

**CITY COMMISSION
CODE & PERMITTING WORKSHOP
May 13, 2010**



Development Services



Presentation on the
Code Compliance Division

INSPECTION PROCESS

- Compliant Received—Reactive
- Road Patrol—Proactive
- Non-compliance of Building Division Inspection Reports

NOTIFICATION

- Hand Delivery
- Certified Mail
- Posting the Property

Notice of Violation Process

- Courtesy Notice/CRA Programs Information
- Notice of Violation
- Notice of Special Magistrate Hearing
- Final Order
- Order Certifying Code Enforcement Fines
- File a Lien with the County
- Foreclosure

Special Magistrate Hearing

- Hearings are conducted monthly, the first Thursday of the month in Commission Chambers at 10:00 am.
- The hearing is a quasi-judicial proceeding presided over by a licensed attorney, known as the Special Magistrate.

Special Magistrate Hearing

- The City's case is presented by the Code Compliance Specialist.
- The property owner has an opportunity to present testimony and evidence to rebut the City's case.
- The Magistrate based upon the testimony and evidence, makes a determination of the case.

Possible Determinations of the Case

- A finding for the owner and the case is dismissed.
- A finding for the City and the owner is found guilty of the violation of the City Code, a Final Order is issued sets a date to remedy the violations or face a per diem fine.
- A continuance to allow the Magistrate more time to consider the facts.

Special Magistrate Hearing and Fines

- The Magistrate considers the severity and duration of the violation when assessing the compliance date and fine.
- Statute provides for assessment of a fine up to \$250.00 per day for a first violation and up to \$500.00 per day for a repeat violation.

Ways to Achieve Compliance

- Voluntary Compliance
- Compliance After Courtesy Notice
- Compliance After Notice of Violation
- Compliance After Special Magistrate Hearing/Final Order
- Compliance After Fines/Liens
- Compliance After Participation in CRA Programs

Mitigation of Code Enforcement Fines

- Once compliance is achieved
- Petition to Mitigate Code Enforcement Fines
- Fines can be reduced significantly
- Once the reduced fine is paid
- A Release of Lien is recorded with the County for the entire amount of the fines

