



CONSTRUCTION TRADE LICENSING BOARD

October 6, 2025

2:00 PM

Administration Building,
4th Floor, BCC Meeting Room, 477 Houston Street,
Green Cove Springs, FL 32043

Call to Order

Approval of Minutes

Construction Trade Licensing Board Meeting Minutes January 6, 2025

Construction Trade Licensing Board Meeting Minutes July 7, 2025

Public Comment

New Business

1. New Board Member Introduction: Mike Boucher
2. Finding of Fact: Hearing for Ali Marar P.E.
A licensed engineer performing Private Provider Inspections.

Old Business

Public Comment

Adjournment

In accordance with the Americans with Disabilities Act, any person needing a special accommodation to participate in this matter should contact the Clay County ADA Coordinator by mail at Post Office Box 1366, Green Cove Springs, FL 32043, or by telephone at number (904) 269-6347 no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice), or 1-800-955-8771 (TDD).



Agenda Item
CONSTRUCTION TRADE LICENSING BOARD

Clay County Administration Building
Monday, October 6 2:00 PM

TO: Construction
Trade Licensing Board
Members

DATE:

FROM: Recording
Secretary

SUBJECT:

AGENDA ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▣ January 6, 2025 Meeting Minutes	Backup Material	10/2/2025	January_6__2025_Meeting_Minutesada.pdf



CONSTRUCTION TRADE LICENSING BOARD

MEETING MINUTES

January 6, 2025 - 6:00 PM

Administration Building,
4th Floor, BCC Meeting Room,
477 Houston Street,
Green Cove Springs, FL 32043

CALL TO ORDER

Pat McQuiston called the meeting to order at 6:00 pm.

Present: Wendell Hall
Ellie Hunt
Lesley Davidson
Joe Wiggins
Kenneth Vogel

Absent: None

Staff Present: Pat McQuiston – Ex Officio Board Member
Steve Schoeff – Building Official
Mike Brooks – Building Department Staff
Courtney Grimm, County Attorney

Introduction of Board Members and County Staff

Steve Schoeff, Building Director, introduced board members and county staff as mentioned above.

New Business:

Purpose of the Board:

Steve Schoeff, Building Director, addressed the Board to provide details and information for the purpose and duties of the board.

Topics of Discussion:

- Discipline of License
- Appeals of Licensing and Code Decisions
- Staff Approval of Applicants with Board Input

There were questions and discussions to clarify the process, powers and duties, timeframe to address complaints, review of the Board's recommendation and governing board, actions - if any by the BOCC, sunshine law, and clarification of the Ordinance for the CTLB.

Election of the Chair and Vice-Chair:

Joseph Wiggins made a motion to nominate Wendall Hall to serve as the Chairman, seconded by Elle Hunt, which carried 5-0.

Joseph Wiggins made a motion to nominate Lesley Davidson to serve as the Vice-Chair, seconded by Elle Hunt, which carried 5-0.

Set Date for the Next Meeting:

Steve Schoeff, Building Director, stated that there has been a request for the availability of the BCC room to move forward with setting the next meeting date. The intention is to hold the meetings quarterly and April 2025 will possibly be the next meeting. The date and time are to be determined.

There was a brief conversation regarding the time of day to hold meetings.

Adjournment:

Prior to adjourning the meeting, each board member formally introduced themselves and gave an overview of their career and personal connection to Clay County.

Hearing no further business, Chairman Wendell Hall adjourned the meeting at 6:30 pm.



Agenda Item
CONSTRUCTION TRADE LICENSING BOARD

Clay County Administration Building
Monday, October 6 2:00 PM

TO: Construction
Trade Licensing Board
Members

DATE:

FROM: Recording
Secretary

SUBJECT:

AGENDA ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
July 7, 2025 Meeting Minutes	Backup Material	10/2/2025	Construction_Trade_Licensing_Board_Meeting_Minutes_July_7__2025.ADA.pdf



CONSTRUCTION TRADE LICENSING BOARD MEETING MINUTES

July 7, 2025 @ 2:00 PM
Administration Building,
4th Floor, BCC Meeting Room,
477 Houston Street,
Green Cove Springs, FL 32043

Call to Order

Present: Wendell Hall
Lesley Davidson
Joseph Wiggins
Kenneth Vogel

Absent: Ellie Hunt

Staff Present: Pat McQuiston – Ex Officio Board Member
Steve Schoeff – Building Official
Mike Story – Building Inspector

Chairman Wendell Hall called the meeting to order at 2:02 pm

Approval of Minutes

Construction Trade Licensing Board Meeting Minutes April 7, 2025.

Chairman Wendell Hall made a motion for approval of the April 7, 2025, CTLB Meeting minutes, seconded by Kenneth Vogel, which carried 4-0.

Public Comment

There was no public comment.

New Business

1. Licensure By Endorsement

Accepting Out of State Licensed Contractors to Clay County Licensed Contractors.

Item One (1) can be seen at <https://youtu.be/hyEd2vHMLw0>, beginning at 1:37 and ending at 25:28. Below is a summary of the discussion.

Steve Schoeff, Building Official, addressed the Board to provide details and information regarding licensure by endorsement, as mentioned above. See Attachment A.

There were comments, questions, and discussions regarding registered contractors licensed with the county, reciprocity agreements, test score requirements, project-based versus license requirements for Clay County, limited reciprocity for out-of-state contractors, legislative decision next session, following the state process, Florida is not accepted in other states, limit incoming contractors, experience requirements to be licensed in Clay County, national building codes, permit required work, application evaluation responsibility, each county is independent, clay county requirements mirror state requirements, and workload for staff.

During the discussion, board members expressed reservations about moving forward and raised concerns about potentially instituting a policy of endorsing out-of-state contractors - licensure by endorsement, as well as reasons to proceed.

Following all discussions, the Board reached a consensus to take no action and table the item.

2. Examples of Approved & Denied Applications for Training Purposes

Item Two (2) can be seen at <https://youtu.be/hyEd2vHMLw0>, beginning at 25:29 and ending at 32:52. Below is a summary of the discussion.

Steve Schoeff, Building Official, addressed the Board to provide details and information on examples of approved and denied applications from various applicants, as well as an overview of the procedure/process for reviewing applications.

There were questions and discussions regarding qualification/experience of contractors, requirements for applicants, permitting, oversight, employment letter requirement, military experience, and clarification of the process of reviewing applications.

3. Discipline Policy

Item Three (3) can be seen at <https://youtu.be/hyEd2vHMLw0>, beginning at 32:53 and ending at 47:16. Below is a summary of the discussion.

Steve Schoeff, Building Official, addressed the Board to provide details and information on the Discipline Policy and the Board's duties. See Attachment B.

There were questions, comments, and discussions regarding private provider discipline, the responsibility for discipline, Board actions, findings of fact, authority to take action, the last time action was taken for discipline, the current handling of complaints, and the procedure for handling conflicts.

Old Business

There was no old business discussed.

Public Comment

There was no public comment.

Adjournment

Hearing no further business, Chairman Wendell Hall adjourned the meeting at 2:49 pm.

Attest:

Committee Chairman

Recording Deputy Clerk



Agenda Item
CONSTRUCTION TRADE LICENSING BOARD

Clay County Administration Building
Monday, October 6 2:00 PM

TO: Construction Trade
Licensing Board
Members

DATE:

FROM: Steve Schoeff,
Clay County Building
Official

SUBJECT:

AGENDA ITEM
TYPE:



Agenda Item
CONSTRUCTION TRADE LICENSING BOARD

Clay County Administration Building
Monday, October 6 2:00 PM

TO: Construction Trade
Licensing Board Members

DATE: 9/16/2025

FROM: Steve Schoeff,
Clay County Building
Official

SUBJECT:
A licensed engineer performing Private Provider Inspections.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

The Clay County Building Official had stopped Mr. Marar from performing inspections in Clay County, citing numerous code violations, inspections without approved plans, final inspections approved without work being completed, issuing a letter of completion on work that was covered and incorrect. Mr. Marar is a licensed Engineer.

ATTACHMENTS:

Description	Type	Upload Date	File Name
October CTLB Staff Report	Backup Material	10/2/2025	Oct_CTLB_Staff_Report_(1)dsada.pdf
FS 553.791.2025	Backup Material	10/2/2025	FS_553.791_2025_(1)dsada.pdf
Marar (DS 2025-036) DS Petition	Backup Material	10/2/2025	Marar_(DS_2025-036)_-_DS_Petition_(1)dsada.pdf
1101 Blanding Blvd. Unit 122	Backup Material	10/2/2025	1101_Blanding_Blvd._Unit_122_(1)dsada.pdf
1660 Jeremiah 201 Pictures	Backup Material	10/2/2025	1660_Jeremiah_201_Pictures_(1)dsada.pdf
1660 Jeremiah 201 additional	Backup Material	10/2/2025	1660_Jeremiah_201_additional_pictures_(1)dsada.pdf

Request Number	Request Description	Request Status	Request Date	Request File Name
1	Additional pictures Private Provider Inspection Results- BLDC0724- 0152 1660 Jeremiah St., Ste. 201	Backup Material	10/2/2025	Private_Provider_Inspection_Results_-_BLDC0724-0152_1660_JEREMIAH_ST_STE_201___MIDDLESDSADA.pdf
2	491 Blanding Pictures	Backup Material	10/2/2025	491_Blanding_Pictures_(1)DSADA.pdf
3	Private Provider Inspection Results- BLDC0425- 0074 491 Blanding	Backup Material	10/2/2025	Private_Provider_Inspections_for_BLDC0425-0074_-_491_BLANDING_BLVD___ORANGE_PARK_DSADA.pdf
4	Gathering Point Pictures	Backup Material	10/2/2025	Gathering_Point_Pictures_(1)DSADA.pdf
5	Notice to Building Official Email- Gathering Point	Backup Material	10/2/2025	FW_Notice_to_building_Official_uploaded_to_permit_BLD0723-1873_(1)DSADA.pdf
6	Bumpus MEP Inspections- Gathering Point	Backup Material	10/2/2025	Bumpus_MEP_Inspections_(1)ADA.pdf
7	NTBO- Bumpus Residence- Gathering Point	Backup Material	10/2/2025	NTBO_-_Bumpus_Residence_DSADA.pdf
8	Gathering Point Corrections List	Backup Material	10/2/2025	Gathering_Point_corrections_list_(1)DSADA.pdf
9	Lakeshore Approval Letter	Backup Material	10/2/2025	Approval_letter_(1)_(2)DSADA.pdf
10	Lakeshore Followup Inspection 1	Backup Material	10/2/2025	Followup_Inspection_1_(2)_(1)DSADA.pdf

Complaint synopsis:

Background-

FS 553.791 allows “the fee owner of a building or structure, or the fee owner’s contractor upon written authorization from the fee owner, may choose to use a private provider to provide building code inspection services with regard to such building or structure and may make payment directly to the private provider for the provision of such services.”

