



City of Pompano Beach
Department of Development Services
Building Inspections Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4669 Fax: 954.786.4677

Special Building Inspector

Building Permit Number: _____

SECTION 110.10- BROWARD COUNTY ADMINISTRATIVE PROVISIONS (BCAP) AND THE FLORIDA BUILDING CODE 2014 (5TH EDITION)

NOTICE TO PROPERTY OWNER: You are hereby directed, in accordance with Section 110.10.1 or 110.10.2 of the Broward County Administrative Provisions (BCAP) and the Florida Building Code (FBC) to retain a Special Building Inspector (A Florida Registered Architect or Professional Engineer) to perform the following mandatory or discretionary inspections, as outlined below.

Date: _____ Folio: _____

Project Name: _____

Job Address: _____ City/ State/ Zip Code: _____

Subdivision (If Acreage, attach legal description.) Block Lot(s)

MANDATORY INSPECTION TYPE BY CODE (FBC BCAP 110.10.2):

The Building Official shall require the owner to employ a special building inspector for the inspections herein required:

- 1) Precast concrete Units (Casting Yard) - BCAP 110.10.2.1
2) Precast Concrete Units (Jobsite) - BCAP 110.10.2.1
3) Reinforced Unit Masonry- BCAP 110.10.2.2
4) Connections- Sections - BCAP 110.10.2.3
5) Metal Systems Building - BCAP 110.10.2.4
6) Smoke Control Systems - BCAP 110.10.2.5

Discretionary Inspection Type Required by Building Official:

The Building Official upon the recommendation of the Chief Structural Inspection or upon the Building Official's initiative may require the owner to employ a special structural inspector for the inspection of the structural framework, or any part thereof, as herein required:

- A) Buildings or structures or part thereof of unusual size, height, design or method of construction and critical structural connections - (BCAP 110.10.1.1)
B) Placement of Piling - BCAP 110.10.1.1
C) Windows, Glass Doors, External Protection Devises and Curtain Walls on Buildings over two (2) stories - BCAP 110.10.1.1
D) The method or pace of construction required continuous inspection. - BCAP 110.10.1.1
E) In the Opinion of the Building Official, any other additional inspections that are required - BCAP 110.10.1.1

MANDATORY DOCUMENTATION

- 110.10.3 The person employed by the owner as a Special Building Inspector shall be subject to verification of qualifications by the Chief Structural Inspector or Chief Mechanical Inspector, as applicable.
110.10.4 The Chief Structural Inspector or Chief Mechanical Inspector, as applicable, shall require that the Architect or Engineer of Record submit an inspection plan which shall specify the scope and nature of inspections to be performed.
110.10.5 A Special Building Inspector shall be an Architect or Professional Engineer or their duly authorized representative.
110.10.6 The special building inspector shall be responsible for compliance with the applicable portions of the permitted construction documents as delineated in the special building inspection plan and shall submit progress reports and inspection reports to the Chief Structural Inspector OR Chief Mechanical Inspector, as applicable, for submittal to the Building Official.
110.10.6.1 A log of all progress reports and inspection reports shall be maintained at the job site.
110.10.6.2 Signed and Sealed progress reports and inspection reports shall be submitted to the Chief Structural Inspector or Chief Mechanical Inspector, as applicable, for submittal to the Building Official on a weekly basis.
110.10.6.3 The municipality shall monitor the progress of the special building inspector on a regular basis.
110.10.7 At the completion of the work, the special building inspector shall submit a signed and sealed Certificate of Compliance to the Chief Structural Inspector or Chief Mechanical Inspector, as applicable, for submittal to the Building Official, stating that the work was done, substantially in accordance with the applicable portions of the permitted construction documents as delineated in the special building inspection plan.

ACKNOWLEDGEMENT

Owner's Signature _____

Permit Holder's Signature _____

Printed Name
SPECIAL BUILDING INSPECTOR: [] Architect [] Engineer

Printed Name
License # (if applicable): _____

Printed Name of Special Inspector _____

Address: _____

State of Florida Registration # _____

Phone _____

Fax _____

Email _____

Building Official (or designated representative) _____

Date _____





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Standards for Submission of Special Inspection / Threshold Reports

- 1.) Provide typed reports with the Company or Firms letterhead.
Include the address, phone number, e-mail address, etc.
- 2.) Provide the date of the Inspection
- 3.) Number each report consecutively
- 4.) Provide the Project Reference to include:
 Job Title
 Project Address
 City of Pompano Beach permit number
- 5.) Provide observations, description of inspections, narrative of work, details, special notes, results of tests, unusual conditions, etc.
- 6.) Provide the signature, date and professional seal of the Special Inspector on each report. Reference Florida Statutes 471; 481; 553.79
- 7.) Provide a supplemental corrective action or approved inspection report for any disapproved inspection or test with a reference to the original.
A separate report or a follow-up inspection noted on a new report is acceptable.
- 8.) Schedule an inspection for the Building Field Inspector of the City to receive the prepared signed and sealed reports on a weekly basis.
- 9.) The special building inspector shall make all inspections in accordance with the approved inspection plan.
- 10.) A log of all progress reports and inspection reports shall be maintained at the jobsite.
- 11.) At the completion of the work, the special inspector shall submit a signed and sealed Certificate of Compliance stating that the work was done substantially in accordance with the applicable portions of the permitted construction documents as delineated in the special building inspection plan.