



**BUILDING DEPARTMENT
&
CODE ENFORCEMENT**

FY25 BUDGET



FLORIDA STATE STATUTE 553.80

Florida Statute 553.80 requires that each local government regulate building construction, and where authorized in the state agency's enabling legislation, each state agency shall enforce the Florida Building Code on all public or private buildings, structures, and facilities.

The Florida Building Code is composed of nine volumes: Florida Building Code-Building; Residential; Plumbing; Mechanical; Fuel Gas; Existing Building; Energy Conservation; Accessibility; Test Protocols for High-Velocity Hurricane Zones and, by reference, adopt the National Electric Code.

To enforce the Florida Building Codes, the Building Department must have a Florida Statute 468 Licensed Building Code Administrator. The Building Code Administrators employees, with building construction regulation responsibilities, must also have a Florida Statute 468 License to perform building code inspections and plan reviews.

In 2002, the Florida Legislature passed a modification of Title XXXIII-Regulation of Trade, Commerce, Investments, and Solicitation Chapter 553-Building Construction Standards. The legislature created Section 553.791, titled Alternative Plan review and Inspection. Most local Building Departments are in direct competition with Private Providers for work and staffing.

BUILDING DEPARTMENT MISSION STATEMENT

To ensure all plans, construction documents, specifications, and construction projects are properly reviewed, permitted, and inspected to comply with all Federal, State and local requirements to safeguard life, health, and property within St. Johns County.



The following divisions fall under the umbrella of the Building Department:

- Plan Review
- Permitting
- Inspections
- Contractor Licensing Division
 - ~ Contractor Review Board
- Code Enforcement Division
 - ~ Contractors Board of Adjustments & Appeals Board
- Records Management Division



- ✓ The Building Department is a “Special Revenue Fund,” and is funded by permit fees. In compliance with statutory guidelines, permit fees have been reduced in St. Johns County by 30% across the board over the last several years.
- ✓ Established multi-licensed Inspectors & Plan Reviewers, using a business model utilizing one multi-licensed Inspector or Plan Reviewer to inspect and review all the major disciplines of building, mechanical, electrical and plumbing.
- ✓ We continue to improve on the implementation of our Electronic Plan Review and our online permitting process.
- ✓ The Building Department works closely with the Federal Emergency Management Agency, managing our Floodplain Program, and both Building & Code Enforcement, play a significant role in our local damage assessment program.

