

Concealed Work Without Inspections FBC 2017, Section 110.1

NOTICE TO ALL CONTRACTORS AND OWNER-BUILDERS

Pursuant to the [Florida Building Code 2017, Section 110.1](#), construction or work for which a *permit* is required shall be subject to inspection by the *building official* and **such construction or work shall remain accessible and exposed for inspection purposes until approved.** Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. **It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes.** Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

The City of Miami Beach Building Department has been cooperating throughout the years with contractors, developers, and owners by accepting after-the-fact, an Engineer's or Architect's letter in lieu of enforcing the required inspections when the work has been concealed. The latter avoided costly removal, replacement and re-installation of finished construction. However, to conceal work prior to having approved inspections is a violation of the building codes and certainly not an acceptable remedy. By way of this notification, we would appreciate your cooperation in following the required inspection process as mandated by the codes.

The CMB Building Department has instituted a policy mandating the FBC required inspection process. Please be advised that any work that is concealed without prior written authorization by the department will no longer be accepted. Pictures are unacceptable and will only be permitted with prior written authorization by the department. Certifications for construction may only be performed by an Architect and/or Engineer serving as a Special Inspector, Threshold Inspector and/or Private Provider, following the applicable statutes, codes, and with prior authorization by the Building Official.

Further, for the first offense, a fine of \$500.00 will be imposed on all concealed work pursuant to [Section 8-CC of the Miami-Dade County](#), FL Code of Ordinances. For the first repeat violation, the amount of the civil penalty shall be **double the amount** of penalty prescribed for the original violation. When in doubt, call for inspection. For inspections related to remedy concealed work, please contact Chief Building Inspector, Ibrahim Alvarez at 305 673-7610 ext. 6408.