“Private provider” means a person licensed as a building code administrator under part XII of chapter 468, as an engineer under chapter 471, or as an architect under chapter 481.

(3) A private provider and any duly authorized representative may only perform building code inspection services **that are within the disciplines covered by that person’s licensure or certification** under chapter 468, chapter 471, or chapter 481, including single-trade inspections. A private provider may not provide building code inspection services pursuant to this section upon any building designed or constructed by the private provider or the private provider’s firm.

553.72 Intent.—

(1) The purpose and intent of this act is to provide a mechanism for the uniform adoption, updating, amendment, interpretation, and enforcement of a single, unified state building code, to be called the Florida Building Code, which consists of a single set of documents that apply to the design, construction, erection, alteration, modification, repair, or demolition of public or private buildings, structures, or facilities in this state and to the enforcement of such requirements and **which will allow effective and reasonable protection for public safety, health, and general welfare for all the people of Florida at the most reasonable cost to the consumer.** The Florida Building Code shall be organized to provide consistency and simplicity of use. The Florida Building Code shall be applied, administered, and enforced uniformly and consistently from jurisdiction to jurisdiction. The Florida Building Code shall provide for flexibility to be exercised in a manner that meets minimum requirements, is affordable, does not inhibit competition, and promotes innovation and new technology. **The Florida Building Code shall establish minimum standards primarily for public health and lifesafety, and secondarily for protection of property as appropriate.**

COMPLAINT:

553.791 (3) states that the inspection services must be within the disciplines of the individual performing the inspection. This relates back to the intent of the FBC, which is to provide for public health and lifesafety. The following attachments demonstrate that it is not in the best interest of the citizens of Clay County to allow Mr. Marar to continue to provide inspection services:

The Florida Senate

2025 Florida Statutes

<u>Title XXXIII</u> REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND SOLICITATIONS	<u>Chapter 553</u> BUILDING CONSTRUCTION STANDARDS Entire Chapter	SECTION 791 Alternative plans review and inspection.
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553.791 Alternative plans review and inspection. —

(1) As used in this section, the term:

(a) “Applicable codes” means the Florida Building Code and any local technical amendments to the Florida Building Code but does not include the applicable minimum fire prevention and firesafety codes adopted pursuant to chapter 633.

(b) “Audit” means the process to confirm that the building code inspection services have been performed by the private provider, including ensuring that the required affidavit for the plan review has been properly completed and submitted with the permit documents and that the minimum mandatory inspections required under the building code have been performed and properly recorded. The local building official may not replicate the plan review or inspection being performed by the private provider, unless expressly authorized by this section.

(c) “Building” means any construction, erection, alteration, demolition, or improvement of, or addition to, any structure or site work for which permitting by a local enforcement agency is required.

(d) “Building code inspection services” means those services described in s. [468.603](#)(5) and (8) involving the review of building plans as well as those services involving the review of site plans and site work engineering plans or their functional equivalent, to determine compliance with applicable codes and those inspections required by law, conducted either in person or virtually, of each phase of construction for which permitting by a local enforcement agency is required to determine compliance with applicable codes.

(e) “Deliver” or “delivery” means any method of delivery used in conventional business or commercial practice, including delivery by electronic transmissions.

(f) “Duly authorized representative” means an agent of the private provider identified in the permit application who reviews plans or performs inspections as provided by this section and who is licensed as an engineer under chapter 471 or as an architect under chapter 481 or who holds a standard or provisional certificate under part XII of chapter 468. A duly authorized representative who only holds a provisional certificate under part XII of chapter 468 must be under the direct supervision of a person licensed as a building code administrator under part XII of chapter 468.

(g) “Electronic signature” means any letters, characters, or symbols manifested by electronic or similar means which are executed or adopted by a party with an intent to authenticate a writing or record.

(h) “Electronic transmission” or “submitted electronically” means any form or process of communication not directly involving the physical transfer of paper or another tangible medium which is suitable for the retention, retrieval, and reproduction of information by the recipient and is retrievable in paper form by the receipt through an automated process. All notices provided for in this section may be transmitted electronically and shall have the same legal effect as if physically posted or mailed.

(i) “Electronically posted” means providing notices of decisions, results, or records, including inspection records, through the use of a website or other form of electronic communication used to transmit or display information.

(j) “Immediate threat to public safety and welfare” means a building code violation that, if allowed to persist, constitutes an immediate hazard that could result in death, serious bodily injury, or significant property damage. This paragraph does not limit the authority of the local building official to issue a Notice of Corrective Action at any time during the construction of a building project or any portion of such project if the official determines that a condition of the building or portion thereof may constitute a hazard when the building is put into use following completion as long as the condition cited is shown to be in violation of the building code or approved plans.

(k) “Local building official” means the individual within the governing jurisdiction responsible for direct regulatory administration or supervision of plans review, enforcement, and inspection of any construction, erection, alteration, demolition, or substantial improvement of, or addition to, any structure for which permitting is required to indicate compliance with applicable codes and includes any duly authorized designee of such person.

(l) “Permit application” means a properly completed and submitted application for the requested building or construction permit, including:

1. The plans reviewed by the private provider, or in the case of a single-trade plans review where a private provider uses an automated or software-based plans review system pursuant to subsection (6), the information reviewed by the automated or software-based plans review system to determine compliance with one or more applicable codes.

2. The affidavit from the private provider required under subsection (6).

3. Any applicable fees.

4. Any documents required by the local building official to determine that the fee owner has secured all other government approvals required by law.

(m) “Plans” means building plans, site engineering plans, or site plans, or their functional equivalent, submitted by a fee owner or fee owner’s contractor to a private provider or duly authorized representative for review.

(n) “Private provider” means a person licensed as a building code administrator under part XII of chapter 468, as an engineer under chapter 471, or as an architect under chapter 481. For purposes of performing inspections under this section for additions and alterations that are limited to 1,000 square feet or less to residential buildings, the term “private provider” also includes a person who holds a standard certificate under part XII of chapter 468.

(o) “Private provider firm” means a business organization, including a corporation, partnership, business trust, or other legal entity, which offers services under this chapter to the public through licensees who are acting as agents, employees, officers, or partners of the firm. A person who is licensed as a building code administrator under part XII

of chapter 468, an engineer under chapter 471, or an architect under chapter 481 may act as a private provider for an agent, employee, or officer of the private provider firm.

(p) “Request for certificate of occupancy or certificate of completion” means a properly completed and executed application for:

1. A certificate of occupancy or certificate of completion.
2. A certificate of compliance from the private provider required under subsection (13).
3. Any applicable fees.
4. Any documents required by the local building official to determine that the fee owner has secured all other government approvals required by law.

(q) “Single-trade inspection” or “single-trade plans review” means any inspection or plans review focused on a single construction trade, such as plumbing, mechanical, or electrical. The term includes, but is not limited to, inspections or plans reviews of door or window replacements; fences and block walls more than 6 feet high from the top of the wall to the bottom of the footing; stucco or plastering; reroofing with no structural alteration; solar energy and energy storage installations or alterations; HVAC replacements; ductwork or fan replacements; alteration or installation of wiring, lighting, and service panels; water heater changeouts; sink replacements; and repiping.

(r) “Site work” means the portion of a construction project that is not part of the building structure, including, but not limited to, grading, excavation, landscape irrigation, and installation of driveways.

(s) “Stop-work order” means the issuance of any written statement, written directive, or written order which states the reason for the order and the conditions under which the cited work will be permitted to resume.

(2)(a) Notwithstanding any other law or local government ordinance or local policy, the fee owner of a building or structure, or the fee owner’s contractor upon written authorization from the fee owner, may choose to use a private provider to provide building code inspection services with regard to such building or structure and may make payment directly to the private provider for the provision of such services. All such services shall be the subject of a written contract between the private provider, or the private provider’s firm, and the fee owner or the fee owner’s contractor, upon written authorization of the fee owner. The fee owner may elect to use a private provider to provide plans review or required building inspections, or both. However, if the fee owner or the fee owner’s contractor uses a private provider to provide plans review, the local building official, in his or her discretion and pursuant to duly adopted policies of the local enforcement agency, may require the fee owner or the fee owner’s contractor to use a private provider to also provide required building inspections.

(b) If an owner or contractor retains a private provider for purposes of plans review or building inspection services, the local jurisdiction must reduce the permit fee by the amount of cost savings realized by the local enforcement agency for not having to perform such services. Such reduction may be calculated on a flat fee or percentage basis, or any other reasonable means by which a local enforcement agency assesses the cost for its plans review or inspection services. The local jurisdiction may not charge fees for building inspections if the fee owner or contractor hires a private provider to perform such services; however, the local jurisdiction may charge a reasonable administrative fee, which shall be based on the cost that is actually incurred, including the labor cost of the personnel

providing the service, by the local jurisdiction or attributable to the local jurisdiction for the clerical and supervisory assistance required, or both.

(c) If an owner or a contractor retains a private provider for purposes of plans review or building inspection services, the local jurisdiction must provide equal access to all permitting and inspection documents and reports to the private provider, owner, and contractor if such access is provided by software that protects exempt records from disclosure.

(3) A private provider and any duly authorized representative may only perform building code inspection services that are within the disciplines covered by that person's licensure or certification under chapter 468, chapter 471, or chapter 481, including single-trade inspections. A private provider may not provide building code inspection services pursuant to this section upon any building designed or constructed by the private provider or the private provider's firm.

(4) A fee owner or the fee owner's contractor using a private provider to provide building code inspection services shall notify the local building official in writing at the time of permit application, or by 2 p.m. local time, 2 business days before the first scheduled inspection by the local building official or building code enforcement agency that a private provider has been contracted to perform the required inspections of construction under this section, including single-trade inspections, on a form to be adopted by the commission. This notice shall include the following information:

- (a) The services to be performed by the private provider.
- (b) The name, firm, address, telephone number, and e-mail address of each private provider who is performing or will perform such services, his or her professional license or certification number, qualification statements or resumes, and, if required by the local building official, a certificate of insurance demonstrating that professional liability insurance coverage is in place for the private provider's firm, the private provider, and any duly authorized representative in the amounts required by this section.
- (c) An acknowledgment from the fee owner or the fee owner's contractor in substantially the following form:

I have elected to use one or more private providers to provide building code plans review and/or inspection services on the building or structure that is the subject of the enclosed permit application, as authorized by s. [553.791](#), Florida Statutes. I understand that the local building official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests. By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the

building or structure that is the subject of the enclosed permit application.