BUILDING DEPARTMENT 2023

Building Plan Reviews 16,789

Total permits 62,046

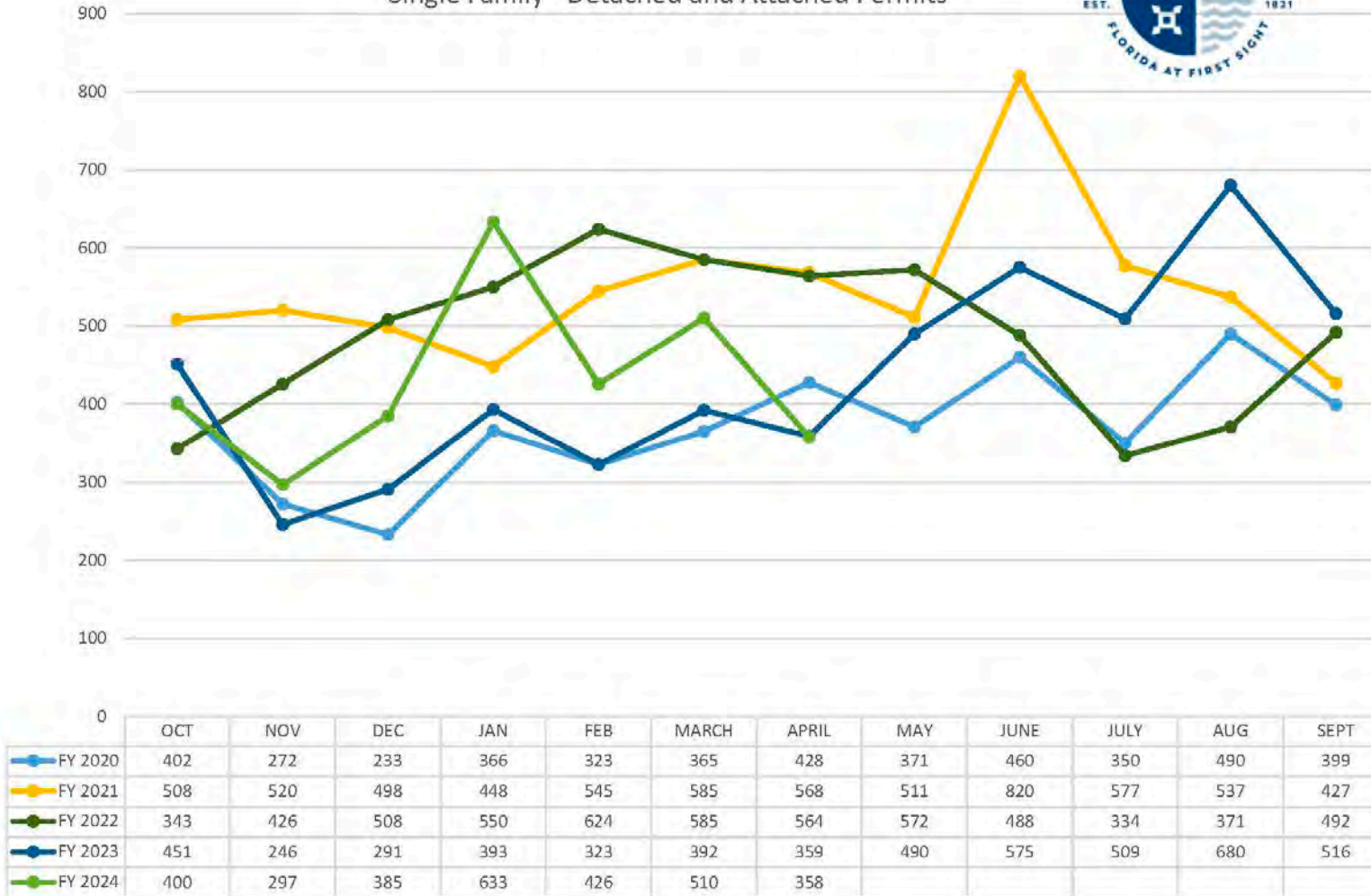
Inspections 262,750

- ✓ 34 Building Inspectors and Plans Examiners hold 157 licenses.
- ✓ A combination of 16 Building Inspectors and Plans Examiners are in the State testing phase.
- ✓ A combination of 10 Building Inspectors and Plans Examiners are in the State cross-training program.
- ✓ 15 Permitting Staff

