



Informal Interpretation Report Number 7781



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Section Administration

Question:

Regarding Florida Statute Chapter 481.229, for signing and sealing residential plans, some municipalities and plan reviewers do not accept plans that are not signed and sealed. It appears the building official can request and enforce amendments to the FBC, however, they need to follow Florida Statutes. Is it required that all plans be signed and sealed by Florida Registered Architect?

Answer

No. Florida Statute specifically exempts one-family or two-family residence buildings, townhouses, or domestic outbuildings appurtenant to such buildings regardless of cost. (Ch. 481.229(1)(b))

Commentary:

The exception to this rule is Miami-Dade and Broward Counties which have special enabling acts that require designs to be sealed by design professionals

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.