If the fee owner or the fee owner's contractor makes any changes to the listed private providers or the services to be provided by those private providers, the fee owner or the fee owner's contractor shall, within 1 business day after any change or within 2 business days before the next scheduled inspection, update the notice to reflect such changes. A change of a duly authorized representative named in the permit application does not require a revision of the permit, and the building code enforcement agency shall not charge a fee for making the change.

(5) After construction has commenced and if either the local building official is unable to provide inspection services in a timely manner or the work subject to inspection is related to a single-trade inspection for a single-family or two-family dwelling, the fee owner or the fee owner's contractor may elect to use a private provider to provide inspection services by notifying the local building official of the owner's or contractor's intention to do so by 2 p.m. local time, 2 business days before the next scheduled inspection using the notice provided for in paragraphs (4)(a)-(c).

(6) A private provider performing plans review under this section shall review the plans to determine compliance with the applicable codes. For single-trade plans reviews, a private provider may use an automated or software-based plans review system designed to determine compliance with one or more applicable codes, including, but not limited to, the National Electrical Code and the Florida Building Code. Upon determining that the plans reviewed comply with the applicable codes, the private provider shall prepare an affidavit or affidavits certifying, under oath, that the following is true and correct to the best of the private provider's knowledge and belief:

(a) The plans were reviewed by the affiant, who is duly authorized to perform plans review pursuant to this section and holds the appropriate license or certificate.

(b) The plans comply with the applicable codes.

Such affidavit may bear a written or electronic signature and may be submitted electronically to the local building official.

(7)(a) No more than 20 business days, or if the permit application is related to a single-trade plans review for a single-family or two-family dwelling, no more than 5 business days, after receipt of a permit application and the affidavit from the private provider required pursuant to subsection (6), the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections. If the local building official does not provide a written notice of the plan deficiencies within the prescribed time period, the permit application must be deemed approved as a matter of law, and the permit must be issued by the local building official on the next business day.

(b) If the local building official provides a written notice of plan deficiencies to the permit applicant within the prescribed time period, the time period is tolled pending resolution of the matter. To resolve the plan deficiencies, the permit applicant may elect to dispute the deficiencies pursuant to subsection (15) or to submit revisions to correct the

deficiencies.

(c) If the permit applicant submits revisions, the local building official has the remainder of the tolled time period plus 5 business days after the date of resubmittal to issue the requested permit or to provide a second written notice to the permit applicant stating which of the previously identified plan features remain in noncompliance with the applicable codes, with specific reference to the relevant code chapters and sections. Any subsequent review by the local building official is limited to the deficiencies cited in the written notice. If the local building official does not provide the second written notice within the prescribed time period, the permit must be deemed approved as a matter of law, and the local building official must issue the permit on the next business day.

(d) If the local building official provides a second written notice of plan deficiencies to the permit applicant within the prescribed time period, the permit applicant may elect to dispute the deficiencies pursuant to subsection (15) or to submit additional revisions to correct the deficiencies. For all revisions submitted after the first revision, the local building official has an additional 5 business days after the date of resubmittal to issue the requested permit or to provide a written notice to the permit applicant stating which of the previously identified plan features remain in noncompliance with the applicable codes, with specific reference to the relevant code chapters and sections.

(8) A private provider performing required inspections under this section shall inspect each phase of construction as required by the applicable codes. Such inspection, including a single-trade inspection, may be performed in person or virtually. The private provider may have a duly authorized representative perform the required inspections, provided all required reports are prepared by and bear the written or electronic signature of the private provider or the private provider's duly authorized representative. The duly authorized representative must be an employee of the private provider entitled to receive reemployment assistance benefits under chapter 443. The contractor's contractual or legal obligations are not relieved by any action of the private provider.

(9) A private provider performing required inspections under this section shall provide notice to the local building official of the approximate date and time of any such inspection. The local building official may not prohibit the private provider from performing any inspection outside the local building official's normal operating hours, including after hours, weekends, or holidays. The local building official may visit the building site as often as necessary to verify that the private provider is performing all required inspections. A deficiency notice must be posted by the private provider, the duly authorized representative of the private provider, or the building department whenever a noncomplying item related to the building code or the permitted documents is found. Such notice may be physically posted at the job site or electronically posted. After corrections are made, the item must be reinspected by the private provider or representative before being concealed. Reinspection or reaudit fees shall not be charged by the local jurisdiction as a result of the local jurisdiction's audit inspection occurring before the performance of the private provider's inspection or for any other administrative matter not involving the detection of a violation of the building code or a permit requirement.

(10) If the private provider is a person licensed as an engineer under chapter 471 or an architect under chapter 481 and affixes his or her professional seal to the affidavit required under subsection (6), the local building official must issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features

that do not comply with the applicable codes, as well as the specific code chapters and sections, within 10 business days after receipt of the permit application and affidavit. In such written notice, the local building official must provide with specificity the plan's deficiencies, the reasons the permit application failed, and the applicable codes being violated. If the local building official does not provide specific written notice to the permit applicant within the prescribed 10-day period, the permit application is deemed approved as a matter of law, and the local building official must issue the permit on the next business day.

(11) If equipment replacements and repairs must be performed in an emergency situation, subject to the emergency permitting provisions of the Florida Building Code, a private provider may perform emergency inspection services without first notifying the local building official pursuant to subsection (9). A private provider must conduct the inspection within 3 business days after being contacted to conduct an emergency inspection and must submit the inspection report to the local building official within 1 day after the inspection is completed.

(12) Upon completing the required inspections at each applicable phase of construction, the private provider shall record such inspections on a form acceptable to the local building official. The form must bear the written or electronic signature of the provider or the provider's duly authorized representative. These inspection records shall reflect those inspections required by the applicable codes of each phase of construction for which permitting by a local enforcement agency is required. The private provider, upon completion of the required inspection, shall post each completed inspection record, indicating pass or fail, and provide the record to the local building official within 2 business days. Such inspection record may be electronically posted by the private provider, or the private provider may post such inspection record physically at the project site. The private provider may electronically transmit the record to the local building official. The local building official may waive the requirement to provide a record of each inspection within 2 business days if the record is electronically posted or posted at the project site and all such inspection records are submitted with the certificate of compliance. Unless the records have been electronically posted, records of all required and completed inspections shall be maintained at the building site at all times and made available for review by the local building official. The private provider shall report to the local enforcement agency any condition that poses an immediate threat to public safety and welfare.

(13) Upon completion of all required inspections, the private provider shall prepare a certificate of compliance, on a form acceptable to the local building official, summarizing the inspections performed and including a written representation, under oath, that the stated inspections have been performed and that, to the best of the private provider's knowledge and belief, the building construction inspected complies with the approved plans and applicable codes. The statement required of the private provider shall be substantially in the following form and shall be signed and sealed by a private provider as established in subsection (1) or may be electronically transmitted to the local building official:

To the best of my knowledge and belief, the building components and site improvements outlined herein and inspected under my authority have been completed in conformance with the approved plans and the applicable codes.

(14)(a) No more than 10 business days, or if the permit is related to single-family or two-family dwellings then no more than 2 business days, after receipt of a request for a certificate of occupancy or certificate of completion and the applicant's presentation of a certificate of compliance and approval of all other government approvals required by law, including the payment of all outstanding fees, the local building official shall issue the certificate of occupancy or certificate of completion or provide a notice to the applicant identifying the specific deficiencies, as well as the specific code chapters and sections.

(b) If the local building official does not provide notice of the deficiencies within the applicable time periods under paragraph (a), the request for a certificate of occupancy or certificate of completion is automatically granted and deemed issued as of the next business day. The local building official must provide the applicant with the written certificate of occupancy or certificate of completion within 10 days after it is automatically granted and issued. To resolve any identified deficiencies, the applicant may elect to dispute the deficiencies pursuant to subsection (15) or to submit a corrected request for a certificate of occupancy or certificate of completion.

(15) If the local building official determines that the building construction or plans do not comply with the applicable codes, the official may deny the permit or request for a certificate of occupancy or certificate of completion, as appropriate, or may issue a stop-work order for the project or any portion thereof as provided by law, if the official determines that the noncompliance poses an immediate threat to public safety and welfare, subject to the following:

(a) The local building official shall be available to meet with the private provider within 2 business days to resolve any dispute after issuing a stop-work order or providing notice to the applicant denying a permit or request for a certificate of occupancy or certificate of completion.

(b) If the local building official and private provider are unable to resolve the dispute, the matter shall be referred to the local enforcement agency's board of appeals, if one exists, which shall consider the matter at its next scheduled meeting or sooner. Any decisions by the local enforcement agency's board of appeals, or local building official if there is no board of appeals, may be appealed to the commission as provided by this chapter.

(c) Notwithstanding any provision of this section, any decisions regarding the issuance of a building permit, certificate of occupancy, or certificate of completion may be reviewed by the local enforcement agency's board of appeals, if one exists. Any decision by the local enforcement agency's board of appeals, or local building official if there is no board of appeals, may be appealed to the commission as provided by this chapter, which shall consider the matter at the commission's next scheduled meeting.

(16) For the purposes of this section, any notice to be provided by the local building official shall be deemed to be provided to the person or entity when successfully transmitted to the e-mail address listed for that person or entity in the permit application or revised permit application, or, if no e-mail address is stated, when actually received by that person or entity.

(17)(a) A local enforcement agency, local building official, or local government may not adopt or enforce any laws, rules, procedures, policies, qualifications, or standards more stringent than those prescribed by this section.

(b) A local enforcement agency, local building official, or local government may establish, for private providers, private provider firms, and duly authorized representatives working within that jurisdiction, a system of registration

to verify compliance with the licensure requirements of paragraph (1)(n) and the insurance requirements of subsection (18).

(c) This section does not limit the authority of the local building official to issue a stop-work order for a building project or any portion of the project, as provided by law, if the official determines that a condition on the building site constitutes an immediate threat to public safety and welfare.