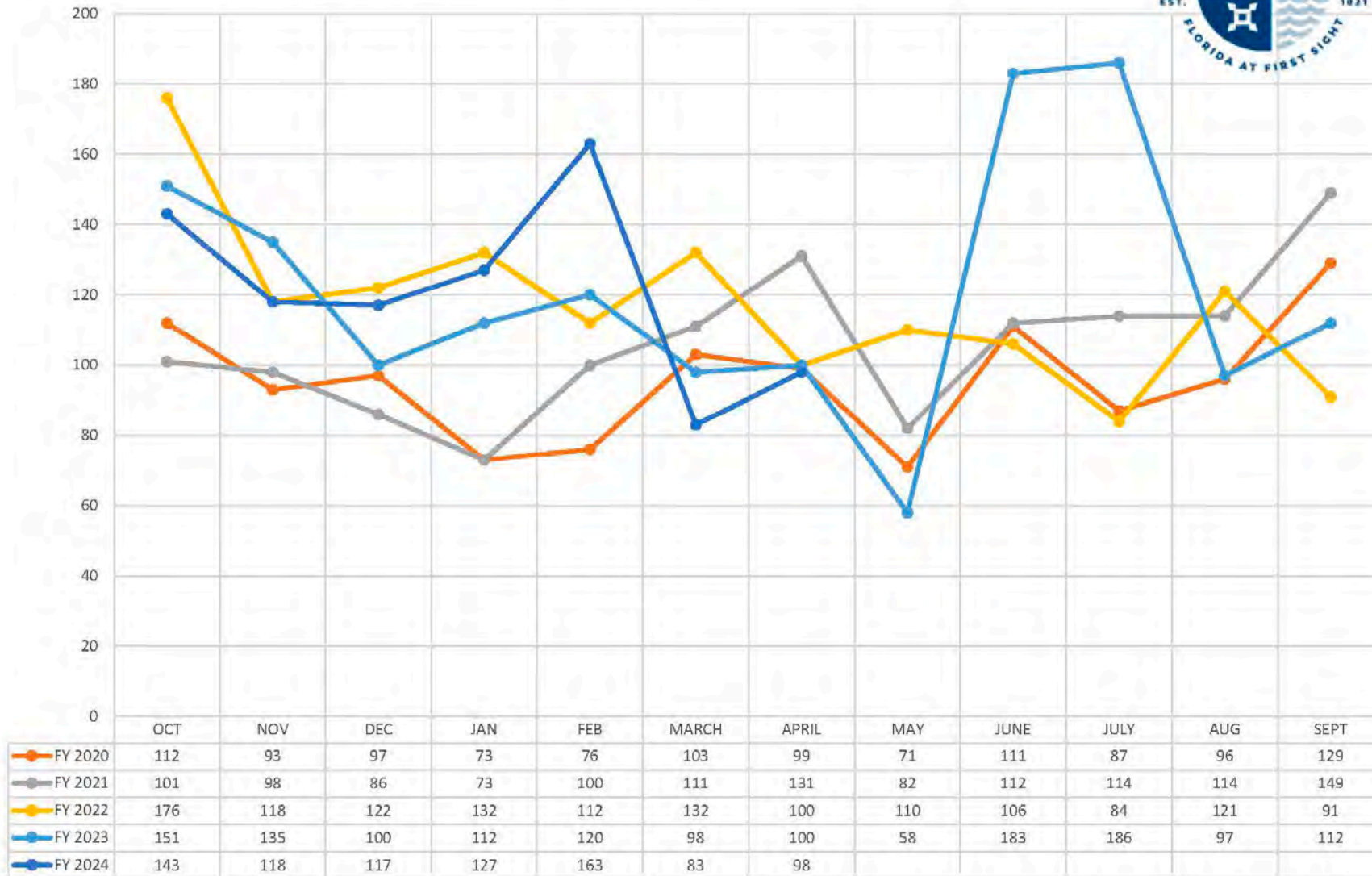
Full-time FTEs 66



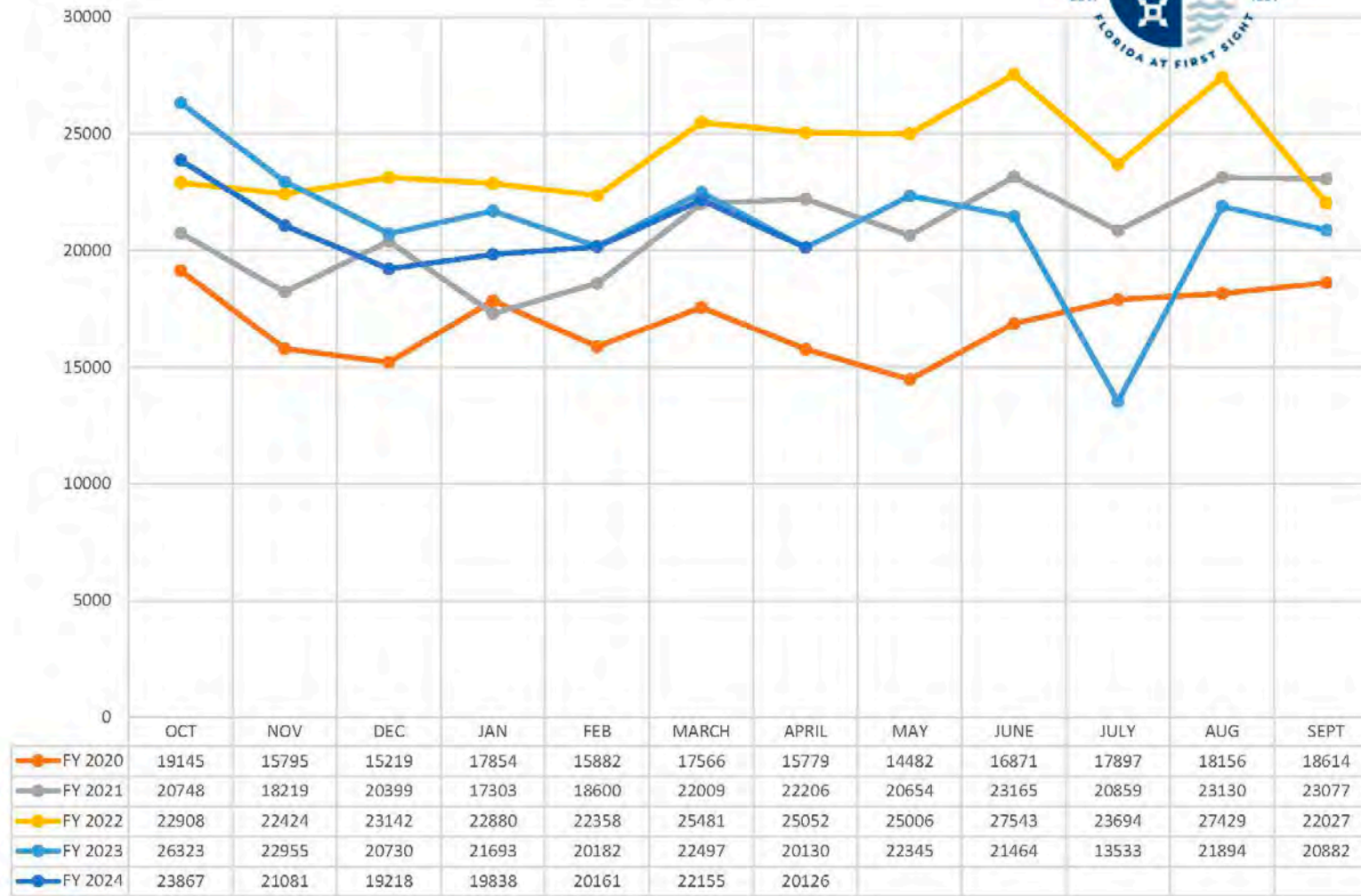
St. Johns County Building Department
 Fiscal years 2020 to 2024
 Single Family - Detached and Attached Permits



