilitation.

2425 b. An estimate from an architect, licensed contractor, real estate consultant, appraiser,
2426 or other real estate professional experienced in rehabilitation as to the economic
2427 feasibility of rehabilitation or reuse of the existing structure on the property.

2428 c. If the property is income-producing, the Historic Preservation Board may also
2429 require:

2430 i. The annual gross income from the property for the previous two years, itemized
2431 operating and maintenance expenses for the previous two years, and
2432 depreciation deductions and annual cash flow before and after debt service, if
2433 any, during the same period.

2434 ii. The remaining balance on any mortgage or other financing secured by the
2435 property and annual debt service, if any, for the previous two years.

2436 iii. All appraisals obtained within the previous two years by the owner or applicant
2437 in connection with the purchase, financing, or ownership of the property.

2438 iv. Any listing of the property for sale or rent, price asked, and offers received, if
2439 any, within the previous two years.

2440 v. The assessed value of the property according to the two most recent
2441 assessments.

2442 vi. The real estate taxes for the previous two years.

2443 vii. The form of ownership or operation of the property, whether sole
2444 proprietorship, for profit or not-for-profit corporation, limited partnership, joint
2445 venture, or other.

2446 viii. Any other information considered necessary by the board to a determination as
2447 to whether the property does yield or may yield a reasonable return to the
2448 owners.

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Building Permit Fees		
	Type	Fee
1) New Buildings		
	<u>Nonresidential and residential:</u>	<p><u>Building value multiplied by 0.008 for the first \$250,000; building value above \$250,000 multiplied by 0.004. In no case may permit be less than \$60.</u></p> <p><u>Building value means the greater of the following: 1) latest published Building Valuation Data compiled by the International Code Council (ICC) multiplied by 0.75; or 2) contract price submitted by the applicant.</u></p>
2) All Other Construction		
		<p><u>Contract price multiplied by 0.008 for the first \$250,000; contract price above \$250,000 multiplied by 0.004. In no case may permit be less than \$60.</u></p> <p><u>If no contract available, the owner shall submit a sworn affidavit of the cost of the project with supporting backup provided.</u></p>
3) Electrical/Plumbing/Gas/Mechanical		
	<u>Each permit:</u>	<u>\$60</u>
	<u>Additional inspection:</u>	<u>\$60</u>
4) Administrative Fees		
	<u>Building plan review:</u>	<u>20% of permit cost.</u>
	<u>Fire plan review:</u>	<u>20% of permit cost.</u>
	<u>Revisions to plans (each item):</u>	<u>\$12</u>
	<u>Duplicate plans reproduction:</u>	<u>\$56</u>
	<u>Duplicate permit card:</u>	<u>\$12</u>
	<u>Letter of Reciprocation:</u>	<u>\$50</u>
	<u>Plans search/location:</u>	<u>\$50</u>
5) Special Inspections		
	<u>Reinspections:</u>	<p><u>\$70 each reinspection.</u></p> <p><u>Charged when the project was not ready for the inspection requested; when a reinspection is required because the necessary corrections have not been made; or when requested. The fee must be paid prior to scheduling any additional inspections for that project.</u></p>
	<u>Inspections after working hours:</u>	<u>\$180 each inspection.</u>

Special project inspections:	<u>\$53 per hour; \$9,100 per 30-day period for on-site, full-time inspector.</u>
* Required for projects that meet any of following: 1) <u>contract price greater than \$10,000,000; 2) total gross square feet greater than 50,000; or 3) meets state law definition of Threshold Building. Upon request for other projects based on availability.</u>	
6) Flat Rate Permit Fees	
Board and seal permit:	<u>\$83</u>
Demolitions:	<u>\$70</u>
Manufactured and mobile homes:	<u>\$70</u>
Pre-manufactured storage buildings greater than 100 square feet:	<u>\$60</u>
Tent permit:	<u>\$60</u>
Christmas tree sales lot, includes structure, temporary pole, lights, and signs:	<u>\$60</u>
Change of use, no construction:	<u>\$60</u>
Electrical service changes, upgrades only, all service sizes:	<u>\$60</u>

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2455 ARTICLE II. GAINESVILLE GREEN BUILDING PROGRAM

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2457 **Section 6-8. Definitions.**

2458 When used in this article, the following words, terms, and phrases have the meanings ascribed
 2459 to them in this section, except where the context clearly indicates a different meaning:

2460 **City** means the City of Gainesville, Florida.

