City of Port Richey

Development Services
6333 Ridge Road
Port Richey, FL 34668
727-835-1099

Plans Examiner Review Comments

Date: 07/02/2026

To: T & C Bay Construction

Address: 5627 Alto Ave

Phone No.: 561-445-2129

Application / Permit No.: 3173

Job Description: Repair damage

Reviewed By: Tony Bryan, BU1250 **Telephone: (407) 819-9071**

Your permit application has been reviewed for compliance with the Florida Building Code 2023. Additional deficiencies may be identified prior to the completion of this process. Corrections or revisions must be clouded and accompanied by a written explanation addressed to the plan examiner identified above.

Note: Resubmitted plans that have changes made to them shall be clouded and the revision block completed as to what the revision is, along with a written response to each comment. All information must conform to the definitions in the Florida Building Code. Note that all deficiencies must be addressed in one comprehensive submittal by the applicant. Final review will not occur until the applicant certifies that all deficiencies are corrected.

COMMENTS:

I hereby attest to the fact that I, or a member of my staff, personally inspected the above-mentioned property and produced the attached itemized list of repairs, reconstruction, and/or remodeling list which are hereby submitted for a **Substantial Damage/Improvement Review**. These damages/improvements are **ALL OF THE DAMAGES/IMPROVEMENTS** sustained by this structure, and that all additions, improvements or repairs proposed on the subject building are included in the estimate.

I understand that I am subject to enforcement and penalties for violation action and/or fines if the inspector of the property reveals that I have made repairs or improvements NOT INCLUDED ON THE ATTACHED LIST OF REPAIRS/IMPROVEMENTS TO THIS STRUCTURE or any nonconforming or illegal structures/additions or repairs is included to the existing structure without having presents plans for such additions. I understand that any permit issued by Pasco County pursuant to this affidavit does not authorize the reconstruction, repair or maintenance of any illegal additions, fences sheds or nonconforming uses or structures on the subject property.

1. Provide product approval information and approval numbers for building components that will be utilized on the construction project for which you are applying for a building permit as required by Florida statute 553.842 and Florida Administrative Code 61G20-3. (number 20876 is no good)
   RESPONSE: *Corrected Product Approvals have been uploaded to the record.*

2. The building is a Level 3 Alteration. The work area covers over 50% of the building's area and shall comply with Level 3 requirements as well as Levels 1 and 2, per FBC—Existing code.
   RESPONSE: *Please note the submitted scope shall be classified as a **Level 1 Alteration / repair**, not a Level 3 Alteration, based on the limited fire-restoration work shown on the plans. Under the **2023 Florida Existing Building Code, 8th Edition**, **Chapter 6, Section 601.1**, repairs include the restoration*

to good or sound condition of materials, systems, and fixtures that have been damaged, and ***Chapter 7, Section 701.2*** *provides that Level 1 alterations include the removal and replacement or covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose. If the City determines that this permit should be reviewed as a* ***Level 3 Alteration*** *under the* ***2023 Florida Existing Building Code, Chapter 6, Section 604.1*** *and* ***Chapter 9****, please identify the specific code section(s), work-area calculation, and plan elements relied upon for that determination.*

3. A plumbing contractor will be required to sign on to the permit because the kitchen is being changed, and new piping will need to be run.
RESPONSE: *Please note the proposed work is the* ***replacement of an existing sink in kind at the same location****, with no relocation of piping, no change to the sanitary, vent, or water distribution layout, and no new plumbing being installed. Under the* ***2023 Florida Existing Building Code, 8th Edition, Chapter 7, Section 701.2****, Level 1 alterations include the replacement of existing fixtures with new fixtures serving the same purpose, and this scope falls within that classification rather than constituting new plumbing work. If the City maintains that a plumbing subcontractor must be added to the application for this like-for-like fixture replacement, please identify the specific provision of the* ***2023 Florida Building Code – Plumbing*** *or* ***Florida Statutes Chapter 489*** *requiring a licensed plumbing contractor to sign onto the permit for simple fixture replacement with no relocation or modification of the plumbing system.*

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Note: Resubmitted plans that have changes made to them shall be clouded and the revision block completed as to what the revision is, along with a written response to each comment. All information must conform to the definitions in the Florida Building Code. Note that all deficiencies must be addressed in one comprehensive submittal by the applicant. Final review will not occur until the applicant certifies that all deficiencies are corrected.

COMMENTS:

1. The building is a Level 3 Alteration. The work area covers over 50% of the building's area and shall comply with Level 3 requirements as well as Levels 1 and 2, per FBC—Existing code.

RESPONSE: Pursuant to Chapter 553, F.S., including §§553.79 and 553.792, permit review comments should identify specific deficiencies or conditions tied to published requirements and code sections. A Level 3 classification, by definition, requires a documented work area calculation under the Florida Existing Building Code, not a general assertion. Please provide the work-area calculations, plan markups, and FBC-Existing Building chapter/section references used to support Comment #1 so we can address any legitimate Level 3 requirements.

To properly address Comment #1 and coordinate the design with the Code, we respectfully request that the City provide *specific, documented support* ***for the Level 3 determination, including:***

1. ***The*** *calculation of work area vs. aggregate building area* ***used to conclude that the work area exceeds 50% of the building's area (square footage of the building, square footage of the work area, and the resulting percentage).***
2. ***Identification of the*** *exact portions of the plans* ***being treated as "work area" (e.g., a marked-up floor plan clearly outlining the work area limits).***

3. ***Identification of the*** *specific reconfigured spaces or Level 2 work elements* ***that are being counted toward the Level 3 threshold.***

4. ***The*** *exact chapter and section numbers* ***of the Florida Existing Building Code relied upon for this determination and for any additional Level 3 requirements being imposed.***

At present, the review comment asserts a Level 3 classification without providing the calculations, plan markups, or code section references necessary for us to verify or correct the design. We ask that the comment be revised to include these specifics so the record clearly shows the basis for the Level 3 conclusion and we can make any truly required adjustments to the plans.

Once we receive the requested work-area calculation, marked-up plan, and code citations, we will address any legitimately applicable Level 3 requirements in a comprehensive resubmittal. Until then, we ask that generalized statements without supporting detail not be used as the basis for additional conditions on this permit.

2. A plumbing contractor will be required to sign on to the permit because the kitchen is being changed, and new piping will need to be run.
   RESPONSE: Please see attached Owner Affidavit