St. Johns County Building Department
 Fiscal years 2020 to 2024
 Commercial



St. Johns County Building Department
 Fiscal years 2020 to 2024
 Inspections



CONTRACTOR LICENSING DIVISION

6 FTEs

- **8,500** local and state licenses are in the Contractor Licensing database in active status.
- The Contractor Review Board (CRB) has licensed nearly **1,000** individuals locally in the construction trade.
- We have renewed 1,175 local licensees during the last renewal cycle.
- **1,205** investigations pertaining to open permit complaints have been investigated and complied.
- Responded to **500** complaints from the public, of which 7 resulted in disciplinary cases before the CRB.
- **103** additional licenses were issued in 2023, including reinstatements and reciprocity licenses.

Code Enforcement

Mission

To provide effective and efficient County code enforcement in response to all complaints and investigations in a timely manner and broaden public knowledge of code enforcement.

Program Description

The Code Enforcement Program provides the County with certified professional services for the enforcement of adopted County ordinances, regulations and laws pertaining to minimum property standards and the health, safety, and welfare of its citizens. The program is created to enhance community revitalization by enforcing minimum property standards and unsafe building demolition within County neighborhoods. Effective code enforcement essentially protects the socio-economic and physical environment within neighborhoods.

Florida Statute 162

Code Enforcement is governed by Florida Statute 162 (F.S. Ch. 162) The enactment of F.S. Ch. 162 responded to the need to implement an administrative enforcement proceeding allowing the imposition of administrative fines by local governments to satisfy the requirements of the Florida Constitution in an effort to eliminate blight, nuisance properties, unsafe structures and zoning violations.



