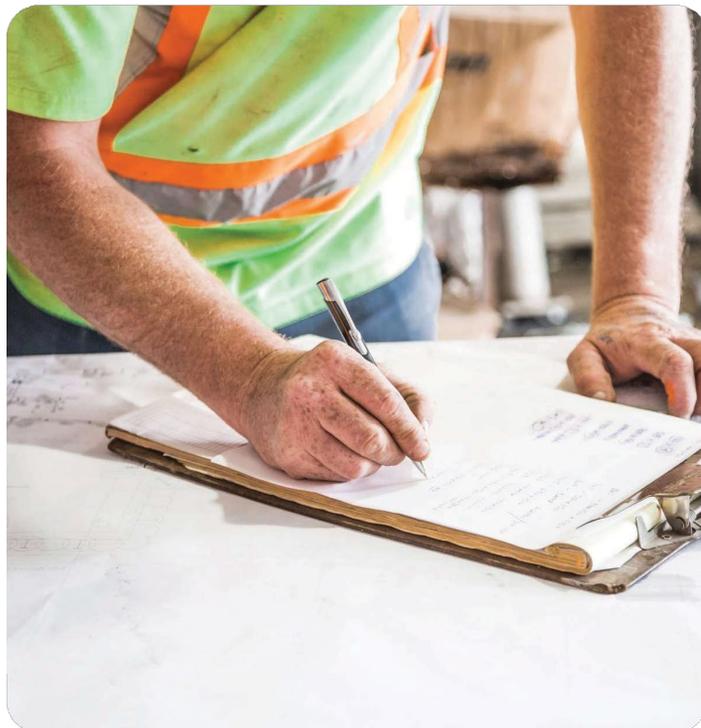
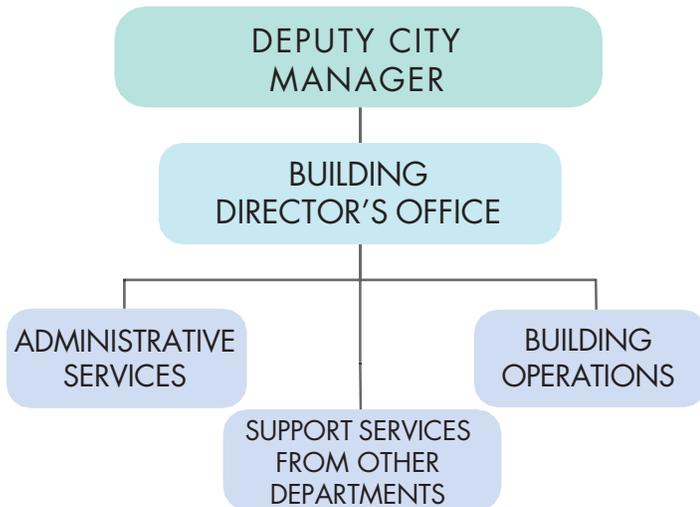


BUILDING

DEPARTMENT MISSION STATEMENT

We are dedicated to serving the public by the efficient and effective supervision and regulation of construction activities in Miami Beach. By enforcing the Florida Building Code and the City's Code of Ordinances in a fair and efficient manner. We encourage our team to use a customer friendly approach as we work with businesses and residents of Miami Beach to comply with the Florida Building Code, and in turn, safeguard the public health, safety and general welfare of the City's residents and visitors.



DEPARTMENT DESCRIPTION

The City of Miami Beach Building Department was established in 1925 and had its own Building Code until the 1950's when the City adopted the South Florida Building Code.

The State of Florida first mandated statewide building codes during the 1970s, at the beginning of the modern construction boom. The first law required all municipalities and counties to adopt and enforce one of four state-recognized model codes known as the "state minimum building codes." During the early 1990s, a series of natural disasters, together with the increasing complexity of building construction regulations in vastly changed markets, led to a comprehensive review of the state building code system. The study revealed that building code adoption and enforcement was inconsistent throughout the state and those local codes thought to be the strongest proved inadequate when tested by major hurricane events. Systemic failures of building codes brought financial and personal devastation as well as a statewide property insurance crisis. The response was a reform of the state building construction regulatory system that placed greater emphasis on uniformity and accountability.

The 1998 Florida Legislature amended Chapter 553, Florida Statutes, titled "Building Construction Standards" to create a single statewide building code that is enforced by all local governments. As of March 1, 2002, the Florida Building Code superseded all local building codes. It was developed and maintained by the Florida Building Commission. The Florida Building Code is updated every three years and may be amended annually to incorporate interpretations and clarifications.

The Building Department is made up of two functional areas: Administrative Services and Operations.

The Administrative Services section provides administrative support to the entire department, including requisitioning goods and services, processing invoices for payables, creating invoices for receivables, maintaining all personnel files, processing payroll, budgeting, providing IT assistance and managing special projects.

Operations is responsible for administering the various provisions of the Florida Building Code, including accepting permit applications, reviewing and approving construction plans, inspecting construction work to ensure compliance with approved plans and issuing violations for those projects where construction is not in compliance, with approved permits.

BUILDING

FISCAL ENVIRONMENT

The department collects building permit fees pursuant to the City of Miami Beach Code of Ordinances, which includes the Building Department fee structure and the Florida Building Code. Fees provide for the direct expenditures of the Building Department, including internal service charges and indirect overhead expenditures attributed to departments that provide support to the Building Department. In an effort to improve fiscal transparency, the Building Fund transitioned out of the General Fund into a stand-alone Enterprise Fund which means that revenues into the fund must cover the cost of the expenditures and are held separately to avoid commingling of dollars.