(18) A private provider may perform building code inspection services on a building project under this section only if the private provider maintains insurance for professional liability covering all services performed as a private provider. Such insurance shall have minimum policy limits of \$1 million per occurrence and \$2 million in the aggregate for any project with a construction cost of \$5 million or less and \$2 million per occurrence and \$4 million in the aggregate for any project with a construction cost of over \$5 million. Nothing in this section limits the ability of a fee owner to require additional insurance or higher policy limits. For these purposes, the term “construction cost” means the total cost of building construction as stated in the building permit application. If the private provider chooses to secure claims-made coverage to fulfill this requirement, the private provider must also maintain coverage for a minimum of 5 years subsequent to the performance of building code inspection services. The insurance required under this subsection shall be written only by insurers authorized to do business in this state with a minimum A.M. Best’s rating of A. Before providing building code inspection services within a local building official’s jurisdiction, a private provider must provide to the local building official a certificate of insurance evidencing that the coverages required under this subsection are in force.

(19) When performing building code inspection services, a private provider is subject to the disciplinary guidelines of the applicable professional board with jurisdiction over his or her license or certification under chapter 468, chapter 471, or chapter 481. All private providers shall be subject to the disciplinary guidelines of s. [468.621\(1\)\(c\)-\(h\)](#). Any complaint processing, investigation, and discipline that arise out of a private provider’s performance of building code inspection services shall be conducted by the applicable professional board.

(20) A local building code enforcement agency may not audit the performance of building code inspection services by private providers operating within the local jurisdiction until the agency has created standard operating private provider audit procedures for the agency’s internal inspection and review staff, which includes, at a minimum, the private provider audit purpose and scope, private provider audit criteria, an explanation of private provider audit processes and objections, and detailed findings of areas of noncompliance. Such private provider audit procedures must be publicly available online, and a printed version must be readily accessible in agency buildings. The private provider audit results of staff for the prior two quarters also must be publicly available. The agency’s audit processes must adhere to the agency’s posted standard operating audit procedures. The same private provider or private provider firm may not be audited more than four times in a year unless the local building official determines a condition of a building constitutes an immediate threat to public safety and welfare, which must be communicated in writing to the private provider or private provider firm. Work on a building or structure may proceed after inspection and approval by a private provider. The work may not be delayed for completion of an inspection audit by the local building code enforcement agency.

(21) The local government, the local building official, and their building code enforcement personnel shall be immune from liability to any person or party for any action or inaction by a fee owner of a building, or by a private provider or its duly authorized representative, in connection with building code inspection services as authorized in this act.

(22) Notwithstanding any other law, a county, a municipality, a school district, or an independent special district may use a private provider to provide building code inspection services for a public works project, an improvement, a building, or any other structure that is owned by the county, municipality, school district, or independent special district.

History.—s. 17, ch. 2002-293; s. 106, ch. 2005-2; s. 11, ch. 2005-147; s. 1, ch. 2005-216; s. 6, ch. 2006-65; s. 6, ch. 2007-187; s. 141, ch. 2008-4; s. 77, ch. 2012-30; s. 7, ch. 2017-149; s. 12, ch. 2019-86; s. 14, ch. 2019-165; s. 132, ch. 2020-2; s. 20, ch. 2020-27; s. 4, ch. 2021-201; s. 50, ch. 2022-4; s. 4, ch. 2022-136; s. 4, ch. 2024-191; s. 8, ch. 2025-140.

Disclaimer: The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

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Petition for Declaratory Statement Before the Florida Board of Professional Engineers

I. Petitioner Information

Name: Ali Marar, P.E.
Address: 2532 Cortez Road, Jacksonville, FL 32246
E-mail: ali@aecintegrated.com
Telephone: (904) 422-2128

DS 2025-036

II. Statutory Provisions and Rules at Issue

This petition seeks a declaratory statement regarding the applicability of the following statutes and rules:

- Section 471, Florida Statutes CE Licensure and authority of Professional Engineers.
- Section 553.791, Florida Statutes CE Private Provider Inspections and Plan Reviews.
- Part XII, Chapter 468, Florida Statutes CE Certification of Building Code Administrators, Plans Examiners, and Inspectors.
- Section 120.565, Florida Statutes (2019) CE Declaratory Statement by Agencies.
- Chapter 28-105, Florida Administrative Code CE Declaratory Statements.

III. Statement of Circumstances

Petitioner is a licensed Professional Engineer in the State of Florida in good standing under Chapter 471, F.S. Petitioner provides professional engineering services and, when duly authorized, also provides inspection and plan review services as a Private Provider under Section 553.791, F.S. Certain building officials have asserted that a Professional Engineer must also hold a Plans Examiner license or Building Inspector certification under Part XII of Chapter 468, F.S. in order to act as a Private Provider or perform inspections and plan review services pursuant to Section 553.791, F.S.

IV. Substantial Effect on Petitioner

The applicability of the above statutory provisions directly and substantially affects Petitioner™s ability to lawfully and effectively conduct professional practice. Failure to clarify this matter imposes unnecessary restrictions, creates conflicts with local jurisdictions, and results in economic harm.

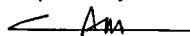
V. Relief Requested

1. That a Florida-licensed Professional Engineer may lawfully provide inspection and plan review services as a Private Provider under Section 553.791, F.S., without the need for certification as a Plans Examiner or Building Inspector under Part XII, Chapter 468, F.S.
2. That a Florida-licensed Professional Engineer may act as a Private Provider in the private sector without being employed by or affiliated with a local government.

VI. Certification

I hereby certify that the facts set forth herein are true and correct to the best of my knowledge and belief.

Respectfully submitted,



Ali Marar, P.E.

Date: August 28, 2025

Ali Marar, P.E.

2532 Cortez Road

Jacksonville, FL 32246

E-mail: ali@aecintegrated.com

Phone: (904) 422-2128

August 28, 2025

Via U.S. Mail / E-Mail

Florida Board of Professional Engineers

Attn: Board Clerk

2639 North Monroe Street, Suite B-112

Tallahassee, FL 32303

E-mail: board@fbpe.org

Re: Petition for Declaratory Statement

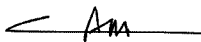
Dear Board Clerk,

Enclosed please find my Petition for Declaratory Statement submitted pursuant to Section 120.565, Florida Statutes and Chapter 28-105, Florida Administrative Code.

This petition seeks clarification from the Florida Board of Professional Engineers regarding whether Florida-licensed Professional Engineers may provide Private Provider inspection and plan review services under Section 553.791, F.S., without additional certification, and whether they may act as Private Providers in the private sector without local government employment.

Thank you for your assistance.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Ali Marar', written over a horizontal line.

Ali Marar, P.E.

Notice of Filing of Petition for Declaratory Statement

AGENCY: Florida Board of Professional Engineers (FBPE)

PETITIONER: Ali Marar, P.E.

DATE RECEIVED: August 28, 2025

STATUTORY PROVISIONS AT ISSUE:

- Section 471, Florida Statutes
- Section 553.791, Florida Statutes
- Part XII, Chapter 468, Florida Statutes

SUMMARY:

The Petition seeks clarification on whether a Florida-licensed Professional Engineer may:

1. Provide inspection and plan review services under Section 553.791, F.S., without additional certification.
2. Act as a Private Provider in the private sector without local government employment.

CONTACT INFORMATION:

Florida Board of Professional Engineers

Attn: Board Clerk

2639 North Monroe Street, Suite B-112

Tallahassee, FL 32303

E-mail: board@fbpe.org

Phone: (850) 521-0500

TIME FOR INTERVENTION:

Any person whose substantial interests may be affected may file a motion to intervene within 21 days of publication in the Florida Administrative Register, per Rule 28-105.0027, F.A.C.







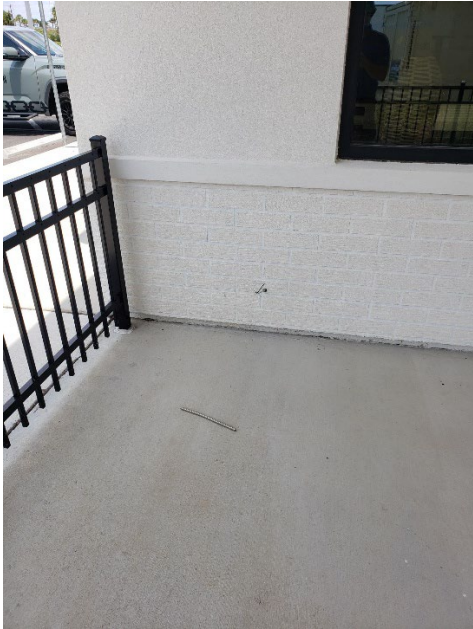


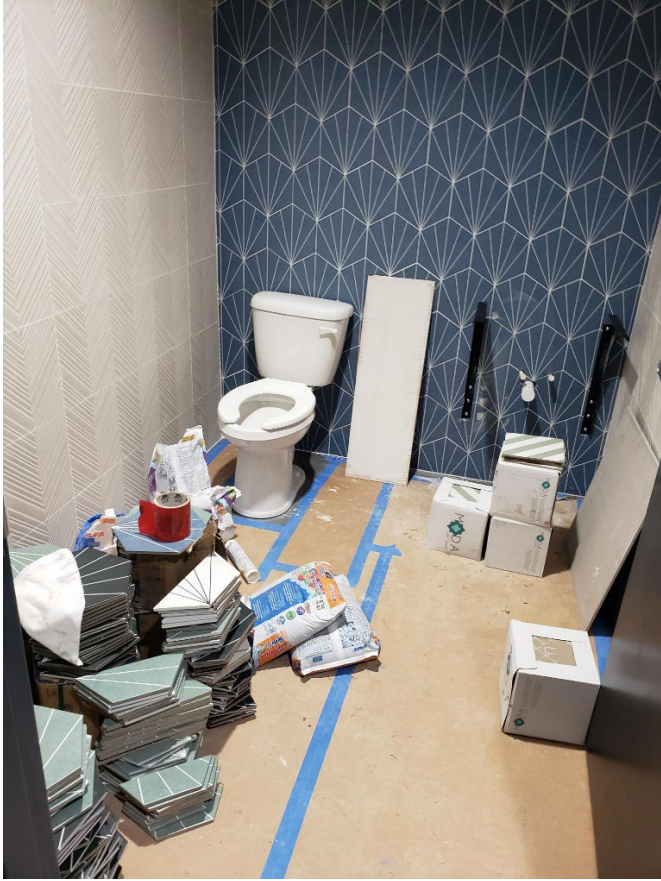






1660 Jeremiah Unit 201





From: [Fadil Karmally](#)
To: [Building Division Staff](#)
Subject: Private Provider Inspection Results - BLDC0724-0152 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 -
Date: Monday, June 2, 2025 11:34:30 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

We would like to submit inspection results for permit BLDC0724-0152 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Gas Pressure Commercial Inspection - 5/12/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Framing Commercial Inspection - 5/15/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Insulation Commercial Inspection - 5/16/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Fire Wall Commercial Inspection - 5/16/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Top Out Plumbing Commercial Inspection - 5/20/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Electric Wall Cover Inspection - 5/20/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Electric Ceiling Cover Inspection - 5/20/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Mechanical Rough Commercial Inspection - 5/20/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - Electric Final - 5/24/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - Plumbing Final - 5/24/2025 - Passed - Ali Marar.

