

Department of Regulatory and Economic Resources Board and Code Administration Division 11805 S.W. 26 Street (Coral Way) Rm. 125 Miami, Florida 33175 Tel (786) 315-2508 Fax (786) 315-2570 www.miamidade.gov/economy/board-and-code

#### **MEMO**

TO: All Building Officials in Miami-Dade County

FROM: Secretary of the Board

**Board of Rules and Appeals (BORA)** 

DATE: November 15, 2024

SUBJECT: BORA QUALITY ASSURANCE MINIMUM

**GUIDELINES - PRIVATE PROVIDERS** 

At their meeting of November 14<sup>th</sup>, 2024, the Miami-Dade County Board of Rules and Appeals (BORA) approved the Quality Assurance Minimum Guidelines - Private Providers. This action was based on the input of local Building Officials and recommendations from the Board.

A copy of the Quality Assurance Minimum Guidelines - Private Providers is attached.

Should you have any questions, please contact Jaime D. Gascon, Board and Code Administration Division Director at (786) 315-2508.



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#### **QUALITY ASSURANCE MINIMUM GUIDELINES - PRIVATE PROVIDERS**

#### 1.0 **SCOPE**

This guideline establishes the minimum requirements for private providers performing alternative plan reviews and inspections in Miami-Dade County. The purpose of these guidelines is to ensure compliance with statutory requirements, building code standards and maintain public safety.

#### **DEFINITIONS**

**DULY AUTHORIZED REPRESENTATIVE (DAR)** - An agent of the private provider identified in the permit application who reviews plans or performs inspections as provided under F.S. 553.791 and who is licensed as an engineer under F.S. chapter 471 or as an architect under F.S. chapter 481 or who holds a standard or provisional certificate under part XII of F.S. chapter 468. A duly authorized representative who only holds a provisional certificate under part XII of F.S. chapter 468 must be under the direct supervision of a person licensed as a building code administrator under part XII of F.S. chapter 468. The duly authorized representative must be an employee of the private provider entitled to receive reemployment assistance benefits under F.S. Chapter 443.

**IMMEDIATE THREAT TO PUBLIC SAFETY AND WELFARE** - A building code violation that, if allowed to persist, constitutes an immediate hazard that could result in death, serious bodily injury, or significant property damage. This paragraph does not limit the authority of the local building official to issue a Notice of Corrective Action at any time during the construction of a building project or any portion of such project if the official determines that a condition of the building or portion thereof may constitute a hazard when the building is put into use following completion as long as the condition cited is shown to be in violation of the building code or approved plans.

**PRIVATE PROVIDER** - A person licensed as a building code administrator under part XII of F.S. chapter 468, as an engineer under F.S. chapter 471, or as an architect under F.S. chapter 481. For purposes of performing inspections under this section for additions and alterations that are limited to 1,000 square feet or less to residential buildings, the term "private provider" also includes a person who holds a standard certificate under part XII of F.S. chapter 468.

**PRIVATE PROVIDER FIRM** - A business organization, including a corporation, partnership, business trust, or other legal entity, which offers services under F.S. 553.791 to the public through licensees who are acting as agents, employees, officers, or partners of the firm. A person who is licensed as a building code administrator under part XII of F.S. chapter 468, an engineer under F.S. chapter 471, or an architect under F.S. chapter 481 may act as a private provider for an agent, employee, or officer of the private provider firm.

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#### 2.0 **REGISTRATION**

- 2.1 Miami-Dade County Board and Code Administration Division (BCAD) shall register all *private provider firms, private providers* and *duly authorized representatives* performing alternative plan review and inspections throughout all jurisdictions in Miami-Dade County. The list of *private providers* and *duly authorized representatives* will serve as the qualified list of personnel that may perform plan reviews and inspections on any project within Miami-Dade County.
- 2.2 Documents required for registration:
  - 1. *Private provider firm* Certificate of Insurance (COI) verifying professional liability covering all services performed as a private provider in the type and amounts required by State law, F.S. 553.791 (18) and registration for at least one private provider.
  - 2. *Private provider* A copy of engineer, architect or building code administrator license and resume of qualifications for one or more private providers who will qualify the firm.
  - 3. Duly Authorized Representatives Duly Authorized Representative Employment Affidavit form listing all DARs, license or certificate numbers and trade discipline.

