

**Threshold Inspection Requirements City  
of Port Saint Lucie Building Department  
01-02-18**

**THRESHOLD INSPECTIONS ARE REQUIRED ON PERMITTED BUILDING PROJECTS MEETING THE FOLLOWING CRITERIA PER FLORIDA BUILDING CODE.**

**THRESHOLD BUILDING.** In accordance with Florida Statute, any building which is greater than 3 stories or 50 feet in height, or which has an assembly occupancy classification that exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.

**110.8.1** - The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building. The purpose of the structural inspection plans is to provide specific inspection procedures and schedules so that the building can be adequately inspected for compliance with the permitted documents. The Special Inspector may not serve as a surrogate in carrying out the responsibilities of the Building Official, The Architect, of the Engineer of Record. The Contractor's contractual or statutory obligations are relieved by any action of the Special Inspector.

A STRUCTURAL INSPECTION PLAN is required as part of the permitted documents prior to issuance of the permit. Approval by the Building Official of the Qualified Threshold Inspector shall also be required prior to issuance of the Permit.

INSPECTION REPORTS shall be submitted bi-weekly to the Building Official, signed by the Qualified Inspector and contain the following statement.

“I have personally inspected the following applicable structural work items on the above named project and find that they are in compliance with the Florida Building Code 2017, latest edition.

_____	_____
_____	_____
_____	_____
_____	_____

\_\_\_\_\_  
Signature & Seal of Florida Architect or Engineer

\_\_\_\_\_  
Date