Number of FTEs ~ 12

Total number of Inspections for 2023

➤ 17,536

Total number of Inspections complied for 2023

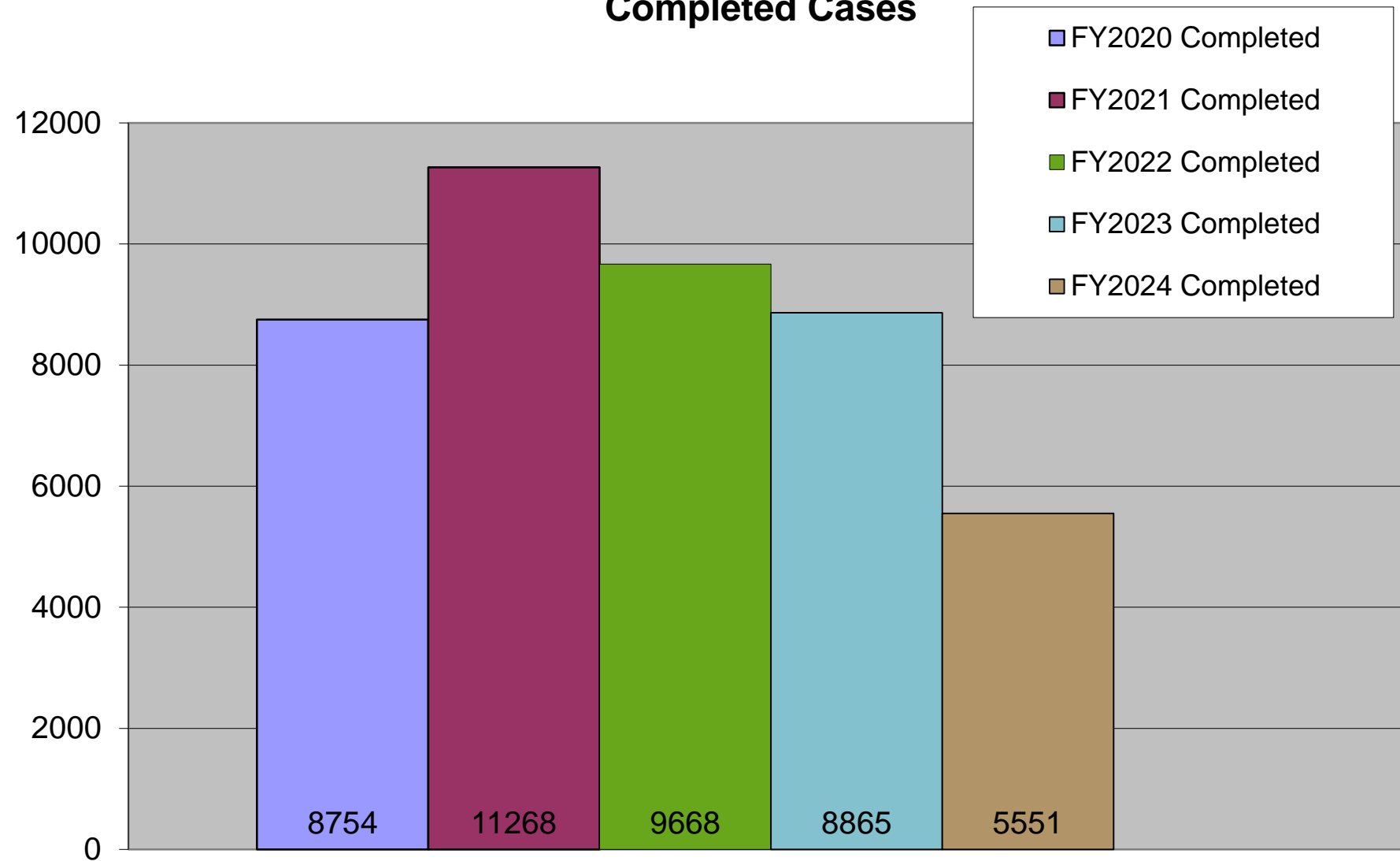
➤ 8,865

PRIDE Cases

The PRIDE program is an online service that allows citizens to communicate with their local government. It is a work order system used to document complaints or issues, and then track how the County responds. Members of the public can enter an issue directly into the PRIDE system.



CODE ENFORCEMENT Completed Cases



The purpose of the Construction Board of Adjustments and Appeals is to arbitrate any appeals of decisions and interpretations made by the building official. To hear and evaluate the application or provisions of the codes for any particular case that the enforcement would manifest injustice and would be contrary to the spirit and purpose of the technical codes or public interest. To act as the hearing board for abatement proceedings and final interpretation of the Unsafe Building Abatement Ordinance.

Construction Board of Adjustments & Appeals (CBAA)



Total Number of Unsafe Structure Cases:

➤ 37 Cases

Total Number of Unsafe Structure Cases Heard & Upheld:

➤ 27 Cases



Short Term Vacation Rentals (STVRS)

- ✓ **1,152** - Total STVRS eligible to be STVRS within the County
- ✓ **781** – Active & registered within the County

RECORDS MANAGEMENT DIVISION ~ 5 FTEs

Florida's Public Records Act, Chapter 119, Florida Statutes, provides a right of access to records of state and local governments as well as to private entities acting on their behalf. If material falls within the definition of "public record" it must be disclosed to the public unless there is a statutory exemption.

All "documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software or other material, regardless of the physical form, characteristics, or means of transmission" (includes electronic communications like text messages, emails)

**During FY2023, our
Records Management
team received and
complied 4,594 Public
Records Requests.**



FY25 Budget

For FY25, the Building Department and Code Enforcement will not request any new FTEs, and budgets will remain flat, with the exception of three replacement vehicles for the Building Department, and six replacement vehicles for Code Enforcement.

- Proposed FY25 Building Operating budget ~ \$11,000,000
- Proposed FY25 Code Enforcement Operating budget ~ \$2,208,384