



# Community Development

## Building Division

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Fax: 850-460-2171 | [www.cityofdestin.com](http://www.cityofdestin.com)

### **Alternate Plans Review & Inspection Policy**

(Per section 553.791, Fla. Stat.)

Effective December 21, 2020 – Council Resolution 20-31

#### **A. Purpose**

This policy has been created to implement standards for owners and contractors to pay reduced fees related to building permitting requirements when hiring a private provider for plans review and building inspections in accordance with Florida Statutes 553.791(2b). This policy pertains to the reduction in permitting fees and other requirements set forth in FS 553.971 must be adhered to.

#### **B. Scope**

The provision set forth in this policy shall apply to owners and contractors who obtain private providers for plan review or inspections services and the regulations as prescribed in 553.791 Florida Statutes.

#### **C. Directives**

- (i) The owner and/or authorized contractors must submit the following to the City's Building Official:
  1. The statutory notification pursuant to **Section 553.791(4), Florida Statutes**; (attached)
  2. Copy of license/certification of private provider
  3. Copy of agreement between owner/contractor and private provider;
  4. Copy of private provider's liability insurance certificate; and
  5. Any other documentation required by section 553.791, Florida Statutes, as may be amended from time to time.
- (ii) In accordance with Section 553.791 (2)(b), Florida Statutes, the City is required to calculate its cost savings, based on a fee owner or contractor hiring a private provider to perform plans review and building inspections in lieu of the building official, and to reduce permit fees accordingly.

The private provider administrative fees established by the City of Destin are as follows:

- Plan review fee is reduced, from its current 50% of the permit fee per our fee schedule to 20% plan review fee of the permit fee.
- Inspection fee is calculated by the hourly wage of the inspector including the fringe benefit, times the estimated time the inspection would take at a minimum rate applied as 1-hour per required inspection trip and up to 30-minute increments thereafter.
- For both plan review fee and inspections, both will be calculated accordingly.

This policy is subject to review every fiscal budget year pending future adopted fee schedule or Statutory Changes.

#### **D. Private Provider Services and Responsibility to Local Jurisdiction**

A fee owner or the fee owner's contractor using a private provider to provide building code inspection services shall notify the local building official in writing at the time of permit application, or by 2 p.m. local time, 2 business days before the first scheduled inspection by the local building official or building code enforcement agency that a private provider has been contracted to perform the required inspections of construction under this section, including single-trade inspections, on a form to be adopted by the