Development Services



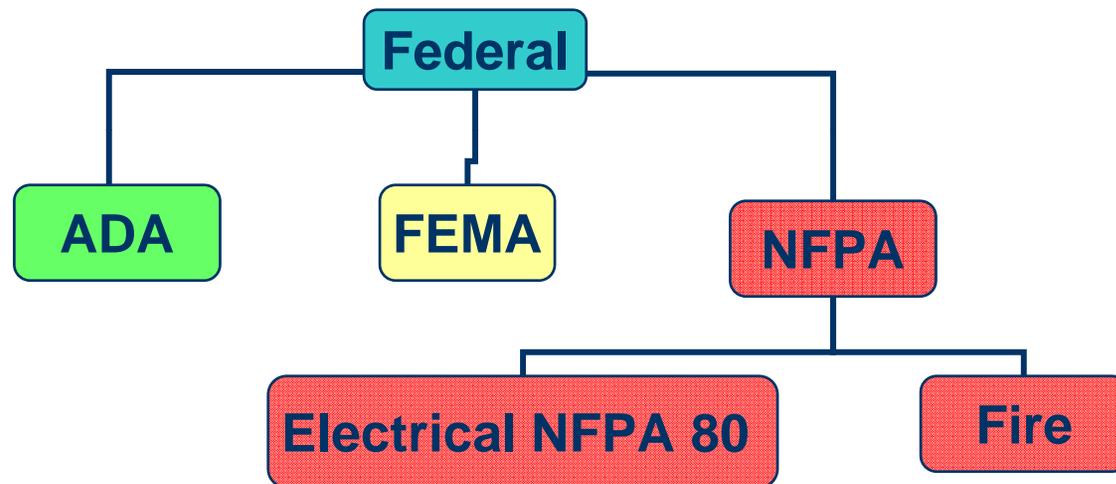
Presentation on the
Building Division

Building Permitting Process

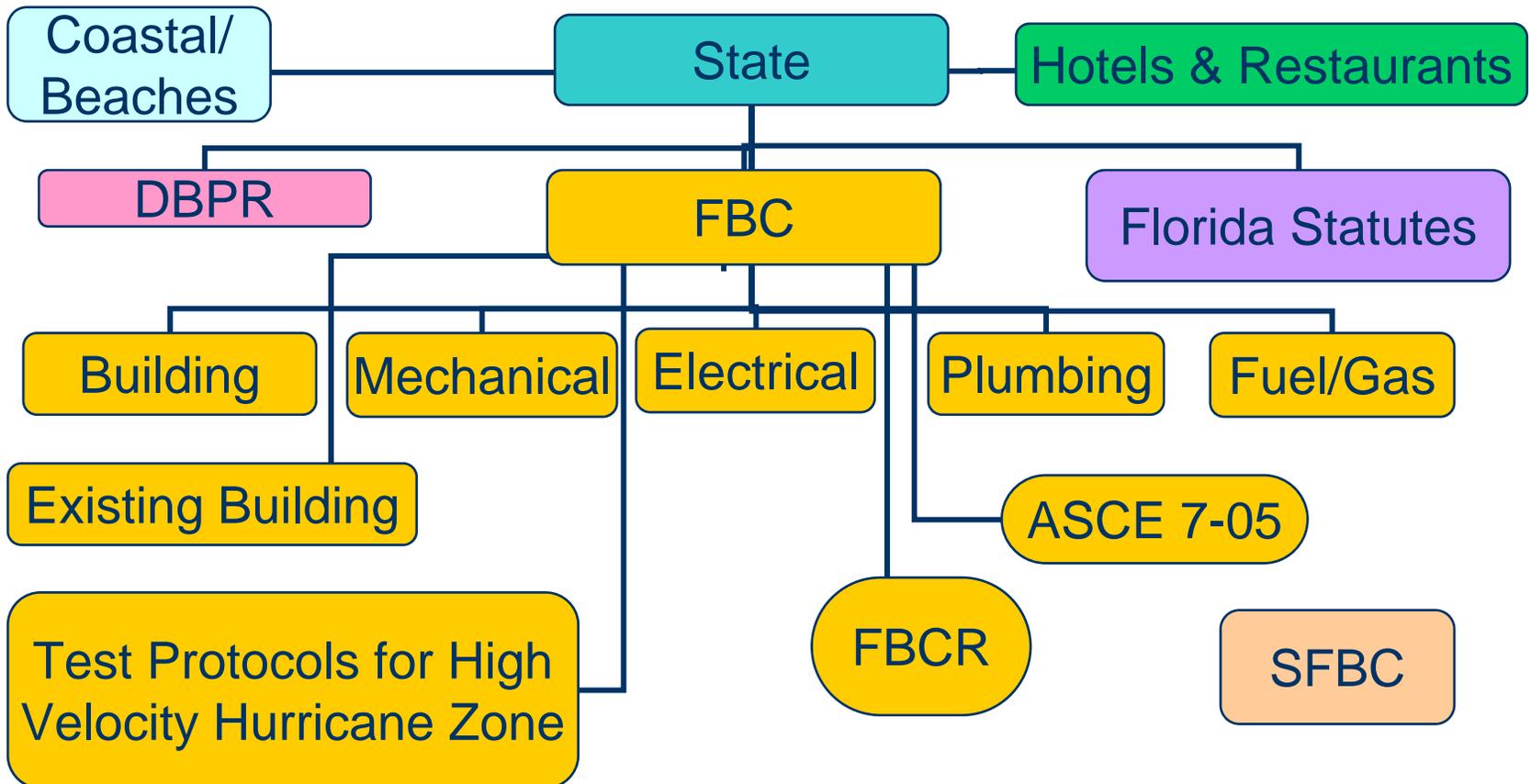
Single Family House/Condominiums

- Building Codes
- Code Overview/Design Concepts
- Contractors
- Applications/Plans
- Review Process
- Inspections