#### 3.0 **PERMIT SUBMITTAL**

- 3.1 When providing plan review services, the permit submittal documents shall include the Notice to Building Official, Plan Compliance Affidavit, the *private provider* approved plans and all other required construction documents applicable to the proposed scope of work.
- 3.2 When providing inspections only, the permit applicant must submit a Notice to Building Official 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.
- 3.3 The local Building Official may require an updated Certificate of Insurance (COI) verifying professional liability covering all services performed as a *private provider* in the type and amounts required by State law, F.S. 553.791 (18) for each permit submittal.
- 3.4 The Private Provider Plan Compliance Affidavit form is used by the private provider to attest to the Building Official that the plans submitted by the private provider were reviewed for and follow the Florida Building Code and all local amendments to the Florida Building Code. The affidavit must include the name and license number(s) of the plan examiner(s) and a list of all plan sheets approved by the private provider or DAR. The affidavit must include a statement indicating that the private provider has verified the validity of





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design professionals' signatures. The affidavit must be concatenated with all approved sheets and shall be submitted as a single concatenated document, digitally signed by the *private provider*.

#### 4.0 PLAN REVIEW

- 4.1 The Building Official may review the plans in the form of a quality check within the allowable time as per F.S. 553.791 (10). Any plan deficiencies resulting from the quality check shall be provided in a written notice to the permit applicant.
- 4.2 The Building Official may verify the plan reviewer's credentials on the RER BCAD online information system.
- 4.3 No work shall be performed prior to issuance of the permit.

## 5.0 DEFERRED SUBMITTALS (SHOP DRAWINGS) AND SUBSIDIARY PERMITS

- 5.1 Work by subcontractors shall not be inspected until the required trade sub-permit is obtained.
- 5.2 Installation of products, equipment and other items not fully detailed in the approved construction drawings shall not be inspected until the deferred submittal (shop drawing) is submitted and approved by the Building Official, and a separate permit is issued, if required.

#### 6.0 SITE VISITS AND INSPECTIONS

- 6.1 The Building Official may require a preconstruction meeting prior to permit issuance or commencement of construction. The Building Official may require any or all of the following to attend: *private provider*, contractor of record, the property owner or property owner's representative.
- 6.2 A *private provider firm* performing required inspections under F.S. 553.791 shall inspect each phase of construction as required by the applicable codes. No inspections shall be performed prior to issuance of the permit.
- 6.3 The *private provider* may have a duly authorized representative perform the required inspections, provided the *DAR* is registered with BCAD for the *private provider firm* and all required reports are prepared by and bear the digital signature of the *private provider* or the private provider's *duly authorized representative*, whichever individual performs the inspection.





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- 6.4 All inspections shall be scheduled through the Building Department inspection scheduling system in the same manner as required for all permits issued by the local building department.
- 6.5 The local building official may visit the building site as often as necessary to verify that the *private provider* is performing all required inspections, and the inspections reflect the actual progress of the work.
- 6.6 The *private provider* shall report to the local enforcement agency any condition that poses an immediate threat to public safety and welfare.
- 6.7 When deficiencies are found involving a noncomplying item related to the building code or permitted documents, a notice must be posted by the Building Official or the *private provider*. Such notice may be physically posted at the job site or electronically posted. After corrections are made, the item must be reinspected by the *private provider* or *duly authorized representative* before being concealed.
- 6.8 Florida Statutes do not limit the authority of the local building official to issue a stop work order for a building project or any portion of the project, as provided by law, if the official determines that a condition on the building site constitutes an immediate threat to public safety and welfare, subject to the requirements of F.S. 553.791 (15).

### 7.0 CHANGE OF PRIVATE PROVIDER FIRM OR PRIVATE PROVIDER

- 7.1 A change of *private provider* on a project at any phase, either plan review or inspections, requires a new Notice to Building Official for the new *private provider*.
- 7.2 A change of *private provider firm* in the plan review phase to either the municipality or another *private provider firm* shall require a new Notice to Building Official. This will require registration with BCAD of the successor *private provider firm*, *private provider* and all *DAR's* if applicable as well as all documents required as per section 3.1 of these guidelines.
- 7.3 A change of private provider firm in the inspection phase to either the municipality or another *private provider firm* shall require a new Notice to Building Official and a copy of all inspection reports completed by the previous *private provider firm*.





