



**INDIAN RIVER COUNTY/CITY OF VERO BEACH
BUILDING DIVISION**

1801 27th Street, Vero Beach, FL 32960 772 226-1260

Private Provider Inspection Procedures

Florida Statute

Florida Statute 553.791 Alternative plans review and inspection. This statute indicates the requirements for the use of Alternative Inspectors/Plans Examiners so called Private Provider.

Reduced Fees 553.791(2)(b)

Building Permit Fees only will be reduced as follows (other fees are not affected):

Owner/contractor chooses Alternative Plan Review – fee reduced by 10%

Owner/contractor chooses Alternative Inspections – fee reduced by 25%

Owner/contractor chooses both Alternative Plan review and Inspections – fee reduced by 35%.

In order to take advantage of the reduced fees the required Notice to Building Official must be submitted at time of permit submittal. If the Notice to Building Official is received any time after permit is in Ready or Issued Status there will not be a refund or reduction of Building Permit fees.

After construction has commenced 553.791(5)

After the construction has commenced and inspection/s have been conducted by the Building Division an owner/contractor cannot elect to use a Private Provider unless it can be shown that the local Building Official is unable to provide inspection services in a timely manner.

Notice to Building Official 553.791(4)

Notice to Building Official of Use of Private Provider (Link below), shall be submitted in order to notify the Building Official, at time of permit application, or by 2 p.m. local time, 2 business days before the first scheduled inspection by the local building official.

https://ircgov.com/communitydevelopment/Applications/Private_Provider/Notice_Private_Provider.pdf

Permit Type BRCOM

Required inspections and inspection codes

- | | | |
|------------------------|------------------------|--------------------------|
| 102 - FOOTING | 136 - LATH | 164 - SOFFIT |
| 110 - COLUMNS | 137 - STEM WALL | 172 - PILINGS |
| 112 - STRUCTURAL STEEL | 141 - DRIVEWAY | 178 - SLABS & DECKS BLDG |
| 113 - FLOOR FRAMING | 143 - STAIRS | 188 - WINDOW AND DOOR |
| 118 - TRUSS BRACING | 147 - PERIMETER \ BEAM | BUCK |
| 119 - TIE BEAM | 148 - EXTERIOR | 193 - STORM SHUTTERS |
| 123 - ROOF SHEATHING | WALL SHEATHING | 194 - SIDING |
| 124 - FRAMING | 151 - UNDERLAYMENT | 201 - ELECTRIC |
| 126 - STRAPPING | 154 - ROOF FLASHING | UNDERGROUND SERVICE |
| 135 - DRYWALL | 155 - DRY - IN | 203 - ELECTRIC ROUGH-IN |

204 - T-POLE
207 - SERVICE CHANGE
211 - TEMPORARY
PERMANENT POWER
223 - TEMP CONST POWER
301 - PLUMBING ROUGH-IN
303 - SEWER CONNECTION
304 - WATER CONNECTION
311 - PLUMBING TOP OUT
313 - SEPTIC TANK
CONNECTION
317 - NATURAL GAS
400 - GAS PIPING - ROUGH
403 - A/C ROUGH
503 - SLABS
508 - UNDER FLOOR
INSULATION

510 - WALL INSULATION
511 - ATTIC INSULATION
603 - ROOF DRY-IN
604 - FRAMING \ ROOF
06 - INTERMEDIATE ROOF
COVERING
09 - ROOF
COVERING/INPROGRESS
50 - FINAL UTILITIES SEWER
CLEANOUT
51 - FINAL UTILITIES WATER
METER BOX
801 - ROW STAKE AND GRADE

802 - PRE-POUR
DRIVEWAY/SIDEWALK
INSPECTION
803 - ROW - OTHER
899 - ROW - ENGINEERING
FINAL
950 - TWO TREE
CANOPY/CODE
ENFORCEMENT
999BRCOM - FINAL
RESIDENTIAL COMBINATION
NEW CONSTRUCTION

Inspections 553.791(8)