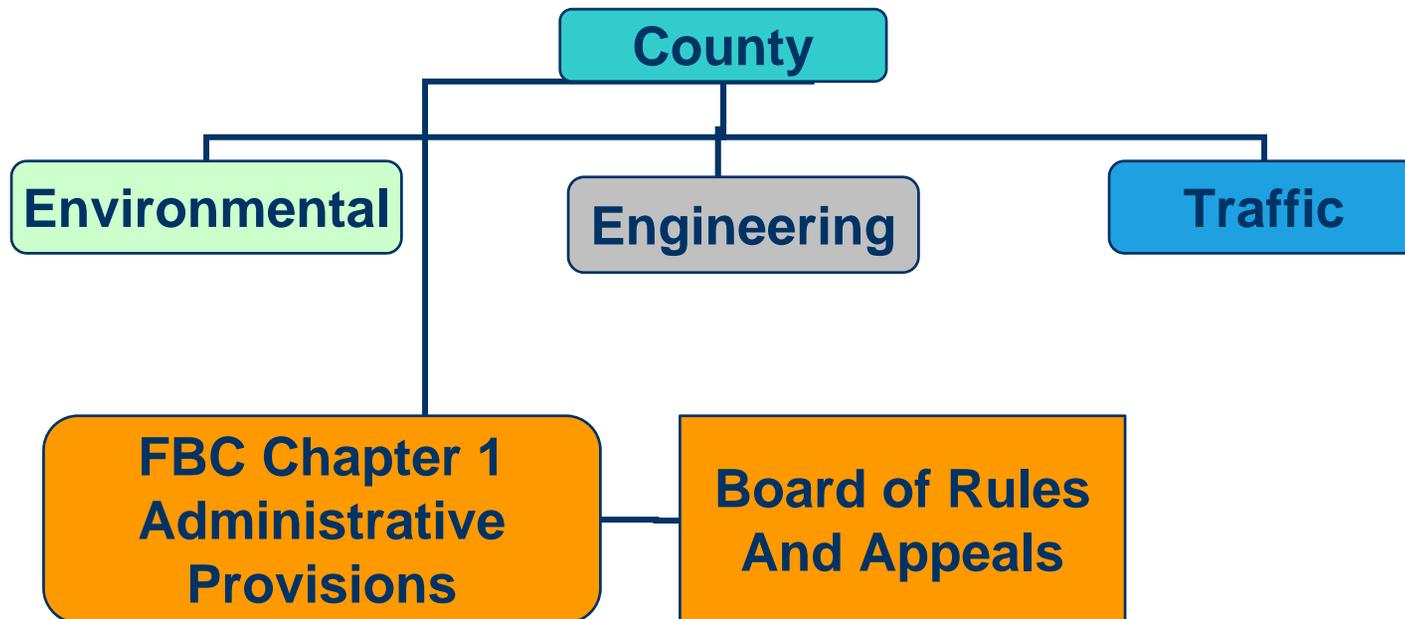
Building Codes: Federal/National



Building Code: State



Building Codes: County



Building Codes Overview

High Velocity Hurricane Zone (HVHZ)

Single Family House

- **Existing Building Code**
- **Occupancy Group –R3**
- **Type of Construction-V**
(any materials permitted by code)
- **Standard wind load chart**

Condominiums

- **Existing Building Code**
- **Occupancy Group –R2**
- **High rise buildings**
- **Type of Construction-I (non-combustible)**
- **Engineered wind load calculations**
- **Smoke Evacuation system**
- **Compartmentation**
- **Fire sprinkler systems**
- **Accessibility**
- **Elevators**

Contractors: State/County

Single Family House

- Residential
- Builder
- General Contractor

Condominiums

- Builder
- General Contractor

Applications/Plans

Single Family House and Condominiums

- **Contracts**
- **Contractor qualifications and Insurance**
- **Application with notarized signature of contractor and all sub-contractors**
- **Letter of authorization from Condominium Association/HOA**
- **Owner Builder**
- **Processing fee**
- **NOC**
- **A/E for valuation greater than \$10,000 (SFH) \$5,000 (CONDO)**

Review Process

Single Family House and Condominiums

- Initial Review
- Comments to contractor/A/E
- Second review
- Late submittals/shop drawings
- Change of plans (COP)
- Approval

Inspections

Single Family House and Condominium

- Post permit card/NOC
- Contractor's) call in inspections
- Building, Mechanical, Electrical, Plumbing, Fire, Engineering, Zoning
- Outside Agencies (DPEP, Health, Elevator)
- Building Final

Hallandale Beach Fire Rescue



Presentation on the
Division of Fire Prevention

Objectives

- ◆ Brief Education on the responsibilities of the Fire Chief relative to Fire Prevention
 - ◆ Statutory
 - ◆ Local Code and Ordinances
 - ◆ Policy
- ◆ Current Issues related to Condominium Associations
 - ◆ Sprinkler Retrofit
 - ◆ Fire Alarm Retrofit
 - ◆ Emergency Generator Ordinance

Responsibilities of Fire Prevention

- ◆ Fire Life Safety Inspections (Statutory)
- ◆ Plans Review and Project Management (Statutory)
- ◆ Arson Investigation (Statutory)
- ◆ Public Education and Community Outreach (Statutory)
- ◆ Citizen Complaints and Investigations (Life Safety)
- ◆ Miscellaneous

Condominium Topics

- ◆ AFSS Retrofit Requirements
- ◆ Fire Alarm Retrofit Requirements
- ◆ Generator Installation Requirements
- ◆ 2010 Legislative Changes

Questions and Answers