Regards,

Fadil Karmally
305-458-2620
2532 Cortez Road,
Jacksonville FL, 32246





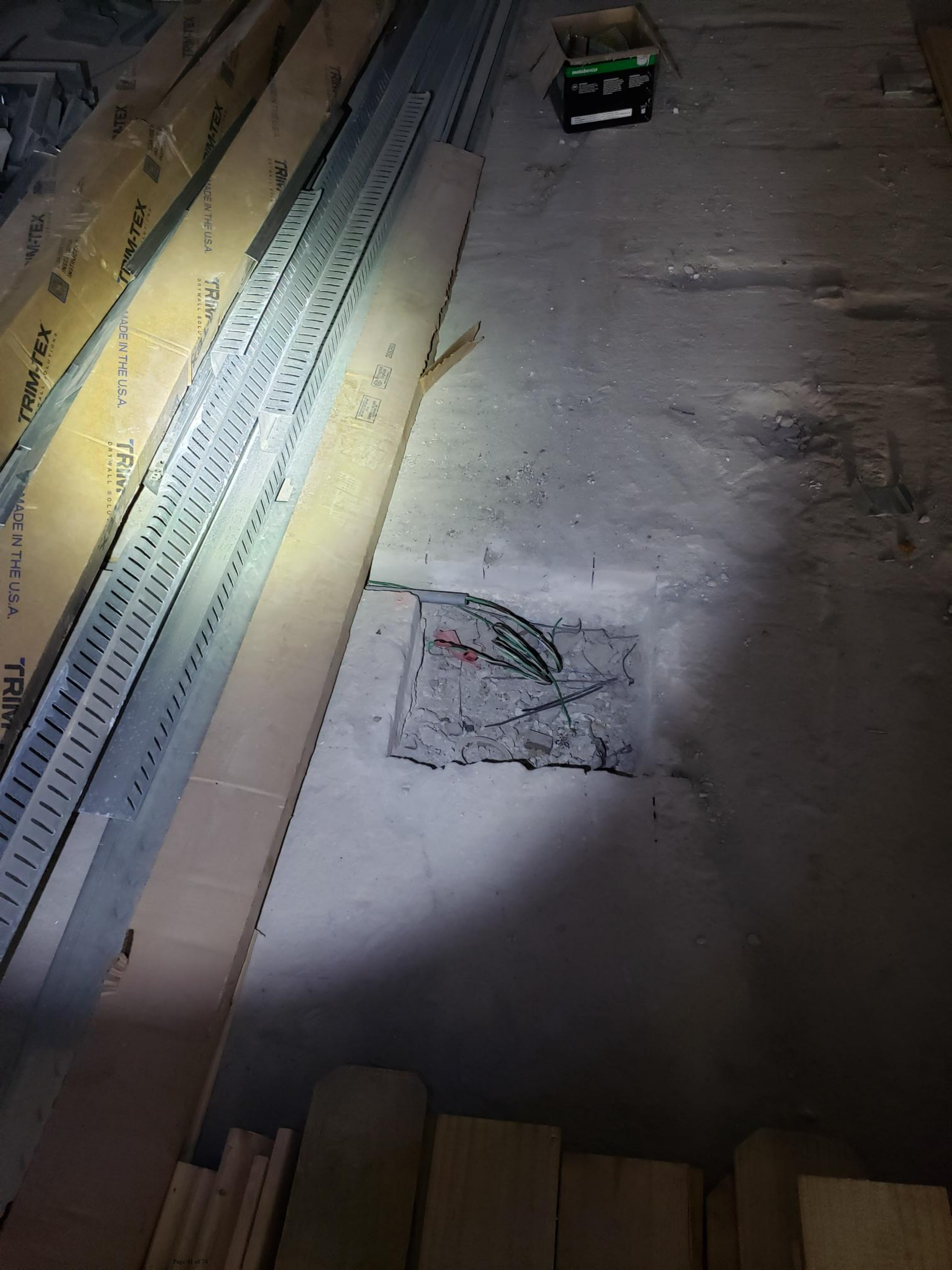






5/8" CT TYPE X 0.75" PA 25:09





From: [Fadil Karmally](#)
To: [Building Division Staff](#); [Ali Marar](#)
Subject: Private Provider Inspections for BLDC0425-0074 - 491 BLANDING BLVD, ORANGE PARK, FL, 32073
Date: Monday, August 18, 2025 4:41:52 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

We are seeking to submit private provider inspections for permit BLDC0425-0074
- 491 BLANDING BLVD , ORANGE PARK, FL, 32073.

BLDC0425-0074 - 491 BLANDING BLVD , ORANGE PARK, FL, 32073 - Slab (after foundation) Commercial Inspection - Passed- 7/28/2025- Ali Marar

BLDC0425-0074 - 491 BLANDING BLVD , ORANGE PARK, FL, 32073 - Plumbing Rough- Passed- 7/28/2025- Ali Marar

BLDC0425-0074 - 491 BLANDING BLVD , ORANGE PARK, FL, 32073 - Plumbing Top Out- Passed- 8/11/2025- Ali Marar

BLDC0425-0074 - 491 BLANDING BLVD , ORANGE PARK, FL, 32073 - Electrical Top Out- Passed- 8/11/2025- Ali Marar

BLDC0425-0074 - 491 BLANDING BLVD , ORANGE PARK, FL, 32073 - Mechanical Rough- Passed- 8/11/2025- Ali Marar

BLDC0425-0074 - 491 BLANDING BLVD , ORANGE PARK, FL, 32073 - Framing- Passed- 8/11/2025- Ali Marar

Regards,

Fadil Karmally
305-458-2620
2532 Cortez Road,
Jacksonville FL, 32246



























From: [Patrick McQuiston](#)
To: [Steven Schoeff](#)
Subject: FW: Notice to building Official uploaded to permit BLDR0723-1873
Date: Thursday, September 18, 2025 12:30:00 PM
Attachments: [Bumpus MEP Inspections.pdf](#)
[NTBO - Bumpus Residance.pdf](#)
[image001.png](#)

Patrick McQuiston, C.B.O.
Deputy Building Official
P.O. Box 1366
Green Cove Springs, FL 32043
904-284-6307
Pat.McQuiston@claycountygov.com

You can access the online portal at the following link: [CAP](#)

From: alimamar@yahoo.com <alimamar@yahoo.com>
Sent: Thursday, July 17, 2025 5:09 PM
To: Patrick McQuiston <Pat.McQuiston@claycountygov.com>
Subject: Re: Notice to building Official uploaded to permit BLDR0723-1873

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Pat, Find attached the inspection records and the NTBO.

Regards,

Ali

On Thursday, July 17, 2025 at 08:04:33 AM EDT, Patrick McQuiston
<pat.mcquiston@claycountygov.com> wrote:

Ali,

Have you performed any inspections at 4588 Gathering Point, BLR0723-1873? If yes, please send me all records you have for this project including your copy of the NTBO and inspection reports. If no, then please just say so.

Respectfully,

Patrick McQuiston, C.B.O.

Deputy Building Official

P.O. Box 1366

Green Cove Springs, FL 32043

904-284-6307

Pat.McQuiston@claycountygov.com

You can access the online portal at the following link: [CAP](#)

From: alimarar@yahoo.com <alimarar@yahoo.com>

Sent: Wednesday, July 16, 2025 8:39 PM

To: Patrick Mcquiston <Pat.McQuiston@claycountygov.com>

Subject: Re: Notice to building Official uploaded to permit BLDR0723-1873

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Pat, I have no records on my end. The NTBO I have is the same one provided by the contractor. As for inspection records, I have not yet submitted a report because I did not see an NTBO recorded to the project. I asked the contractor to resubmit it since they had mentioned it was initially submitted whenever the change of contractor was filled at that time.

Please kindly call me when you get a moment to discuss. (904) 422-2128

Ali Marar PE

AEC Integrated

On Wednesday, July 16, 2025 at 03:21:13 PM EDT, Patrick Mcquiston <pat.mcquiston@claycountygov.com> wrote:

Thank you Ali,

Please send all records of this project that you have including a copy of the NTBO.

Patrick McQuiston, C.B.O.
Deputy Building Official
P.O. Box 1366
Green Cove Springs, FL 32043
904-284-6307
Pat.McQuiston@claycountygov.com

You can access the online portal at the following link: [CAP](#)

From: alimarar@yahoo.com <alimarar@yahoo.com>
Sent: Wednesday, July 16, 2025 11:48 AM
To: Chris Turner <chris@pacbuildersinc.com>; Patrick McQuiston <Pat.McQuiston@claycountygov.com>
Cc: Nicole Davis <nicole@pacbuildersinc.com>; Robbin Fuller <Robbin.Fuller@claycountygov.com>;
Steven Schoeff <Steve.Schoeff@claycountygov.com>
Subject: Re: Notice to building Official uploaded to permit BLDR0723-1873

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning, This is Ali with AEC Integrated the private provider.

Chris Turner had reached out to me back in March when they were initially discussing taking over the job. With that considered I advised him that the NTBO needs to be uploaded in which he advised me they were working on. With that said fast forward a few months, the contractor reached out to me to perform the rough MEP inspections. At this point in an attempt to perform the inspections, I recognized that we were not added as a contact on the permit online therefore I reached out to Premier American Construction. It was then the NTBO was resent and denied. From my understanding an NTBO had been submitted along prior to work commencing on the project, but was not recorded to the permit therefore another one was sent.

With that considered I have performed the MEP inspections, but in an attempt to notify, and result the inspection this underlying issue came along. Please advise on what we need to do to move forward along.

Regards,
Ali

On Wednesday, July 16, 2025 at 08:50:24 AM EDT, Patrick McQuiston
<pat.mcquiston@claycountygov.com> wrote:

Good morning,

That's good news. Can you please forward the email from 3/20 and all of the emails from inspection requests and results because I cannot find any of them. With that information we will get you moving forward in no time.

