Permits issued prior to March 1, 2002 under the South Florida Building Code that have expired without final inspections, or any building or structure built without proper permits in which the work performed commenced prior to March 1, 2002 may comply with the requirements of Miami-Dade County Ordinance 02-44, for permit renewal or obtain a new permit under the Florida Building Code.

**PERMIT EXPIRATION/RENEWAL AMNESTY ORDINANCE 02-44 GUIDELINES**

**Mayor**
David Deemer

**Commissioners**
Matti Bower
Simon Cruz
Luis R. Garcia, Jr
Saul Gross
Jerry Libbin
Richard Steinberg

**City Manager**
Jorge M. Gonzalez

**Assistant City Managers**
Hilda Fernandez
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Building Department
1700 Convention Center Drive
Second Floor
Miami Beach FL 33139
305.673.7610

**Answer Center**
305.604.CITY (2489)
MBTV-77
miamibeachfl.gov

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305.673.7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).
(3) The as-built certificate shall contain a narrative description of the methodology utilized to make the determination set forth in the as-built certificate. In issuing the Certificate of Completion or Occupancy, the Building Official shall be entitled to rely on the accuracy of the as-built certificate.

(4) Prior to issuing the Certificate of Completion or Occupancy, the Building Official shall conduct an inspection to determine, to the best of his or her ability given the nature of the construction:

(1) that the plans submitted reflect the present state of the structure; and
(2) that the construction complies with the Building Code in effect at the time the work was commenced; and
(3) that the structure complies with all requirements of the Building Code identified in Section 8-11 (g)(2)(c) Ordinance 02-44

(4) That the as-built certificate represents accurately the conditions of the structure.

FLORIDA BUILDING CODE

PERMIT EXTENSIONS PROCEDURES:

All permits applied for and issued after March 1, 2002 shall comply with the following:

FBC Section 104.5.1.4
To extend a permit for a period of 180 days from the date of expiration a request for an extension shall be made prior to the expiration date that appears on your permit.

To obtain an extension, the permit holder must complete a permit extension application, requesting the permit extension and submit it to the Building Department prior to the permit expiration date. The fee for a permit extension is sixty-five ($75.00) dollars.

PERMIT EXPIRATION (FBC 104.5.1.1)

If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

CONDITIONS OF THE PERMIT (FBC 104.5.1.3)

Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after issuance, or if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced.

GUIDELINE FOR RENEWAL OF EXPIRED ROOF PERMITS
(WITHOUT FINAL INSPECTIONS)

Roofing permits issued prior to March 1, 2002 and after October 1, 1994, under jurisdiction of the South Florida Building Code shall comply with the following guideline:

- Under Miami-Dade County Amnesty Ordinance 02-44, a state of Florida duly licensed architect or engineer, may provide an as-built certification letter, signed and sealed, certifying that the roof is in compliance with the code in effect at the time of the roof installation.
- The as-built letter shall state the approximate date of the roof installation.
- The as-built letter shall state the product approval number of the approved roofing system and state that the underlayment and the fasteners were visually inspected by plugging the roof. In lieu of plugging of the roof an uplift test is acceptable.
- An application for the renewal of the roof permit must be submitted by a licensed roof contractor.
- Upon submittal of the required documents the City Roofing Inspector will review the as-built letter for compliance with the code in effect at the time of the roof installation.
- Roofing Permits issued prior to October 1, 1994 which received an approved tin tag inspection, mop-on inspection and in progress for tile (where applicable) will not require a final inspection. Where no approval was issued, an engineer’s certification letter shall be submitted certifying compliance with the code in effect at the time of the roof installation and describing the current condition of the roof as to whether repairs are required.