The COVID-19 pandemic adversely impacted Building Department revenue by approximately 24% compared to the previous fiscal year (FY 2020 vs. FY 2019). FY 2021 revenue compared to FY 2019 (pre-pandemic) was down by 9%, but is slowly returning to pre-pandemic levels.

The department was able to significantly improve efficiencies in the midst of the pandemic by transitioning to online and electronic services as well as expanding and enhancing customer service functions. All plans are now submitted electronically; however, we still remain available to assist all those that need to interface with our team.



STRATEGIC ALIGNMENT

Main Vision Area:

Neighborhoods

Management Objectives:



- **Prosperity**
 - Develop the Convention Center Campus
- **Neighborhoods**
 - Increase compliance with City Code
 - Proactively monitor the City for mosquito breeding grounds
- **Organizational Innovation**
 - Support all objectives to improve strategic decision making and financial stewardship, making the city more business friendly and user friendly, with an employee culture of problem solving and engagement
 - Implement the General Obligation Bond

Strategic Plan Actions:

- **MAKE** substantial progress on North Beach Town Center/ Byron Carlyle/Ocean Terrace
- **MAKE** electronic plans filing for permitting purposes within two years - Completed

Budget Enhancement Actions:

- Full-Time Code Violation Clerk (split-funded)

Resilient305 Actions:

- **BUILD** an Inclusive Economy
- **IT'S** Electric
- **EXPAND** Renewable Energy
- **BUILDING** Efficiency 305

BUSINESS ENVIRONMENT

The Department is based on a philosophy of public sector transparency and an open-door policy. The Building Department consistently pursues innovative strategies and continues to re-engineer existing procedures and processes with the goal of providing efficient and professional customer service in a safe environment, while contributing to the overall economic well-being and development of the City.

BUILDING

BUSINESS ENVIRONMENT CONT'D

The department is improving responsiveness to the needs of homeowners, business owners, developers, contractors, architects and engineers.

In light of the COVID-19 pandemic, the department's business model had to completely change. While there were plans to slowly transition to an electronic submission model, the pandemic prematurely accelerated those plans.

It is the department's goal to continually evolve and find new ways to innovate our processes. The efficient issuance of permits, inspections and Certificates of Occupancy or Completion is critical to nurturing the local economy. Furthermore, by streamlining operations, greater compliance with the Florida Building Code will be achieved, making the City's structures safer for the community.

SIGNIFICANT ACCOMPLISHMENTS

The department has completed and/or began the following projects/initiatives over the past fiscal year:

- As of 2021, 100% of Building Department services were available online, including virtual and in-person appointments. The department continues to work to streamline online services
- In the wake of the catastrophic collapse of the Champlain Towers South condominium in Surfside, the Building Department immediately mobilized to inspect Miami Beach buildings for safety. The collapse also prompted changes to the recertification process, including restructuring within the department and a new maintenance log requirement for buildings taller than five floors.

On October 1, 2021, new state legislation required changes to requirements for building permits, including turnaround times for plan review and checklists for every permit type. Extensive time and effort with all departments ensured that the requirements of the legislation were implemented by the October 1, 2021 deadline.

- Operations from the second and third floors of City Hall were combined into the second floor to streamline and modernize the workflow. This provided a direct savings to the City and allowed the Transportation Department to move into the vacated space. Transportation had been renting space outside of City Hall.
- Flood and Building reviews have been combined to reduce our backlog and create a more efficient review process
- Replaced 75% of vehicles in the Building Department fleet with hybrid and electric vehicles

As of 2021, 100% of the Building Department Services are available online, including virtual and in-person appointments.

CRITICAL SUCCESS FACTORS

- Potential impacts to revenues as changes in the construction market occur
- Continued evolution of the software systems necessary for the success of the Building Development Enterprise Resource System, online application, and electronic plans reviews
- Recruiting and promptly filling of vacancies to meet increasing demands for timely service. It has become increasingly challenging to recruit qualified candidates
- Continued unified efficiency improvements from all departments involved in the Building Development process reviewing plans, issuing permits, and conducting inspections

BUILDING

FUTURE OUTLOOK

It is the vision of the Building Department to offer excellent customer service through state-of-the-art, cutting-edge technology that will enable us to advance the experience for paperless services. Online permit applications, electronic permits forms, electronic payments, concurrent electronic plan review, real-time inspection results and inspection routes are enhanced by technological advances. The department recognizes the need to continuously evolve and improve without losing touch with the public.

Other important initiatives for the department in the future include:

Short Term Next 1-2 Years

- Continue to refine the Building Department page on the City's website to become more interactive and user-friendly
- Continue to improve online/electronic submissions
- Provide better access to the customer regarding inspection requests and other inspection-related information
- Hold annual meetings with the construction industry
- Hold quarterly training and feedback sessions with property owners
- Provide cross-training for employees to improve efficiency
- Replace remaining 25% of Building Department vehicles with electric and hybrid vehicles

Mid Term Next 3-5 Years

- Cross-train inspectors and plan reviewers for greater efficiency and succession planning

Ongoing

- Reorganize the department to offer more efficient customer service and delivery of service