Patrick McQuiston, C.B.O.
Deputy Building Official
P.O. Box 1366
Green Cove Springs, FL 32043
904-284-6307
Pat.McQuiston@claycountygov.com

You can access the online portal at the following link: [CAP](#)

From: Chris Turner <chris@pacbuildersinc.com>
Sent: Tuesday, July 15, 2025 3:08 PM
To: Patrick McQuiston <Pat.McQuiston@claycountygov.com>
Cc: alimarar@yahoo.com; Nicole Davis <Nicole@pacbuildersinc.com>; Robbin Fuller <Robbin.Fuller@claycountygov.com>; Steven Schoeff <Steve.Schoeff@claycountygov.com>
Subject: RE: Notice to building Official uploaded to permit BLDR0723-1873

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Pat,

Thank you for your reply sir, greatly appreciated. To clarify a few things below just to shed light on how we got where we are.

Yes sir, I agree and know the standard practice to continue with inspections once started. When I took over this project, I called and spoke with one of the ladies at the desk. Don't quote me on the name, Robin is ringing a bell, but I could be wrong. I explained I was taking over the project and happy to apply for a new permit. They informed me, all I needed was a "contractor change of information". I explained as a GC we only use PPI and asked if there was any issue, I was told no.

The NTBO was sent on 3/20 – 7 days after the contractor change of information was signed. (both attached)

I know historically we have had issues with having inspections uploaded in clay county when using a PPI. It has happened on every project we have completed with 2 different PPI in the past.

I have spoken to our PPI, he will be reaching out directly to discuss his results and if needed, signing off as the engineer of record.

I greatly apologize for this confusion and we greatly look forward to a quick resolution as time is not on our side with the bank lending.



Chris Turner
Premier American Construction
(904) 571-0905
WBE / MBE
Certified Building Contractor - CBC1260724
Underground Utility Contractor - CUC1225348
Fire Contractor V – FPC21-000104

From: Patrick McQuiston <Pat.McQuiston@claycountygov.com>
Sent: Tuesday, July 15, 2025 11:34 AM
To: Chris Turner <chris@pacbuildersinc.com>
Cc: alimamar@yahoo.com; Nicole Davis <Nicole@pacbuildersinc.com>; Robbin Fuller <Robbin.Fuller@claycountygov.com>; Steven Schoeff <Steve.Schoeff@claycountygov.com>
Subject: RE: Notice to building Official uploaded to permit BLDR0723-1873

Good morning Chris,

The purpose of the email below is to clarify that we have conducted an inspection at the site and are able to proceed with the required inspections in a timely manner. In such cases, it is standard practice for us to continue providing inspection services for the project.

While I agree that a four-month delay would be unacceptable, the NTBO was not uploaded four months ago as stated. It was actually uploaded on **July 11, 2025**, at **11:31 a.m.**

Upon reviewing the project, I could not find any email correspondence from the private provider regarding inspection notifications or results. If you have that information, please forward it to me—it would greatly assist in moving your project forward without the need for a meeting.

Thank you for bringing this to my attention. I look forward to working with you to resolve these issues.

Respectfully,

Patrick McQuiston, C.B.O
Deputy Building Official
P.O. Box 1366
Green Cove Springs, FL 32043
904-284-6307
Pat.McQuiston@claycountygov.com

You can access the online portal at the following link: [CAP](#)

From: Chris Turner <chris@pacbuildersinc.com>
Sent: Monday, July 14, 2025 3:00 PM
To: Doris J. Hudson <doris.hudson@claycountygov.com>; Patrick Mcquiston <Pat.McQuiston@claycountygov.com>
Cc: Nicole Davis <Nicole@pacbuildersinc.com>; ali marar <alimarar@yahoo.com>
Subject: RE: Notice to building Official uploaded to permit BLDR0723-1873

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Pat,

I received this email below. I am not sure the logic or reason behind the below email. We applied for our permit back on 3/20/25 as we took over the project as the GC. The permit was granted to us and we submitted our NTBO as we do on every project. If this would have been brought to our attention when we filed for our permit / change of contractor, we would have had the discussion with you then.

Unfortunately sending this email 4 months later does not work. Our PPI (copied on this email) completed all continuing inspections last week so we could cover up walls. He sent over those inspection results and your team should have those. (I know in the past its has been a struggle to get the inspections uploaded.

I understand this may have been missed on your departments end back when we applied, however, we were not notified in a timely manner. I think it would be best to schedule a call with you, myself, & our PPI to come to a resolution in this matter.

Please let me know a time we can schedule a call

Thank you!



Chris Turner
Premier American Construction
(904) 571-0905
WBE / MBE
Certified Building Contractor - CBC1260724
Underground Utility Contractor - CUC1225348
Fire Protection Class V Contractor– FPC21-000104

From: Doris J. Hudson <doris.hudson@claycountygov.com>
Sent: Monday, July 14, 2025 2:39 PM
To: Chris Turner <chris@pacbuildersinc.com>
Subject: Notice to building Official uploaded to permit BLDR0723-1873

Your request to use a Private Provider has been denied. Per our deputy official Pat Mcquiston, the

County will continue to provide inspection services until the project is complete. If you have any questions, you may contact the deputy building official @ Patrick.Mcquiston@claycountygov.com

Pansy Hudson

Permit Services Technician

P.O. Box 1366

477 Houston Street

Green Cove Springs, Florida 32043

Phone: 904-284-6300 ext. 3833 Fax: 904-269-6360

www.ClayCountyGov.Com

You can access the online portal at the following link: [CAP](#)

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) may be confidential and intended solely for the use of the individual or entity to whom it is addressed. This email and/or attachment(s) may contain material that is privileged or protected from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) may be confidential and intended solely for the use of the individual or entity to whom it is addressed. This email and/or attachment(s) may contain material that is privileged or protected from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.

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law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.



Ali Marar
2532 Cortez Road
Jacksonville, FL 32246
904-422-2128
ali@aecintegrated.com

Permit #: BLDR0723-1873

Address: 4588 GATHERING PT , GREEN COVE SPRINGS, FL,

Contractor Name: Premier American Construction Inc

Private Provider Firm: AEC Integrated LLC.
Private Provider Name: Ali Marar PE 92978

Inspection Date: 07/07/2025

Inspections Performed: Plumbing Top Out

Inspection Results: PASS

To the best of my knowledge and belief, the building components outlined herein and inspected under my authority have been completed in conformance with the approved plans and applicable codes.

Submitted,

Ali Marar



Digitally signed by ALI MARAR
DN: C=US,
E=ALI@AECINTEGRATED.COM,
O=AEC INTEGRATED LLC, CN=ALI
MARAR
Reason: This item has been digitally
signed and sealed by Ali Marar on
the date adjacent to the seal.
Date: 2025.07.07 16:51:18-04'00'



Ali Marar
2532 Cortez Road
Jacksonville, FL 32246
904-422-2128
ali@aecintegrated.com

Permit #: BLDR0723-1873

Address: 4588 GATHERING PT , GREEN COVE SPRINGS, FL,

Contractor Name: Premier American Construction Inc

Private Provider Firm: AEC Integrated LLC.
Private Provider Name: Ali Marar PE 92978

Inspection Date: 07/07/2025

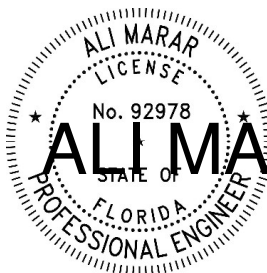
Inspections Performed: Electrical Rough

Inspection Results: PASS

To the best of my knowledge and belief, the building components outlined herein and inspected under my authority have been completed in conformance with the approved plans and applicable codes.

Submitted,

Ali Marar



ALI MARAR

Digitally signed by ALI MARAR
DN: C=US,
E=ALI@AECINTEGRATED.COM,
O=AEC INTEGRATED LLC, CN=ALI
MARAR
Reason: This item has been digitally
signed and sealed by Ali Marar on the
date adjacent to the seal.
Date: 2025.07.07 16:51:13-04'00'



Ali Marar
2532 Cortez Road
Jacksonville, FL 32246
904-422-2128
ali@aecintegrated.com

Permit #: BLDR0723-1873

Address: 4588 GATHERING PT , GREEN COVE SPRINGS, FL,

Contractor Name: Premier American Construction Inc

Private Provider Firm: AEC Integrated LLC.
Private Provider Name: Ali Marar PE 92978

Inspection Date: 07/07/2025

Inspections Performed: Mechanical Rough

Inspection Results: PASS

To the best of my knowledge and belief, the building components outlined herein and inspected under my authority have been completed in conformance with the approved plans and applicable codes.

Submitted,

Ali Marar



Digitally signed by ALI MARAR
DN: C=US,
E=ALI@AECINTEGRATED.COM,
O=AEC INTEGRATED LLC, CN=ALI
MARAR
Reason: This item has been digitally
signed and sealed by Ali Marar on the
date adjacent to the seal.
Date: 2025.07.07 16:51:08-04'00'

Form # 61G20-2.005-2002-01
Notice to Building Official of
Use of Private Provider
Effective April 2024
61G20-2.005, F.A.C.

Project Name: Bumpus Residence

Parcel Tax ID: 10-07-24-006881-002-01

Services to be provided: ☒ Plans Review ☒ Inspections

Note: If the fee owner elects to use a private provider to provide plans review, the local building official may, at his or her discretion and subject to duly adopted local policy, require that a private provider be used to perform inspections as well, pursuant to section 553.791(2)(a), Florida Statutes.

I Premier American Construction, Inc, the fee owner, affirm I have entered into a contract with the Private Provider indicated below to conduct the services indicated above.

Private Provider Firm: AEC Integrated LLC

Private Provider: Ali Marar

Address: 2532 Cortez Road

Telephone: 904-422-2128

Email Address: ali@aecintegrated.com

Florida License, Registration or Certificate #: FL PE 92978

I have elected to use one or more private providers to provide building code plans review and/or inspection services on the building or structure that is the subject of the enclosed permit application, as authorized by s. 553.791, Florida Statutes. I understand that the local building official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests. By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building or structure that is the subject of the enclosed permit application.

I understand the Building Official retains authority to review plans, make required inspections, and enforce the applicable codes within his or her charge pursuant to the standards established by s. 553.791, Florida Statutes. If I make any changes to the listed private providers or the services to be provided by those private providers, I shall, within 1 business day after any change, update this notice to reflect such changes. The building plans review and/or inspection services provided by the private provider is limited to building code compliance and does not include review for fire prevention, fire safety, land use, environmental or other codes.

