



Fort Lauderdale Emergency Permit and Inspection Procedures

In the wake of the Flood Event that occurred on April 12, 2023, the Building Services Division of the Development Services Department of the City of Fort Lauderdale is implementing the following emergency permit and inspection procedures for the City of Fort Lauderdale.

Current circumstances may not allow for the normal permitting and inspection process as provided in the Florida Building Code to occur. And the Governor's Executive Order 23-65 grants authority to local governments to waive, suspend or modify certain procedures and policies during the E.O., to allow a quick response to repairs and restoration of buildings to their pre-event condition.

The following emergency permitting, and inspection procedures are now in effect:

- A. Repairs to structures by contractors licensed pursuant to State of Florida Department of Business and Professional Regulation, and/or Broward County Construction Licensing Board, may take place prior to obtaining a building permit. Repairs are restricted to the following commercial or residential categories:
 1. Windows, doors, and garage door replacements
 2. Roofing repairs or replacement, including the repair of roof trusses or sheathing
 3. Interior walls and ceilings
 4. Kitchen cabinetry
 5. Bathroom cabinetry
 6. Minor Electrical, Plumbing or Mechanical/Air Conditioning. AC unit replacement is subject to the latest SEER 2 requirements from the Department Of Energy.
- B. All work performed prior to obtaining a permit must comply with the requirements of the Florida Building Code and will be considered temporary unless supervised and inspected by a Registered Design Professional, such as an architect or engineer. The Registered Design Professional must be retained by the owner and must inspect all stages of the work. The Design Professional must provide the Building Official with a written inspection record of all mandatory inspections, except that final inspections will be performed by the City of Fort Lauderdale Building Services Division after a permit is obtained. The owner must keep the Design Professional inspection agreement documents and the inspections records onsite and available to the Building Services Division for audit and acceptance.





- C. Building permits for repairs or replacement of building components that were damaged by the flooding on April 12th, must be obtained within 60 days following the commencement of repair or replacement procedures and prior to seeking final inspection. Design Professional inspection forms must reference repair/replacement work as compliant with the current edition (7th Edition) of the Florida Building Code.
- D. No building or structure will be issued a Certificate of Occupancy or Completion until a final inspection is performed and approved by the Building Official or his designated representative.
- E. **Except as noted above, permits must be obtained prior to commencing all other commercial or residential work for which a permit is currently required by the Florida Building Code.**
- F. Any repair or replacement work for which a permit is not obtained as required above, will be in violation of the Florida Building Code, with such work, structure and person/entity performing the work, subject to the provisions governing work without a permit.

For additional information, contact the Building Services Division Call Center at (954) 828-6520 or ftlcity.info/building-permit-general-info.