2461 **City Commission** means the City Commission of the City of Gainesville, Florida.

2462 **City-owned civic or office construction project** means city-owned buildings providing a public
 2463 gathering place or office facilities.

2464 **Construction** means any project associated with the creation, development, or erection of any
 2465 building eligible for the program.

2466 **FGBC** means the Florida Green Building Coalition.

2467 **GHDS** means the Green Home Designation Standard of the Florida Green Building Coalition.

2468 **Green building** means generally the resource efficient design, construction, and operation of
 2469 buildings by employing environmentally sensible construction practices, systems, and materials.

2470 **Independent or independent of the city** means not employed by, or acting as agents of, the
 2471 city.

- 2472 L.E.E.D. means the Leadership in Energy and Environmental Design Rating System of the U.S.
 2473 Green Building Council.
- 2474 Municipal means owned by the city.
- 2475 Private means property not owned by the city.
- 2476 Program means the city green building program.
- 2477 Program certification means the final designation awarded to a program participant for
 2478 satisfying all requirements associated with the program for a particular project.
- 2479 Program participant means any person or entity seeking program certification for a particular
 2480 project.
- 2481 Project means any construction associated with the creation, development, or erection of any
 2482 building eligible for the program.
- 2483 Project application form means the form submitted to the Building Inspection Department
 2484 indicating that a program participant is interested in participating in the program for a
 2485 particular project.
- 2486 Sub-program means any area of construction covered by the program.
- 2487 USGBC means the U.S. Green Building Council.

2488 **Section 6-9. Purpose.**

2489 The Gainesville Green Building Program is a voluntary program that seeks to incentivize and
 2490 promote sustainable and environmentally-friendly practices of construction and design. City-
 2491 owned construction projects must follow the program guidelines when feasible, upon review by
 2492 the City Commission.

2493 **Section 6-10. Administration.**

2494 The program will be jointly administered by the Building Inspection Department and Gainesville
 2495 Regional Utilities, which together are responsible for:

- 2496 A. Funding the program through annual funds budgeted and appropriated by the City
 2497 Commission;
- 2498 B. Marketing the program to the community by any reasonably effective means, including but
 2499 not limited to print advertising, press releases, television advertising, or advertising in
 2500 monthly mailers;
- 2501 C. Developing any appropriate or necessary application procedures, including but not limited
 2502 to the program application form;
- 2503 D. Providing an incentive award to any program participant who has successfully satisfied the
 2504 requirements associated with that incentive; and
- 2505 E. Resolving disputes that may arise from implementing the program.

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Section 6-11. Scope.

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A. The program is voluntary for all non-city projects.

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B. For any city-owned construction project, the city must participate in the program unless the City Commission determines that the cost (e.g., time, function, or funding) associated with participating in the program significantly outweighs the benefits.

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C. The program shall be administered on a per-unit basis. For the purpose of this section of the program, "per-unit" means each unit built, except that any multi-family dwelling or similarly clustered structure may count as one unit, as determined by the City Manager or General Manager for Utilities or their designees.

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Section 6-12. Standards.

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The program will be administered using current standards developed by the U.S. Green Building Council, the Florida Green Building Coalition (FGBC), the Florida Home Builders Association, or any other standard approved by the city. For the purpose of this section, "current" means at the time a program participant submits a project application form with the Building Inspection Department. These standards apply as follows:

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A. Residential construction. For new residential construction, the project must satisfy all of the requirements of the current Green Home Designation Standard (GHDS) of the FGBC, including but not limited to any monetary or certification requirements. For residential retrofitting or remodeling, the project must satisfy all of the requirements of the current and applicable LEED rating program, including but not limited to any monetary or certification requirements. In addition, all projects must satisfy all of the requirements of the current and applicable Florida Water Star Standards established by the Florida Home Builders Association certified ratings program.

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B. Nonresidential construction. For nonresidential construction, the project must satisfy all of the requirements associated with the current and applicable LEED rating program, including but not limited to any monetary or certification requirements. In addition, the project must satisfy all of the requirements of the current and applicable Florida Water Star Standards established by the Florida Home Builders Association certified ratings program.

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Section 6-13. Incentives.

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The city shall provide the following incentives to encourage the use of this program:

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A. Expedited process for building permits.

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B. Reduced permitting fee, subject to availability of funds. The discounted fee shall equal 50% of the otherwise required permitting fee; if the project is located in a designated enterprise zone, then the reduced permitting fee shall equal 50% of the applicable enterprise zone permit fee.

