

## **Threshold Inspector Certification**

**City of Winter Park, Florida 32789-4386**

Project name: \_\_\_\_\_

Address: \_\_\_\_\_

Permit #: \_\_\_\_\_

### **Chapter 553.79 Florida Statutes (Excerpts)**

(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. The structural inspection plan must be submitted to and approved by the enforcing agency before the issuance of a building permit for the construction of a threshold building. The purpose of the structural inspection plan is to provide specific inspection procedures and schedules so that the building can be adequately inspected for compliance with the permitted documents. The special inspector may not serve as a surrogate in carrying out the responsibilities of the building official, the architect, or the engineer of record. The contractor's contractual or statutory obligations are not relieved by any action of the special inspector. The special inspector shall determine that a professional engineer who specializes in shoring design has inspected the shoring and reshoring for conformance with the shoring and reshoring plans submitted to the enforcing agency. A fee simple title owner of a building, which does not meet the minimum size, height, occupancy, occupancy classification, or number-of-stories criteria which would result in classification as a threshold building under s. 553.71(12), may designate such building as a threshold building, subject to more than the minimum number of inspections required by the Florida Building Code.

(b) The fee owner of a threshold building shall select and pay all costs of employing a special inspector, but the special inspector shall be responsible to the enforcement agency. The inspector shall be a person certified, licensed, or registered under chapter 471 as an engineer or under chapter 481 as an architect.

(c) The architect or engineer of record may act as the special inspector provided she or he is on the Board of Professional Engineers' or the Board of Architecture and Interior Design's list of persons qualified to be special inspectors. School boards may utilize employees as special inspectors provided such employees are on one of the professional licensing board's list of persons qualified to be special inspectors.

(d) The licensed architect or registered engineer serving as the special inspector shall be permitted to send her or his duly authorized representative to the job site to perform the necessary inspections provided all required written reports are prepared by and bear the seal of the special inspector and are submitted to the enforcement agency.

(7) Each enforcement agency shall require that, on every threshold building:

(a) The special inspector, upon completion of the building and prior to the issuance of a certificate of occupancy, file a signed and sealed statement with the enforcement agency in substantially the following form: To the best of my knowledge and belief, the construction of all structural load-bearing components described in the threshold inspection plan complies with the permitted documents, and the specialty shoring design professional engineer has ascertained that the shoring and reshoring conforms with the shoring and reshoring plans submitted to the enforcement agency.

(b) Any proposal to install an alternate structural product or system to which building codes apply be submitted to the enforcement agency for review for compliance with the codes and made part of the enforcement agency's recorded set of permit documents.

(c) All shoring and reshoring procedures, plans, and details be submitted to the enforcement agency for recordkeeping. Each shoring and reshoring installation shall be supervised, inspected, and certified to be in compliance with the shoring documents by the contractor.

(d) All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable firesafety standards as determined by the local authority in accordance with this chapter and chapter 633.

### **Chapter 9B - 3.043 Florida Administrative Code (Excerpt)**

#### **9B-3.043 Qualification Program for Special Inspectors of Threshold buildings**

(1) The minimum qualifying criteria for Special Inspectors of Threshold Buildings, also referred to as Threshold Inspectors, established by the Board shall be as follows:

(a) Proof of current registration in good standing as a registered architect or professional engineer whose principle practice is structural engineering in the state of Florida. (See Chapter 9B-3.043 for additional requirements)

#### **Guidelines for Special Inspector**

- 1) Verify that bearing capacity of soil meets the design requirements for proposed building.
- 2) Make a visual inspection of all components which cannot be so inspected after fabrication and provide written certification by Florida Registered Engineer of any pre-manufactured structural component that the component meets the design requirement of the building.
- 3) Inspect all reinforcing steel and steel in-beds prior to concrete placement.

- 4) Verify that shoring and re-shoring has been certified in accordance with the law and check that the shoring is adequate and installed in a timely manner.
- 5) Be present and monitor all concrete placement and verify adequacy slump and strength tests.
- 6) Inspect all structural components of threshold buildings, such as, but not limited to the following:
  - A) Footer or pilings
  - B) Filled masonry cells
  - C) Beams, columns and slabs
  - D) All structural walls
  - E) Floor and roof trusses
  - F) Sheathing, centering and diaphragms
  - G) Welds
  - H) Bolt Torque
- 7) Special Inspector is required to make written reports weekly to Building Department.
- 8) Verify that all materials and methods are as per contract documents and approved plans.

**I have read, understand, and will follow the above guidelines.**

**Special inspector:** \_\_\_\_\_

**Registration number:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City, State:** \_\_\_\_\_ **ZIP Code:** \_\_\_\_\_

**Telephone (work):** \_\_\_\_\_ **(home):** \_\_\_\_\_

\_\_\_\_\_  
**Architect or Engineer**  
 (sign and seal)

\_\_\_\_\_  
**Certified Inspector**  
 (notarized signature)

\_\_\_\_\_  
**Notary**