

Notes of

B.O.I.E.A. (BCBO) Round Table meeting, July 21 , 2011 hosted by the Greater Fort Lauderdale chamber of Commerce

Chaired by BCBO President Steve Pizzillo

Present were: 32 participants

Jorg Hruschka, Gerry Smilen, Steve Pizzillo, Jerry Sanzone, Jordan Morgan, Carl Shealy, Ralph Hippard, Jack Fisher, Robert Stewart, Cris Swain, Adam Attah, Jim Daly, Chris Augustin, Ron Centamore, Gaia Calcaterra, Joe Feinberg, Allan Kozich, St. George Guardabassi, Courtney Crush, Javier Rodriguez, Mohammed Malik, Craig Stevens, Mike Weymouth, Vernon Bailey, Steve Elhorn, Don Larson, Marilyn Mammano, Karen Reese, Floyd Kelly, Phyllis Finney Loconto, Jack Morell, and (briefly) Dan Lindblade

Topics / Concerns discussed:

1. Generic county wide permit applications

Standardize and Create a Generic Permit application for Broward County and its municipalities that is accessible online. The following is a possible course of action:

- a. Create a comparative spread sheet of **all** building permit applications
- b. Based on findings of spreadsheet, create a comprehensive permit application that can be used by all disciplines and addresses the categories of all applications. Possible supplemental information forms could be:
 - i. A permit fee schedule
 - ii. An approximate time table for plan review stages
 - iii. A required inspection schedule
- c. Get consensus for municipalities: B.O. and City attorneys

- d. Get approvals from BCBO
- e. Request approvals from B.O's
- f. If required, request commission approvals as part of a package that will go before city commissions for the Code Compliance Awareness month and Amnesty Month requests.

Please note: An action committee has been formed to work on a generic permit application form. The original members are: Joe Feinberg, Jordan Morgan and Jorg Hruschka.

The committee is open to anyone interested in the participating.

2. Central Contractor Registration:

Create a Central data base for registering contractors to update and track license information, workman's comp, liability insurance etc.. Data base possibly hosted by Broward County.

3. Permit Fees:

Review and assimilate permit fee structures between municipalities. Narrow the gap between permit costs for job with same valuation and scope. As background: permit costs are approved by city commissions and based on cost recovery estimates prepared by the building departments. Each city has varying fixed and variable overhead costs that will result in drastically different permit costs for a similar job. It is very difficult to break down permit costs fairly. Florida Statutes influence how permit fees are determined

- a. Is a contract cost based permit fee fair? Contracts can vary depending on the scope of work and the quality of construction finishes and materials.
- b. Should the permit fee be based on labor cost and industry standard average material costs or square footage? The cost of a cabinet, plumbing or electric fixture can vary hugely from a standard to a luxury item. However, the cost and time affiliated with plan reviews and inspections does not vary much.
- c. Could kitchen and bath remodels be a flat fee?
- d. It appears that according to current practices the luxury home owner is paying higher permit fees for remodeling work, and consequently subsidizes the low cost remodeling jobs, since the fees are averaged in total.
- e. other

4. Plan reviews:

- a. Encourage plan reviewers to communicate (call or e-mail) with the Contractor or design professional immediately, when a question arises, to ensure that the review stop can be passed. (If this item is not on the plan review check list, can it be added?)
- b. Use a stamp or colorful sticker to inform contractor about specific code requirements, when the issues are minor and can easily be verified in the field. Therefore for simple permits such as bath and kitchen remodels, permit review approvals can be increased and review time decreased.
- c. Other

5. Inspections:

- a. Allow inspectors more discretion as to when and how as-built plan revisions are required.

6. Zoning

- a. Impact of flood plain management requirements: Interior remodeling exceeding 50% of value of home could possibly require that the entire home has to be raised.

7. There was a brief discussion about laws and agencies affecting permits: i.e. Florida Statutes, Notices of Approvals, Flood Plain management etc.

8. Other

For further information, please contact Jorg Hruschka at 954 709-3197 or jhrusch@hotmail.com

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