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- 2541 C. For all projects other than one and two-family residential projects, there shall be a reduced
2542 development plan review fee, which shall equal 50% of the otherwise required
2543 development plan review fee.
- 2544 D. For multi-family residential retrofitting or remodeling, projects shall be eligible for the
2545 following incentives provided by GRU:
- 2546 1. A cash renovation incentive, subject to availability of funds; and
2547 2. A solar water heater incentive, subject to availability of funds and meeting other solar
2548 rebate program requirements.
- 2549 E. Marketing incentives, including but not limited to:
- 2550 1. The erection of building site signs designating a project under the program;
2551 2. Educational information for building owners and the general public demonstrating the
2552 benefits of green building;
- 2553 3. The inclusion of program participants on a city webpage dedicated to the program;
2554 4. The creation of promotional packages such as a program logo for a program
2555 participant's advertisements or brochures;
- 2556 5. Press releases; and
2557 6. City endorsement of program participants to a certified green builder list developed by
2558 the city.
- 2559 F. Green building award. The city shall annually award one project that demonstrates an
2560 outstanding commitment to green building with the "Green Building Award."
- 2561 G. Other incentives. Other incentives as may be approved by the City Commission.

Section 6-14. Certification.

The program is subject to certification by a qualified third party who has been trained and
certified as a green building rater. For the purpose of this section, "third party" means any
person or entity authorized by the FGBC or the USGBC to verify that a program participant has
satisfied any or all of the requirements associated with the standard designated for a particular
project.

Section 6-15. Training.

The Building Inspection Department in conjunction with FGBC shall conduct at least one
training workshop per year for the purpose of educating potential or current program
participants about the program.

Section 6-16. Program Review.

The Building Inspection Department and GRU shall jointly review the program as necessary in
order to make the program more effective, including but not limited to potentially updating
program incentives, recommending program or marketing changes to the City Commission,

2576 reviewing suggestions made by program participants, and annually awarding the Green Building
2577 Award in accordance with the program.

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2579 ARTICLE III. CONSTRUCTION TRADES REGULATIONS

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2581 **Section 6-17. Definitions.**

2582 When used in this article, the following words, terms, and phrases have the meanings ascribed
2583 to them in this section, except where the context clearly indicates a different meaning:

2584 **Apprentice or helper** means a person employed in a trade or craft specified in this article for
2585 the purpose of learning that trade or craft through practical experience under the direction and
2586 supervision of certified master or journeyman craftsmen.

2587 **Contractor** means a contractor as defined in Section 489.105, Florida Statutes, and means a
2588 person who engages in business, under express or implied contract, in the performance of
2589 those construction trades regulated by this chapter of the Code of Ordinances, or who
2590 undertakes or offers to undertake or purports to have the capacity to undertake, or submits a
2591 bid to, or does himself or herself, or by or through others, engage in the business of doing such
2592 a construction trade. A contractor does not include either a person who only furnishes material,
2593 supplies, or equipment without consuming them in the performance of the work of a
2594 contractor, or a person who engages in the activities herein regulated as an employee with
2595 wages as his or her sole compensation.

2596 **Contractor certificate** means a certificate of competency issued by the city that certifies that its
2597 holder has met this article's requirements to engage in business as a contractor in the category
2598 indicated on the certificate. A contractor certificate is not a business tax receipt.

2599 **Journeyman craftsman (electrician only)** means a person who has been examined by the city
2600 and found to have the required skill, knowledge, and experience to do the work in the
2601 performance of a particular trade or craft and holds a current valid journeyman craftsman
2602 certificate issued by the city.

2603 **Master craftsman (electrician only)** means a person who has been examined by the city and
2604 found to have the required skill, knowledge, and experience to plan, layout, supervise, and do
2605 the work of a particular trade or craft and who holds a current valid master craftsman
2606 certificate issued by the city.

2607 **Trade and craft** mean occupations in the construction field that require skill, knowledge,
2608 manual ability, and experience to perform.

2609 **Section 6-18. Purpose.**

2610 In order to protect the public health, safety, and welfare, it is declared necessary to establish
2611 regulations to ensure that persons engaged in the contracting for a performance of certain
2612 trades, construction, equipping, and installations of and in buildings and structures are

2613 competent to perform their work and possess the experience, education, skill, and financial
2614 capability to adequately perform such work in a manner that is safe to persons and property.

