



**Informal Interpretation Report
Number 7046**



Date August 08, 2012

Edition 2007

Section 110.4

Question:

Is it the intent of 110.4 (certificate of completion) to prevent the owner of the property from occupying the area under permit until all inspections are complete same as a certificate of occupancy? Bear in mind no change in use or occupancy has occurred. This may be a simple interior remodel/alteration or relocating rest rooms in a restaurant.

Answer

Yes, since the scope of work covers such a wide range; from minor to major, it is therefore up to the local Building Official to make a judgment call regarding when it is safe to occupy a building.

Commentary:

Keep in mind there is an exception to code section 111.1 -

Exception: Certificates of occupancy are not required for work exempt from permits under Section 105.2.

Another issue raised in the question is that of TEMPORARY OCCUPANCY:

111.3 Temporary occupancy.

The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid.

Some counties may have their own administrative chapters which, if properly adopted, could overrule chapter one of the Florida Building Code.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Business & Professional Regulation, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.