The Private Provider must follow the same policies and procedures that are in place for the Building Division. Some of the policies and procedures are:

- Required Notice of Commencement must be recorded and filed with the Building Division prior to first inspection (submit at time of application or when permit is issued is best).
- Form board survey must be submitted and approved prior to placement of concrete for the slab.
- Submittal of a Soil Density Report is required prior to footing or slab inspection.
- Termite treatment must be verified and documented as an inspection comment, company name that provided the treatment and treatment type. If a wood treatment such as Bora Care is used this must also be verified at time of Framing Inspection for its application. If a bait system is used a signed contract assuring the installation, maintenance and monitoring of the system, shall be provided prior to pouring of the slab, and the system must be installed prior to final building approval (contract must include bait system station layout plan).
- When located in a Flood Zone an Elevation Certificate is required to be submitted and approved prior to any other inspection requests after the slab has been completed.
- Sub-contractor Affidavits for all trade contractors must be submitted and posted in the County computer system before any trade inspection can be requested or conducted (submittal of the Affidavits is best at time of application or issuance of Permit in order to avoid any issues). The County elects to provide for the issuance of what is called a Combo Permit. The Combo Permit allows the Main Contractor to apply and obtain the Main Permit (one Permit number) but requires the Trade Contractors, so called Sub-contractors to obtain the Trade Permits by simply submitting (at no cost) a Sub-contractor Agreement Affidavit indicating they will be the Sub-contractor for the project. The submittal of this Affidavit is when the Sub-contractor's information and license is verified. When the Affidavit is not submitted no inspection/s for that trade can or will be requested or conducted. If the Private Provider conducts inspections for Trade Sub-contractors without the Affidavit being submitted and posted they are conducting inspections for unpermitted work, which this activity will be followed through with by issuance of a Stop Work Order and any other procedure as necessary.
- Most of the items indicated above have hard stops in the computer system that will indicate warnings or holds that will not allow inspection to be requested.

Site Visit and Audit procedure 553.791(9), (18)

(9) The local building official may visit the building site as often as necessary to verify that the private provider is performing all required inspections. A deficiency notice must be posted at the jobsite by the private provider, the duly authorized representative of the private provider, or the building department whenever a noncomplying item related to the building code or the permitted documents is found. After corrections are made, the item must be reinspected by the private provider or representative before being concealed.

(18) Each local building code enforcement agency may audit the performance of building code inspection services by private providers operating within the local jurisdiction. However, the same private provider may not be audited more than four times in a calendar year unless the local building official determines a condition of a building constitutes an immediate threat to public safety and welfare.

Inspection Requests, Results and Reports 553.791(9)

The cut off time for submittal of Inspection Requests is 4:00 AM the morning of the inspection. The request must be submitted using the County Online Inspection Program.

Inspection results must be resulted also using the County Online Inspection System. The inspection comment section must always be used to indicate the inspector’s name that conducted the inspection and their license number. This must be done for each and every inspection conducted. The comment section must also be used for recording any violations found during the inspection. Inspection results must be posted on the County Online Inspection system prior to 12:00 AM Midnight in order for the Audit Inspection system to schedule the Audit for the next day.

Inspection records must also be posted and remain on the jobsite at all times.

Inspections Required by other Departments or Agencies 553.791(12)

Prior to the project being considered complete and able to receive a Certificate of Occupancy all other departments and agencies must also be complete, approved and signed off. Some other Departments and agencies include County Planning, Engineering, Health and Utilities, City of Vero Beach Planning and Engineering.

Certificate of Compliance 553.791(11)

The Private Provider Certificate of Compliance is required to be submitted when the project is complete and required inspections have been conducted and approved. A hard copy of all inspection reports must be included with the Certificate of Compliance. The Building inspection records and all other required documentation such as Termite Certification, Insulation certification, Shutter Affidavit, Roof Sheathing Affidavit, and other required inspections conducted by other County departments and Governmental Agencies will be reviewed and verified for submission, completion and approval. This review will be conducted prior to the issuance of the Certificate of Occupancy.