2615 **Section 6-19. Scope.**

2616 This article includes the work of contractors and craftsmen as provided in this article on private
2617 and public property, except:

2618 A. *Utilities.* Work performed by the employees or contractors of a public utility, including
2619 railroads and communications utilities, on equipment, rights-of-way, easements, and
2620 operating facilities of the utility and which is not, by reason of that special use, normally or
2621 usually performed by craftsmen or contractors regulated by this article.

2622 B. *Certain equipment and machinery.* Work on ships, aircraft, automotive, mine, and industrial
2623 process equipment and operating machinery.

2624 C. *Conflict with state or federal law.* Work upon a site or project where federal or state law
2625 supersedes this article.

2626 D. *Registration and certification under state law.* Work performed by contractors in the various
2627 construction trades who do not hold a contractor certificate issued by the city and who are
2628 certified as provided by state statutes.

2629 **Section 6-20. Contractor Certificate.**

2630 A. *Required.* Except as otherwise provided by law, applications for a permit to perform work
2631 within the scope of this article will be accepted only from a contractor holding a current
2632 contractor certificate and business tax receipt. It is unlawful for any person to engage
2633 within the city in the business or act in the capacity of a contractor as provided in this article
2634 without a valid contractor certificate issued by the city.

2635 B. *Bidding on city projects.* Any person who bids or proffers a bid to the city on any public
2636 works project within the scope of this article shall, at the time the bid or proffer of bid, hold
2637 a valid contractor certificate issued by the city qualifying him or her to perform the work
2638 proposed by the bid and contract documents.

2639 C. *Grandfathering current certificate holders.* Any construction contractor who has a valid
2640 active certificate from the Construction Trades Advisory Board of the city as of August 1,
2641 1995, may continue to perform the work for which certified, provided the certificate is
2642 renewed as provided in this article.

2643 D. *Application.* The applicant shall apply on a form prescribed by the Building Official and
2644 provide a receipt evidencing payment of any applicable application processing fee as
2645 provided in this Code of Ordinances. The supporting papers must be maintained as a
2646 permanent record as long as the certificate issued thereon is valid.

2647 **Section 6-21. Insurance Requirements for Contractors.**

2648 A. *Liability insurance.* Contractors shall provide evidence to the Building Official that the
2649 contractor has in full force and effect a policy of public liability insurance with respect to

2650 such contractor's business, trade, or occupation issued by an insurance company authorized
2651 to do business in the State of Florida. The amounts of the policy must be at least equal to
2652 but not limited to those amounts required by the State of Florida.

2653 B. *Worker's compensation insurance.* Except as exempted by law, contractors shall maintain
2654 worker's compensation insurance issued by an insurance company authorized to do
2655 business in the State of Florida as required by law. Evidence of such insurance must be filed
2656 with the Building Official.

2657 C. *If the insurance required under this section expires or is at any time canceled, then the*
2658 certification or registration of the person will be immediately and automatically suspended
2659 and it will be unlawful for the person to engage in such business until the certification or
2660 registration is reinstated.

2661 **Section 6-22. Journeyman Certificate.**

2662 A certificate for a journeyman may be obtained in the following manner:

2663 A. *Application.* The applicant shall apply on a form prescribed by the Building Official. The
2664 supporting papers must be maintained as a permanent record as long as the certificate
2665 issued thereon is valid.

2666 B. *Experience.* To be eligible for a journeyman certificate, the applicant must have and shall
2667 include in his or her application evidence of at least three years of practical experience as an
2668 apprentice or helper in the trade or craft concerned.

2669 C. *Fee.* Each application for a certificate must be accompanied by a receipt evidencing
2670 payment of an application processing fee as provided in this Code of Ordinances. Fees are
2671 not refundable.

2672 D. *Examination.* Each applicant must successfully pass an examination as provided by the
2673 Building Inspection Department. To be eligible for a particular examination, an applicant
2674 must file his or her application with the Building Official at least 30 calendar days before the
2675 date of the examination.

