

**FAST TRACK PERMITTING REQUIREMENTS**

**BCA DIRECTIVE – 12**

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**A PURPOSE:**  
This **BCA Directive** establishes expectations for the documents for phased delivery of the building Construction Documents and permitting.

- B REQUIREMENTS:**
1. **Florida Building Code Building - 105.13 Phased permit approval.** After submittal of the appropriate construction documents, the *building official* is authorized to issue a *permit* for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted. The holder of such *permit* for the foundation or other parts of a building or structure shall proceed at the holder’s own risk with the building operation and without assurance that a permit for the entire structure will be granted. Corrections may be required to meet the requirements of the technical codes.
  2. For the Code officials approval of the phased delivery of Construction Documents the following would be expected to receive foundation and structural permit.
    - a. Life safety plans for the building with expected use and occupancy of all the floors. Including life safety analysis of exiting, occupancy, Construction type for said occupancy classification per the Height and Area Rules.
    - b. That BCA has completed a review of the documents to the level of detail to verify the required shafts for systems of sufficient size as well as the required separations is incorporated into the design.
    - c. Conceptual review of any atrium smoke evacuation requirements, Laboratory Venting, compartmentation for Control Areas, special life safety features complying with intent of the code for structure.
    - d. Geotechnical reports including design for sub-surface improvements for the support of the structure.
    - e. Complete foundation drawings with required utility penetrations identified.
    - f. Complete structural plans showing the openings for the shafts, etc., required.
  3. Permit application for the phased delivery should follow the GMP Authorized in relation to value of work proposed. Work not included in permitted construction value should be noted on the plans, or not be included in the permit set.
  4. The next submission of drawings shall include the updated life safety plans as applicable for the intended scope of work, any changed information of the previously submitted documents, and other information conforming to the intended value and scope of the permit applied for. Complete resubmission of any sheets previously permitted is not required, unless changed.

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