# 8.0 PERMIT CLOSE OUT, CERTIFICATE OF COMPLETION OR CERTIFICATE OF OCCUPANCY REQUESTS

- Upon completing the required inspections at each applicable phase of construction, the *private provider* shall record such inspections on a form acceptable to the local building official in compliance with F.S. 553.791 (9). The form must bear the written or electronic signature of the *private provider* or the *private provider*'s duly authorized representative.
- 8.2 Unless electronically posted, as defined in F.S. 553.791 (1)(i), records of all required and completed inspections shall be maintained at the building site at all times and made available for review by the local building official.
- 8.3 Upon completion of all required inspections, the *private provider* shall prepare a certificate of compliance complying with F.S. 553.791 (13).

#### 9.0 DISPUTE RESOLUTION

- 9.1 Pursuant to F.S. 553.791(15)(b) If the local building official and private provider are unable to resolve a dispute, the matter shall be referred to the Miami-Dade County Board of Rules and Appeals, which shall consider the matter at its next scheduled meeting or sooner. Any decisions by the Miami- Dade County Board of Rules and Appeals may be appealed to the Florida Building Commission, in accordance with applicable law.
- 9.2 Pursuant to F.S. 553.791(15)(c) - Any decisions regarding the issuance of a building permit, certificate of occupancy, or certificate of completion may be reviewed bv the Miami-Dade County Board of Rules and Appeals. Any such decision by the Miami-Dade County of Rules and Appeals may be appealed to the Florida Building Commission, which shall consider the matter at the commission's next scheduled meeting in accordance with applicable law.



MIAMI-DADE COUNTY, FLORIDA
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
BOARD AND CODE ADMINISTRATION DIVISION
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## **APPENDIX**

TAB A	DAR Affidavit
TAB B	Sample Insurance Certificate
тав с	Notice to Building Official
TAB D	Plan Compliance Affidavit
TAB E	Inspection Report Form
TARF	Certificate of Compliance

## **Duly Authorized Representative Employment Affidavit**

This affidavit is required pursuant to the Miami-Dade County Alternative Plan Review and Inspection Registration Program.

			ate Provider do hereby affirm my employees, as required b ompensation benefits under F.	
DULY AUTHORIZED REI				
(List individually; use a se	License	Trade		
Print Name	Number(s)	Category	Signature	
Submit resumes of each	Duly Authorized F	Representative	and copies of their licenses.	
SIGNATURE OF THE PR	-	-	·	
PRIVATE PROVIDER FIR		·		
STATE OF FLORIDA COU Sworn to and subscribed before			PR	
	a,	,		
☐ online notarizations this		day of		
by	Signature	of Notary Public_		
<b>D</b>				
Print Name				
Personally known			(SEAL)	
or Produced Identification			(~2.12)	RESET



#### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

-	is certificate does not confer rights	to the	e cert	tificate holder in lieu of s			).	•		
PRODUCER				CONTACT NAME:						
				Latina.	PHONE (A/C. No	Ext):		FAX (A/C, No):		
Insurance Agent name and address			E-MAIL ADDRESS:							
						INS	SURER(S) AFFOR	RDING COVERAGE		NAIC #
					INSURE	RA:   nsu	rance Com	pany		FL##
INSU					INSURE	RB:		. ,		
	Private Provider Firm r	name	and	d address	INSURE	:R C :				
					INSURER D :					
					INSURE	RE:				
					INSURE	RF:				
СО	/ERAGES CEI	RTIFI	CATE	NUMBER:				REVISION NUMBER:		
C	IIS IS TO CERTIFY THAT THE POLICIE DICATED. NOTWITHSTANDING ANY R ERTIFICATE MAY BE ISSUED OR MAY (CLUSIONS AND CONDITIONS OF SUCH	EQUIF PERT	REME TAIN,	NT, TERM OR CONDITION THE INSURANCE AFFORD	OF AN' ED BY	Y CONTRACT THE POLICIE	OR OTHER I	DOCUMENT WITH RESPECT TO	CT TO V	VHICH THIS
INSR LTR	TYPE OF INSURANCE	ADDL	SUBR	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	POLICY EXP	LIMITS	S	
	COMMERCIAL GENERAL LIABILITY							EACH OCCURRENCE	\$	
	CLAIMS-MADE OCCUR							DAMAGE TO RENTED	\$	
									\$	
									\$	
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$	
	POLICY PRO- JECT LOC								\$	
	OTHER:								\$	
	AUTOMOBILE LIABILITY							COMBINED SINGLE LIMIT (Ea accident)	\$	
	ANY AUTO				BODILY INJURY (Per person) \$		\$	\$		
	OWNED SCHEDULED AUTOS ONLY AUTOS							BODILY INJURY (Per accident) \$		
	HIRED NON-OWNED AUTOS ONLY							PROPERTY DAMAGE (Per accident)	\$	
	AUTOS ONET								\$	
	UMBRELLA LIAB OCCUR							EACH OCCURRENCE	\$	
	EXCESS LIAB CLAIMS-MADE								\$	
DED RETENTION\$									\$	
WORKERS COMPENSATION								PER OTH-		
AND EMPLOYERS' LIABILITY  ANYPROPRIETOR/PARTNER/EXECUTIVE		l							\$	
	OFFICER/MEMBEREXCLUDED? (Mandatory in NH)	N/A							\$	
	If yes, describe under DESCRIPTION OF OPERATIONS below			`			j	E.L. DISEASE - POLICY LIMIT	\$	
			1					Limits as per		
	Professional Liability		AAAAAAAAAAAAA	Policy number				F.S. 553.791(18)		
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)										
CEF	TIFICATE HOLDER				CANC	ELLATION				
Miami-Dade County Board and Code Administration Division - Private Provider Registration 11805 SW 26 St Miami, FL 33175				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE						
	ı			l						

#### **TAB C**

# Notice to Building Official of Use of Private Provider

Project Name:			
Parcel Tax ID:			
Services to be provided:	Plans Review	Inspections	
		ew services the Building Official may require, at ed for inspection services pursuant to F.S. Section	1
I			, the fee
owner, affirm I or my conconduct the services indic		a contract with the Private Provider indicated belo	ow to
Private Provider Firm:			
Private Provider:			
Address:			
Telephone:		Fax:	
Email Address (Optional):			
Florida License, Registrati			

I have elected to use one or more private providers to provide building code plans review and/or inspection services on the building that is the subject of the enclosed permit application, as authorized by s. 553.791, Florida Statutes. I understand that the local building official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests. By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building that is the subject of the enclosed permit application.

I understand the Building Official retains authority to review plans, make required inspections, and enforce the applicable codes within his or her charge pursuant to the standards established by s. 553.791, Florida Statutes. If I make any changes to the listed private providers or the services to be provided by those private providers, I shall, within 1 business day after any change or within 2 business days before the next scheduled inspection, update this notice to reflect such changes. The building plans review and/or inspection services provided by the private provider is limited to building code compliance and does not include review for fire code, land use, environmental or other codes.

The following attachments are provided as required:

- 1. Qualification statements and/or resumes of the private provider and all duly authorized representatives.
- 2. Proof of insurance for professional and comprehensive liability in the amount of \$1 million per occurrence relating to all services performed as a private provider, including tail coverage for a minimum of 5 years subsequent to the performance of building code inspection services.

Individual	Corporation	Partnership
	Print Corporation Name	Print Partnership Name
	Ву:	By:
(signature)	(signature)	(signature)
Print Name:	Print Name:	Print Name:
Address:	Its:	Its:
	Address:	Address:
Telephone No.:		
NO	Telephone	Telephone
	No	No.:
Please use appropriate notary block.		
STATE OF		
COUNTY OF		
Individual Sworn to and subscribed before me by means of □ physical presence OR □ online notarizations this day of	Corporation Sworn to and subscribed before me by means of □ physical presence OR □ online notarizations this	Partnership Sworn to and subscribed before me b means of □ physical presence OR □ online notarizations this day of
Personally known _; or Produced identify	fication Type of identification produce	d
Signature of Notary	Print Name	
Notary Public: NOTARY STAMP BELOW		
My commission expires:		