2676 **Section 6-23. Responsibilities of Contractors and Craftsmen.**

2677 A. *Prohibited.* It is unlawful for any contractor or master craftsman to do work for which no
2678 permit has been issued where required or to allow his or her name to be used to obtain
2679 permits for work:

2680 1. *That is to be done by anyone who is not a bona fide employee of the contractor or*
2681 master craftsman or of the entity for which the contractor or master craftsman works
2682 full-time; or

2683 2. *That is not done under the supervision of the contractor or master craftsman.*

2684 B. *Lawful work.* It is the responsibility of the contractor or master craftsman obtaining a permit
2685 under his or her name to ensure that:

- 2686 1. Work done under the permit complies with the law and regulations related to the work;
2687 and
- 2688 2. The work is done by craftsmen holding valid certificates where required; for this
2689 purpose, a certified craftsman is deemed to do the work if he or she is in direct charge
2690 of the work, is continuously present on the site where the work is being done, and is
2691 assisted by no more than four helpers.
- 2692 C. Registration of employer. Each contractor and master craftsman serving as a qualifying
2693 agent shall register with the Building Official the name and place of business of his or her
2694 full-time employer. No contractor or master craftsman serving as a qualifying agent shall
2695 serve in that capacity for more than one employer at a time. No master craftsman shall
2696 serve as qualifying agent for more than two contractors in any 12-month period.
- 2697 D. Notification of change in employment. Each contractor or master craftsman serving as a
2698 qualifying agent shall promptly notify the Building Official of a change in employment. If a
2699 contractor has obtained a permit for work to be done under the supervision of a master
2700 craftsman who later leaves the contractor's employment, work authorized by the permit
2701 may be done by qualified journeyman craftsmen, notwithstanding the lack of supervision by
2702 a master craftsman, but only as provided in this article.
- 2703 E. Qualifying agent generally. Where a master craftsman has notified the Building Official, by
2704 endorsement of an application for a contractor's certificate or otherwise, that he or she is
2705 servicing a contractor as qualifying agent, the master craftsman shall be held responsible
2706 under this Code of Ordinances for ensuring that all work done by the contractor is in
2707 compliance with all provisions of this Code of Ordinances applicable thereto. A qualifying
2708 agent is required to keep himself or herself informed of the status of work being performed
2709 by his or her employing contractor and to carry out the responsibilities delineated by this
2710 section. It is the express intent of these regulations that a master craftsman serving as a
2711 qualifying agent will be physically capable of carrying out his or her responsibilities at all
2712 times while employed in that capacity.

Section 6-24. Violations.

2714 It is unlawful for any person to violate or fail to comply with any applicable provision of this
2715 article. The proprietor, all partners, and all directors of any firm or corporation are responsible
2716 for the acts of their respective agents and employees, and it is an offense against the city for
2717 any such proprietor, partner, or director to cause, or to knowingly suffer or permit, his or her
2718 agent or employee to violate or fail to comply with any applicable provision of this article. The
2719 city may employ enforcement powers and seek penalties and remedies as provided by Florida
2720 law or the City of Gainesville Code of Ordinances, including as provided by Section 1-9, for
2721 violations of this chapter or related provisions.

2722 **SECTION 2.** The section titled *Buildings and Building Regulations* in Appendix A – *Schedule of*
2723 *Fees, Rates and Charges* of the City of Gainesville Code of Ordinances is deleted in its entirety as
2724 follows. Except as amended herein, the remainder of Appendix A remains in full force and
2725 effect.

2726 **BUILDINGS AND BUILDING REGULATIONS:**

2727 ~~(1) Building permit fees (§ 6-3(108.2 of the Florida Building Code, 2004 ed.)): See subsection (6) for all~~
2728 ~~new construction, addition and renovation permit fees for one- and two-family residential (i.e.~~
2729 ~~dwelling). For multifamily residential projects (those designated as type R2 under section 310.1 of the~~
2730 ~~Florida Building Code, 2004 ed.), there shall be one building permit issued for each multifamily building.~~

2731 ~~a. The permit fee for all new construction and additions shall be calculated based on the cost per~~
2732 ~~square foot table and estimated valuation taken from the table below or the contract price,~~
2733 ~~whichever is greater. The permit fee for all renovations shall be calculated based on the contract~~
2734 ~~price. If the owner builder is obtaining the permit and there is no contract, the owner must submit a~~
2735 ~~sworn affidavit of the cost of the project with backup provided for the materials cost. The cost~~
2736 ~~shown on the affidavit will be used in lieu of the contract price to calculate the permit fee.~~

2737 ~~1. Where the valuation does not exceed \$1,000.00 100.00~~

2738 ~~2. Where the valuation is over \$1,000.00:~~

2739 ~~(i) First \$1,000.00 100.00~~

2740 ~~(ii) Each additional \$1,000.00 or fractional part up to \$250,000.00 6.75~~