The following attachments are provided, as required:

1. Qualification statements and/or resumes of the private provider and all duly authorized representatives.
2. A certificate of insurance as required by section 553.791(17), Florida Statutes.

Individual - N/A

* Corporation *

Print name

Premier American Construction, Inc

Print name

Address (line 1)

Christopher Turner

Representative name

Address (line 2)

2875 Blanding Blvd

Address (line 1)

Telephone Number

Middleburg, FL 32068

Address (line 2)

Email Address

904-375-8449

Telephone Number

chris@pacbuildersinc.com

Email Address

Signature

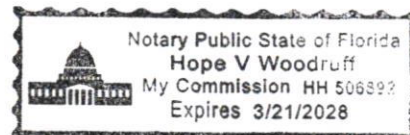
Date

Signature

03/20/2025

Date

Hope Woodruff



PERMIT CORRECTIONS REPORT (BLDR0723-1873) FOR CLAY COUNTY

PERMIT ADDRESS: 4588 GATHERING PT
GREEN COVE SPRINGS, FL 32043

PARCEL: 006881-002-01

APPLICATION DATE: 07/06/2023 **SQUARE FEET:** 3,200.00 **DESCRIPTION:** Barndominium
EXPIRATION DATE: 12/31/2025 **VALUATION:** \$75,000.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Dana Bumpus		4588 Gathering Point Green Cove Springs, FL 32043
Contractor	Christopher Turner	Premier American Construction Inc	P.O. Box 1193 Middleburg, FL 32050
Organization	Nicole Davis	Premier American Construction Inc	P.O. Box 1193 Middleburg, FL 32050
	Nicole Davis	Premier American Construction Inc	4613 US Highway 17 Fleming Island, FL 32003
Owner/Builder	Dana Bumpus		4588 Gathering Point Green Cove Springs, FL 32043

Architectural Revision Review (Residential)

REVIEW ITEM

Building (Architectural) - Residential v.1

STATUS

Requires Re-submit

REVIEWER

Kelley Drawdy email: kelley.drawdy@claycountygov.com

Review item for residential, architectural review.

Correction: Signature - Energy Calcs Res - Kelley Drawdy (8/21/25) - Not Resolved

Comments: R103.1.1.2 Code compliance certification. The building's owner, the owner's architect or other authorized agent legally designated by the owner shall certify that the building is in compliance with the code, as per Section 553.907, Florida Statutes, prior to receiving the permit to begin construction or renovation.

Corrective Action: ENERGY FORMS MUST BE SIGNED AND DATED @ "OWNER/AGENT" - RESUBMIT THE ENTIRE PDF

Correction: Digital Signature - Kelley Drawdy (8/21/25) - Not Resolved

Comments: DIGITAL SIGNATURES MUST BE ELECTRONICALLY DETECTED. Resubmit the single, original revised sheet - ensure it is not a copy of the file or a scan, as this will not allow computer software to electronically detect the Engineer's signature.

Corrective Action: REVISED STRUCTURAL PAGE

Correction: Revision and/or Amendment Form Needed - Kelley Drawdy (8/21/25) - Not Resolved

Comments: . Forms can be found at: <https://www.claycountygov.com/government/building/affidavits-forms-and-miscellaneous-information>

Corrective Action: REVISION FORM REQUIRED - UPLOAD TO "Request for Plan Revision Submission" to ensure proper routing

Building (Architectural) - Residential v.2

Requires Re-submit

Kelley Drawdy email: kelley.drawdy@claycountygov.com

Review item for residential, architectural review.

Correction: Signature - Energy Calcs Res - Kelley Drawdy (8/22/25) - Not Resolved

Comments: R103.1.1.2 Code compliance certification. The building's owner, the owner's architect or other authorized agent legally designated by the owner shall certify that the building is in compliance with the code, as per Section 553.907, Florida Statutes, prior to receiving the permit to begin construction or renovation.

Corrective Action: EDIT 8/22/2025:

- PLEASE CHECK THIS BEFORE YOU UPLOAD. The address is

"4588",

ENERGY FORMS MUST BE SIGNED AND DATED @ "OWNER/AGENT" - RESUBMIT THE ENTIRE PDF

Correction: Digital Signature - Kelley Drawdy (8/22/25) - Not Resolved

Comments: EDIT 8/12/2025: DIGITAL SIGNATURES are not present. Upload the original PDF received from the design professional. If the pages were received separately, they must be submitted separately. Suggest dragging directly from the email where you received to avoid uploading a "copy" of the original.

DIGITAL SIGNATURES MUST BE ELECTRONICALLY DETECTED. Resubmit the single, original revised sheet - ensure it is not a copy of the file or a scan, as this will not allow computer software to electronically detect the Engineer's signature.

Corrective Action: REVISED STRUCTURAL PAGES

Correction: Revision and/or Amendment Form Needed - Kelley Drawdy (8/22/25) - Not Resolved

Comments: . Forms can be found at: <https://www.claycountygov.com/government/building/affidavits-forms-and-miscellaneous-information>

Corrective Action: EDIT 8/22/2025: REVISED DOCUMENTS WILL NOT BE APPROVED WITHOUT THE UPLOAD THE REVISION FORM

REVISION FORM REQUIRED - UPLOAD TO "Request for Plan Revision Submission" to ensure proper routing

Building (Architectural) - Residential v.3

Requires Re-submit

Kelley Drawdy email: kelley.drawdy@claycountygov.com

PERMIT CORRECTIONS REPORT (BLDR0723-1873)

Review item for residential, architectural review.

Correction: Signature - Energy Calcs Res - Kelley Drawdy (8/22/25) - Resolved

Comments: R103.1.1.2 Code compliance certification. The building's owner, the owner's architect or other authorized agent legally designated by the owner shall certify that the building is in compliance with the code, as per Section 553.907, Florida Statutes, prior to receiving the permit to begin construction or renovation.

Corrective Action: EDIT 8/22/2025:
"4588",

- PLEASE CHECK THIS BEFORE YOU UPLOAD. The address is

ENERGY FORMS MUST BE SIGNED AND DATED @ "OWNER/AGENT" - RESUBMIT THE ENTIRE PDF

Correction: Digital Signature - Kelley Drawdy (8/22/25) - Not Resolved

Comments: EDIT 8/12/205 : PDF PACKAGE is not accepted.

EDIT 8/12/2025: DIGITAL SIGNATURES are not present. Upload the original PDF received from the design professional. If the pages were received separately, they must be submitted separately. Suggest dragging directly from the email where you received to avoid uploading a "copy" of the original.

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Corrective Action: REVISED STRUCTURAL PAGES

Correction: Revision and/or Amendment Form Needed - Kelley Drawdy (8/22/25) - Resolved

Comments: . Forms can be found at: <https://www.claycountygov.com/government/building/affidavits-forms-and-miscellaneous-information>

Corrective Action: EDIT 8/22/2025: REVISED DOCUMENTS WILL NOT BE APPROVED WITHOUT THE UPLOAD THE REVISION FORM

REVISION FORM REQUIRED - UPLOAD TO "Request for Plan Revision Submission" to ensure proper routing

Building (Architectural) - Residential v.4

Requires Re-submit Kelley Drawdy email: kelly.drawdy@claycountygov.com

Review item for residential, architectural review.

Correction: Signature - Energy Calcs Res - Kelley Drawdy (8/22/25) - Resolved

Comments: R103.1.1.2 Code compliance certification. The building's owner, the owner's architect or other authorized agent legally designated by the owner shall certify that the building is in compliance with the code, as per Section 553.907, Florida Statutes, prior to receiving the permit to begin construction or renovation.

Corrective Action: EDIT 8/22/2025:
"4588",

- PLEASE CHECK THIS BEFORE YOU UPLOAD. The address is

ENERGY FORMS MUST BE SIGNED AND DATED @ "OWNER/AGENT" - RESUBMIT THE ENTIRE PDF

Correction: Digital Signature - Kelley Drawdy (8/22/25) - Resolved

Comments: EDIT 8/12/205 : PDF PACKAGE is not accepted.

EDIT 8/12/2025: DIGITAL SIGNATURES are not present. Upload the original PDF received from the design professional. If the pages were received separately, they must be submitted separately. Suggest dragging directly from the email where you received to avoid uploading a "copy" of the original.

DIGITAL SIGNATURES MUST BE ELECTRONICALLY DETECTED. Resubmit the single, original revised sheet - ensure it is not a copy of the file or a scan, as this will not allow computer software to electronically detect the Engineer's signature.

Corrective Action: REVISED STRUCTURAL PAGES

Correction: Revision and/or Amendment Form Needed - Kelley Drawdy (8/22/25) - Resolved

Comments: . Forms can be found at: <https://www.claycountygov.com/government/building/affidavits-forms-and-miscellaneous-information>

Corrective Action: EDIT 8/22/2025: REVISED DOCUMENTS WILL NOT BE APPROVED WITHOUT THE UPLOAD THE REVISION FORM

REVISION FORM REQUIRED - UPLOAD TO "Request for Plan Revision Submission" to ensure proper routing

Correction: Protocol - Additional Document Request - Kelley Drawdy (8/25/25) - Not Resolved

Comments: Please see "REVIEW COMMENTS" PDF document provided in your Portal; open this document to see markups.

Corrective Action: ADDITIONAL DOCUMENTS REQUIRED per Deputy Building Official - Patrick McQuiston

Building (Architectural) - Residential v.5

Requires Re-submit Kelley Drawdy email: kelly.drawdy@claycountygov.com

Review item for residential, architectural review.

Correction: Signature - Energy Calcs Res - Kelley Drawdy (8/22/25) - Resolved

Comments: R103.1.1.2 Code compliance certification. The building's owner, the owner's architect or other authorized agent legally designated by the owner shall certify that the building is in compliance with the code, as per Section 553.907, Florida Statutes, prior to receiving the permit to begin construction or renovation.

Corrective Action: EDIT 8/22/2025:
"4588",

- PLEASE CHECK THIS BEFORE YOU UPLOAD. The address is

ENERGY FORMS MUST BE SIGNED AND DATED @ "OWNER/AGENT" - RESUBMIT THE ENTIRE PDF

PERMIT CORRECTIONS REPORT (BLDR0723-1873)

Correction: Digital Signature - Kelley Drawdy (8/22/25) - Resolved
Comments: EDIT 8/12/205 : PDF PACKAGE is not accepted.

