

BUILDING INSPECTION DIVISION



October 1, 2008

MEMORANDUM

Bulletin G-16-08

To: All Permit Applicants

From: Thomas H. Goldsbury, P.E., C.B.O., LEED AP
Chief, Building Inspection Division

Subject: Changes to the 180 Day Law

This is very important!

The purpose of this Bulletin is to make you aware of recent changes to the 180 Day rules as recommended by the Construction Trades Qualifying Board and approved by City Council. Section 320.402(3) of the City of Jacksonville's Municipal Code has been revised and now reads as follows:

Stand alone active permits of all trades, and base building permits that have gone over 180 days without an approved inspection will be suspended. Suspended permits may be reactivated for a maximum of an additional 180 days upon showing of just cause and payment of a \$20.00 reactivation fee. The Building Inspection Division shall not accept applications for permit from contractors who have more than four suspended permits until such time as the contractor has reactivated all of the suspended permits, and the contractor's qualifier has appeared in person at the Building Inspection Division Office and paid a \$250 Reinstatement Fee. The Reinstatement Fee shall be separate from and in addition to any fees paid for reactivation of suspended permits. The provisions of this subsection may be waived by the Chief upon showing of good cause.

What permits does this affect? All permit numbers that have a suffix ".000" at the end. If your permit number has a "dot" and anything but three zeros at the end, it is an associated permit, not a stand alone permit, and this will not affect your permit.

As a Building, Residential, or General contractor, if my subcontractors pass an inspection does that count on my base building permit? Yes, on any project with a base building permit (B08XXXXXX.000) and one or more subcontractor permits, any **passed** inspection by the building contractor or any one of the subcontractors (as long as they have associated their permit to the base building permit) will reset the 180 day clock back to zero.

Can I request an inspection on a permit in "Suspended" status? No, not until the \$20 reactivation fee is paid and the permit is changed to Active status.

How long do I have to get an inspection once my permit has been reactivated? Once the \$20 reactivation fee is paid you will have a 10 business day **Grace Period** to schedule and **pass** an inspection, or the permit will be suspended again. If you have justifiable reasons why you need more time to pass an inspection, you must communicate that to the discipline supervisor.

PLANNING and DEVELOPMENT DEPARTMENT

What happens if I have more than four permits on the 180 Day list? If you have more than four on the list, the company will be inactivated (not allowed to pull permits) and the qualifier of the company must come to the Building Inspection Division Office to meet with the discipline supervisor and/or the Division Chief, and provide a plan to resolve all the permits on the list. Once the plan is accepted, and the \$250 Reinstatement Fee and the \$20 Reactivation Fees paid, the company will be activated so they can pull permits.

What happens if I reactivate my permits over 180 days, but fail to get inspections on them? You will be granted a 10 day (business days) grace period on a permit by permit basis. If you exceed the grace period, that permit will again be made 'inactive' and you will incur additional reactivation fees. It is very important to note that the '180 day clock' for reactivated permits is not re-set based on the reactivation fee, but the occurrence of a successful (passed) inspection. You should also be aware that the status of your license (ability to pull permits) could be adversely affected if you exceed the grace period on four or more permits. Refer to "What happens if I have more than four permits on the 180 Day list?" above.

Can I pay the \$20 reactivation fee on-line? Yes, provided you have no more than four permits on the 180 Day list.

Sometimes my project is delayed for reasons out of my control; can I get an extension to the 180 day clock? Yes, you must contact your discipline supervisor prior to the 180 day cut-off. To help you monitor this, watch the "Action" tab on your Profile on web site. One of the columns shows you any permits that have gone over 120 days, thus it gives you 60 days to take action before the 180 day cut-off.

What if the owner stops the project? Your discipline supervisor can "exempt" a permit from the 180 Day list. You must provide written correspondence to him (email or U.S mail) for his review, to have a permit exempted.

What if the owner will not stay home to allow an inspector in to inspect the work? Bulletin G-20-99 addressed this situation and provides a means to have a permit exempted. Please go to our web site and review that Bulletin for further information.

When will this take affect? We are presently modifying our computer system to comply with this ordinance. I am expecting by the end of October, 2008, we will be ready to launch this change so you have time to take action to review and resolve any present active permits over 180 days without a passed inspection. I will provide notice as soon as the date is confirmed, but please take action now.