2741 ~~3. Where the valuation is over \$250,000.00:~~

2742 ~~(i) First \$250,000.00 1,780.75~~

2743 ~~(ii) Each additional \$1,000.00 or fractional part up to \$1,000,000.00 3.50~~

2744 ~~4. Where the valuation is over \$1,000,000.00:~~

2745 ~~(i) First \$1,000,000.00 4,405.75~~

2746 ~~(ii) Each additional \$1,000.00 or fractional part thereafter 3.50~~

2747 ~~5. Site work only: Valuation to calculate permit fee shall be based on the cost of excavation,~~
2748 ~~paving and landscaping.~~

2749 ~~b. Moving buildings or structures, each story 82.75~~

2750 ~~c. Paving of all driveways and parking lots other than public, single-family and duplex use:~~

2751 ~~1. First 1,000 square feet 27.75~~

- 2752 2. Each additional 1,000 square feet or fractional part thereafter 11.25
- 2753 d. Fences and/or walls wood frame construction (where required):
- 2754 1. First 300 lineal feet or fractional part 55.25
- 2755 2. Each 100 lineal feet thereafter 16.75
- 2756 (Masonry walls shall be calculated the same as a new building permit)
- 2757 e. Demolition of buildings, per floor 55.25
- 2758 f. Mobile home sites and/or tie-down fees, for each location 55.25
- 2759 g. Notice of commencement form, except where exempted by F.S. Ch. 713 5.75
- 2760 h. Reinspection fees shall be charged under the following conditions:
- 2761 1. The project is not ready for the inspection requested.
- 2762 2. Upon any reinspection, all the prior corrections have not been made.
- 2763 The reinspection fee shall be \$110.00 each. This fee shall be paid prior to scheduling any
- 2764 additional inspections for that project.
- 2765 i. There shall be a double fee for all work for which a permit is required and work has commenced
- 2766 before a permit is applied for.
- 2767 j. For multifamily residential projects, each inspection after the first of that type per building, when
- 2768 requested by the contractor 60.00
- 2769 k. Building plan review fee: 20% of the permit cost.
- 2770 l. Fire plan review fee (R3 Exempt): 20% of the permit cost.
- 2771 Any inspection for which no fee is specified for actual time spent inspecting 60.00
- 2772 Re-roofing permits shall be calculated at a base fee of \$60.00 plus \$3.00/square, or contract price using
- 2773 the building valuation, whichever is greater.
- 2774 Valuation estimates shall be based on the cost per square foot of total floor area as published in
- 2775 the International Code Council Building Safety Journal in February and August each year.

Occupancy	Types of Construction 3								
	I-A	I-B	IV	II		III		V	
				II-A	II-B	III-A	III-B	V-A	V-B
				1-HR	UNP	1-HR	UNP	1-HR	UNP

Assembly:										
Auditorium	139.30	133.62	117.26	128.35	122.44	109.81	110.09	98.65	94.55	
Church	163.60	157.92	141.56	153.66	146.75	135.13	134.40	123.97	118.86	
Gymnasium	136.70	132.48	119.68	128.10	124.03	114.08	114.77	104.71	102.11	
Restaurant	136.70	132.48	119.68	128.10	124.03	114.08	114.77	104.71	102.11	
Theater with stage	176.90	171.15	154.79	166.88	159.97	148.38	147.66	137.22	132.12	
Business:										
Office	140.00	134.95	117.26	130.65	124.54	111.53	110.82	99.60	95.75	
Research/Eng	140.00	134.95	119.78	130.65	124.54	111.53	110.82	99.60	95.75	
Service Station	140.00	134.95	119.78	130.65	124.54	111.53	110.82	99.60	95.75	
Educational:										
School	149.10	144.06	129.32	139.93	133.69	123.37	120.45	110.19	106.00	
Factory-Industrial:										
Light Mfg.	85.02	81.11	70.93	76.36	73.93	63.99	64.99	54.77	51.74	
Hazardous (Sprinkler System Included) 3:										
Hazardous	140.00	134.95	119.78	130.65	124.54	111.53	110.82	99.60	95.75	
Institutional:										
Convalescent Hospital	138.30	133.59	123.94	130.04	124.80	114.52	123.94	105.39	101.21	
Hospital	138.30	133.59	123.94	130.04	124.80	114.56	114.52	105.39	101.21	
Mercantile:										
Department Stores	102.60	98.32	85.52	93.94	89.97	80.45	81.15	71.08	68.48	