## TAB D

## STANDARDIZED PRIVATE PROVIDER PLAN COMPLIANCE AFFIDAVIT

Private Provider Firm:	
Name of Private Provider:	Lic. No.:
Phone No.:Email:	
Company Address:	
Project Name:	Site Address:
Process No.:(Ch	<del></del>
• 1	Master Permit No.:
	ectrical Mechanical Plumbing Structural
belief that the plans were reviewed by the affiant, were reviewed by the affiant, were reviewed by the affiant, we will be the control of the	ue and correct to the best of the private provider's knowledge and who is duly authorized to perform plans review pursuant to this ficate, and the plans comply with the applicable codes.
Private Provider Name:	Lic. No.:
Signature: Date: Date: (Wet or digital signature & seal for architect or engineer, notal	ry for building code administrator)
STATE OF COUNTY OF	Seal/Signature/Date
Sworn to (or affirmed) and subscribed before me t	his day of, 20, by
Name of Notary Public:	Signature of Notary:
Personally known to me or Produced identification	on (type) (NOTARY SEAL)
Signature of Duly Authorized Representative if used	for plan review in addition to the private provider's signature.
Plans Examiner Name:	Lic. No.:
Signature: Date: Date: (Wet or digital signature & seal for architect or engineer, notal	ry for BCAIB certified plans examiner)
STATE OF COUNTY OF	Seal/Signature/Date
Sworn to (or affirmed) and subscribed before me t	his day of, 20, by
Name of Notary Public:	Signature of Notary:
Personally known to me or Produced identification	on (type) (NOTARY SEAL)

Standardized Private Provider Plan Compliance Affidavit F.S. 553.791

## STANDARDIZED PRIVATE PROVIDER INSPECTION REPORT

Private Provider Firm:			
Name of Private Provider:			Lic. No.:
Phone No.:	Email:		
Company Address:			
City:		State:	Zip:
Contractor Company Name:			Owner Builder:
Qualifier Name:		Qualifier Phone No.: _	
Project Name/Description:			
Site Address:			
Master Permit No.:	Sub	sidiary Permit No.:	
Trade: Building E	Electrical Mechanica	l Plumbing	Roofing
Inspection Date:	Time:	Inspection Repor	t No.:
Inspection Category & Type: (_	)	Disposition	n:
Comments:			
Additional Actions Required:	Re-inspection Requir Plan Revision Requir Subsidiary Permit Re Other:	red Shop I	ion Certificate Required  Drawing Required  al Insp. Report Required
I hereby certify that the above in the applicable Florida Building (			
Duly Authorized Rep. Name:		Licen	se No.:
Signature:			

Standardized Private Provider Inspection Report (553.791 (11))

## STANDARDIZED PRIVATE PROVIDER CERTIFICATE OF COMPLIANCE

Instructions: Submit one certificate of compliance separately for each permit.

Date Issued:								
Private Provider Firm:								
Name of Private Provider:						.ic. No.: _		
Phone No.:	Email:							
Company Address:								
City:			-	Stat	e:	Zip:		
Contractor Company Name:						Owner B	uilder	: 🗆
Qualifier Name:			_Qualifi	er Phone N	o.:			
Project Name/Description:								
Site Address:								
Master Permit No.:		Sı	ubsidiary	/ Permit No	.:			
Attestation statement:								
As the private provider of rec in the attached approved ins professional judgment,				-		-		
Select all applicable trades	: Building	Electrica	I 🔲 N	lechanical	□ P	lumbing		Roofing
covered by the above referer the provisions of all applicable the original permit application department in the form of per document is being prepared Miami-Dade County Building permit.	e laws and tec n, plans, and a mit revisions a d in accordan	chnical codes all necessary and in compli ce with F.S.	. I also a shop dr ance wi 553.79	attest that a awings hav th all the pr 01 (13) an	Ill cons re beer ovisior d is b	truction den filed with s of the la eing subr	eviation on the law. Thi mitted	ns from building is to the
Private Provider's Name:				Li	cense	No.:		
Signature:			· · · · · · · · · · · · · · · · · · ·					
(Wet or digital signature and seal for arch	nitect or engineer,no	tary for building c	ode admin	istrator)				