



# Architect Led Plan Review & Construction Inspection Services

A Continuing Education Course  
Sponsored by AIA Florida



# Architect Led Plan Review & Construction Inspection Services

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Presented By:       AIA FLORIDA  
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Course Description: The course provides an overview of the legal and financial responsibilities in performing plan review and site inspection services for construction projects. The course will instruct the participant on what is required to provide such services.

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**The American Institute of Architects – Course No. 2020ALPR - This program qualifies for 1.0 LU Hour**

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# Learning Objectives

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At the end of this program, participants will be able to:

- Better able to understand the contractual and legal responsibilities required to perform plan review and construction inspection services in Florida;
- Be able to understand the implied risks and their management along with the requirements for insurance coverage;
- Be capable of understanding the requirements of building departments documenting the inspections leading to a Certificate of Occupancy. and
- Be able to use the information contained in this class as a marketing tool to architects, owners, and builders in the ability to expedite the time for review and inspection leading to faster occupancy for an owner.

# HOW DID WE GET HERE?

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- **Economic Expansion = Investment in Real Estate**



- **Building Departments Under Stress**



# HOW DID WE GET HERE?

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- **Building Departments – No Pipeline**
  - experienced staff retiring
  - recruitment of new staff lagging
  - it's a tough job



# HOW DID WE GET HERE?

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# THE RISE OF THE PRIVATE PROVIDER | EXPEDITER

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- **History**

- legislation enacted October 1, 2002
- intended to speed review and inspection times
- relieve AHJ of day-to-day responsibility
- did not absolve fire department review

- **Hurricanes Charley, Frances, Jeanne & Ivan - 2004**

- Frances
  - Labor Day weekend
  - \$9B damage
- Jeanne
  - three weeks later
  - \$8B damage
- Charley & Ivan
  - encompassed a 5 week period of storms
  - \$35B damage for these two storms

# THE RISE OF THE PRIVATE PROVIDER | EXPEDITER

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- **Why the Private Provider**

- every county in Florida effected by four storms
- Tropical Storm Bonnie contributed
- Florida was in midst of a construction boom
- building departments were overwhelmed





# WHAT THEY DO | HOW THEY DO IT

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- **How are They Employed?**

- recommendation to owner by design professionals
- they market their services
- may be hired directly by AHJ

- **Legal Responsibility**

- licensed under FS 471, 481 and/or 468
- FS 553.791 establishes rules for private providers
- insured under FS 553.791
  - \$1M/\$2M projects < \$5M
  - \$2M/\$4M projects > \$5M
  - may have to register w/ AHJ
- legally liable for all actions – AHJ is not

# WHAT THEY DO | HOW THEY DO IT

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- **How They Do It**

- not all providers are the same
- licensed professional staff
- offer a broad range of services

- **Do They Save Time & Money?**

- time maybe? – cost, probably not?
- plan reviews can take less than one to two weeks
  - AHJ still has time to review (FS 553.791(7))
  - AHJ can take a maximum of 20 days+
- Fire Department will do independent review
- inspections can be performed quickly & efficiently
- inspectors file reports / inspections to AHJ
- AHJ has final decision on Certificate of Occupancy

# WHY the ARCHITECT LED PROVIDER

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- **Legal Considerations**

- Florida Building Code-Building 105.14
  - affidavit for compliance w/ FBC
  - responsible for all inspections & reports
  - must operate w/in area of expertise – NEED ENGINEER?
- Florida Statute 553.791
  - affidavit per Florida Building Commission required
  - licensed & insurance required

# PLANNING to be the PROVIDER

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## • What You Need to DO

- Market Services to Other Architects
  - determine what your fees will be
  - get the required E&O insurance coverage
  - consult your legal counsel
    - establish Architect-Provider language
    - AIA does not have contract – yet!
- Establish Relationship w/ AHJ
  - notify on intent to provide service
  - know the code & inspection requirements
  - get on AHJ “approved” list of providers
- Know Your Clients
  - understand their goals & objectives
  - negotiate services & fees BEFORE you contract

# PLANNING to be the PROVIDER

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## • How You Need to Do IT

- Construction Documents
  - perform code review & document review thoroughly
  - review CDs at 95% complete
  - provide documents as per AHJ & Florida Building Commission
  - allow for AHJ audit
- Inspections
  - work w/in area of expertise
  - submit thorough reports on time as per AHJ
  - allow for AHJ audit
  - submit for Certificate of Occupancy w/ Contractor

# WHAT DOES IT MEAN?

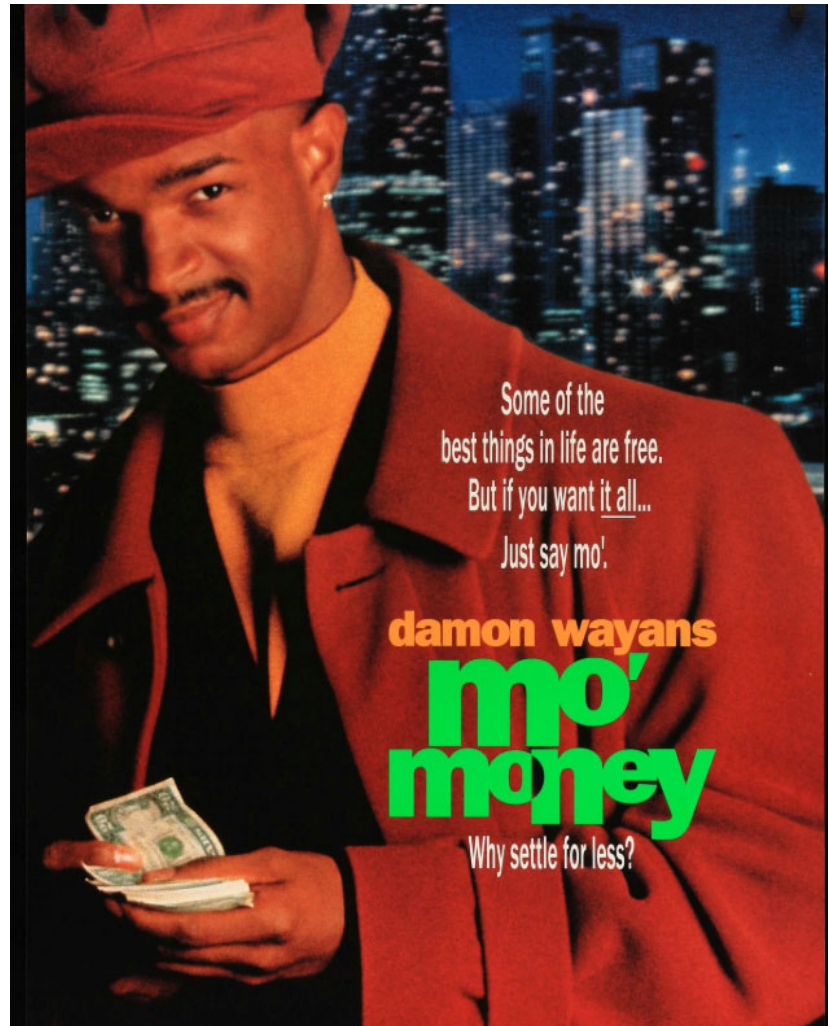
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- More Respect
  - Get Back to Master Builder
  - More Respect from Clients

AND....

# WHAT DOES IT MEAN?

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