EDIT 8/12/2025: DIGITAL SIGNATURES are not present. Upload the original PDF received from the design professional. If the pages were received separately, they must be submitted separately. Suggest dragging directly from the email where you received to avoid uploading a "copy" of the original.

DIGITAL SIGNATURES MUST BE ELECTRONICALLY DETECTED. Resubmit the single, original revised sheet - ensure it is not a copy of the file or a scan, as this will not allow computer software to electronically detect the Engineer's signature.

Corrective Action: REVISED STRUCTURAL PAGES

Correction: Revision and/or Amendment Form Needed - Kelley Drawdy (8/22/25) - Resolved

Comments: . Forms can be found at: <https://www.claycountygov.com/government/building/affidavits-forms-and-miscellaneous-information>

Corrective Action: EDIT 8/22/2025: REVISED DOCUMENTS WILL NOT BE APPROVED WITHOUT THE UPLOAD THE REVISION FORM

REVISION FORM REQUIRED - UPLOAD TO "Request for Plan Revision Submission" to ensure proper routing

Correction: Protocol - Additional Document Request - Kelley Drawdy (9/12/25) - Not Resolved

Comments: Please see "REVIEW COMMENTS" PDF document provided in your Portal; open this document to see markups.

Corrective Action: EDIT 9/12/2025: PREVIOUS COMMENTS UNADDRESSED. Please see the document under the attachments named "REVIEW COMMENTS". Revised plans previously requested are required. This document will also be sent by Email.

ADDITIONAL DOCUMENTS REQUIRED per Deputy Building Official - Patrick McQuiston

Permit Review - Residential

REVIEW ITEM

STATUS

REVIEWER

Building (Architectural) - Residential v.1

Requires Re-submit

Kelley Drawdy email: kelley.drawdy@claycountygov.com

Review item for residential, architectural review.

Correction: General - Kelley Drawdy (7/20/23) - Not Resolved

Comments: EXISTING METAL BUILDING

Corrective Action: Provide original permitting information for metal building.

Correction: General - Kelley Drawdy (7/20/23) - Not Resolved

Comments: TRUSS ENGINEERING

Corrective Action: Required at time of application for full submittal. Plan Review not conducted.

Correction: General - Kelley Drawdy (7/20/23) - Not Resolved

Comments: ENERGY CALCULATIONS with applicable SPRAY FOAM ESR Report and Manufacturer's Installation Instructions required at time of application for complete package. Plan Review not conducted.

Corrective Action: N/A

Correction: General - Kelley Drawdy (7/20/23) - Not Resolved

Comments: STRUCTURAL ENGINEERING

Corrective Action: Digital Signatures read as "invalid". Contact the Engineer of Record. Plans without valid signatures are not placed for Plan Review. No Plan Review conducted.

Building (Architectural) - Residential v.2

Requires Re-submit

Kelley Drawdy email: kelley.drawdy@claycountygov.com

Review item for residential, architectural review.

Correction: General - Kelley Drawdy (8/11/23) - Not Resolved

Comments: EXISTING METAL BUILDING

Corrective Action: Provide original permitting information for metal building.

Correction: General - Kelley Drawdy (8/11/23) - Not Resolved

Comments: TRUSS ENGINEERING

Corrective Action: Required at time of application for full submittal. Plan Review not conducted.

Correction: General - Kelley Drawdy (8/11/23) - Not Resolved

Comments: ENERGY CALCULATIONS with applicable SPRAY FOAM ESR Report and Manufacturer's Installation Instructions required at time of application for complete package. Plan Review not conducted.

Corrective Action: N/A

Correction: General - Kelley Drawdy (8/11/23) - Resolved

Comments: STRUCTURAL ENGINEERING

Corrective Action: Digital Signatures read as "invalid". Contact the Engineer of Record. Plans without valid signatures are not placed for Plan Review. No Plan Review conducted.

Correction: General - Kelley Drawdy (8/14/23) - Not Resolved

Comments: PREVIOUS COMMENTS NOT ADDRESSED

Corrective Action: *Plans indicate that there is a "POLE BARN" - the plans for the structure will require submittal *TRUSS ENGINEERING not submitted *ENERGY CALCS not submitted

Building (Architectural) - Residential v.3

Requires Re-submit

Kelley Drawdy email: kelley.drawdy@claycountygov.com

Review item for residential, architectural review.

Correction: General - Kelley Drawdy (8/11/23) - Resolved

Comments: STRUCTURAL ENGINEERING

PERMIT CORRECTIONS REPORT (BLDR0723-1873)

Corrective Action: Digital Signatures read as "invalid". Contact the Engineer of Record. Plans without valid signatures are not placed for Plan Review. No Plan Review conducted.

Correction: General - Kelley Drawdy (8/17/23) - Resolved

Comments: EXISTING METAL BUILDING

Corrective Action: Provide original permitting information for metal building.

Correction: General - Kelley Drawdy (8/17/23) - Resolved

Comments: (NOT APPLICABLE - POLE BARN WITH TRUSSES) TRUSS ENGINEERING

Corrective Action: Required at time of application for full submittal. Plan Review not conducted.

Correction: General - Kelley Drawdy (8/17/23) - Not Resolved

Comments: ENERGY CALCULATIONS with applicable SPRAY FOAM ESR Report and Manufacturer's Installation Instructions required at time of application for complete package. Plan Review not conducted.

Corrective Action: N/A

Correction: General - Kelley Drawdy (8/17/23) - Resolved

Comments: PREVIOUS COMMENTS NOT ADDRESSED

Corrective Action: *Plans indicate that there is a "POLE BARN" - the plans for the structure will require submittal *TRUSS ENGINEERING not submitted *ENERGY CALCS not submitted

Correction: General - Kelley Drawdy (8/17/23) - Not Resolved

Comments: BUILDING IS "RISK CATEGORY 1" - NON HABITABLE and does not meet minimum Florida Building Code Residential Requirements

Corrective Action: POLE BARN PLANS

Building (Architectural) - Residential v.4

Requires Re-submit

Kelley Drawdy email: kelley.drawdy@claycountygov.com

Review item for residential, architectural review.

Correction: General - Kelley Drawdy (8/11/23) - Resolved

Comments: STRUCTURAL ENGINEERING

Corrective Action: Digital Signatures read as "invalid". Contact the Engineer of Record. Plans without valid signatures are not placed for Plan Review. No Plan Review conducted.

Correction: General - Kelley Drawdy (8/17/23) - Resolved

Comments: EXISTING METAL BUILDING

Corrective Action: Provide original permitting information for metal building.

Correction: General - Kelley Drawdy (8/17/23) - Resolved

Comments: (NOT APPLICABLE - POLE BARN WITH TRUSSES) TRUSS ENGINEERING

Corrective Action: Required at time of application for full submittal. Plan Review not conducted.

Correction: General - Kelley Drawdy (8/17/23) - Resolved

Comments: PREVIOUS COMMENTS NOT ADDRESSED

Corrective Action: *Plans indicate that there is a "POLE BARN" - the plans for the structure will require submittal *TRUSS ENGINEERING not submitted *ENERGY CALCS not submitted

Correction: General - Kelley Drawdy (9/11/23) - Not Resolved

Comments: ENERGY CALCULATIONS with applicable SPRAY FOAM ESR Report and Manufacturer's Installation Instructions required at time of application for complete package. Plan Review not conducted.

Corrective Action: N/A

Correction: General - Kelley Drawdy (9/11/23) - Resolved

Comments: BUILDING IS "RISK CATEGORY 1" - NON HABITABLE and does not meet minimum Florida Building Code Residential Requirements

Corrective Action: POLE BARN PLANS

Correction: General - Kelley Drawdy (9/12/23) - Not Resolved

Comments: -SUBMIT SPRAY FOAM EVALUATION REPORT - (ESR Report, Compliance Report , UES Report etc.)

Corrective Action: SPRAY FOAM INFORMATION NOT RECEIVED

Correction: General - Kelley Drawdy (9/12/23) - Not Resolved

Comments: MANUFACTURER'S INSTALLATION/APPLICATION INSTRUCTIONS REQUIRED

Corrective Action: SPRAY FOAM INFORMATION NOT RECEIVED

Correction: General - Kelley Drawdy (9/12/23) - Not Resolved

Comments: New Structural show overall building to measure 4'0 x 80'; Architectural are 40' x 84'; structures must be the same dimension

Corrective Action: ARCHITECTURAL DIMENSIONS VS NEW STRUCTURAL DIMENSIONS

Correction: General - Kelley Drawdy (9/12/23) - Not Resolved

Comments: Signature is Valid but does not comply with FAC Rule 61G15-23.004: The following "extra text" is required to be on each page of plans: "This document has been digitally signed and sealed. Printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies of this document"

Corrective Action: STRUCTURAL ENGINEERING - ENGINEER'S SIGNATURE

Building (Architectural) - Residential v.5

Approved

Kelley Drawdy email: kelley.drawdy@claycountygov.com

Review item for residential, architectural review.

Correction: General - Kelley Drawdy (8/11/23) - Resolved

Comments: STRUCTURAL ENGINEERING

Corrective Action: Digital Signatures read as "invalid". Contact the Engineer of Record. Plans without valid signatures are not placed for Plan Review. No Plan Review conducted.

Correction: General - Kelley Drawdy (8/17/23) - Resolved

Comments: EXISTING METAL BUILDING

Corrective Action: Provide original permitting information for metal building.

Correction: General - Kelley Drawdy (8/17/23) - Resolved

PERMIT CORRECTIONS REPORT (BLDR0723-1873)

Comments: (NOT APPLICABLE - POLE BARN WITH TRUSSES) TRUSS ENGINEERING
 Corrective Action: Required at time of application for full submittal. Plan Review not conducted.
 Correction: General - Kelley Drawdy (8/17/23) - Resolved
 Comments: PREVIOUS COMMENTS NOT ADDRESSED
 Corrective Action: *Plans indicate that there is a "POLE BARN" - the plans for the structure will require submittal *TRUSS ENGINEERING not submitted *ENERGY CALCS not submitted
 Correction: General - Kelley Drawdy (9/11/23) - Resolved
 Comments: BUILDING IS "RISK CATEGORY 1" - NON HABITABLE and does not meet minimum Florida Building Code Residential Requirements
 Corrective Action: POLE BARN PLANS
 Correction: General - Kelley Drawdy (11/1/23) - Resolved
 Comments: ENERGY CALCULATIONS with applicable SPRAY FOAM ESR Report and Manufacturer's Installation Instructions required at time of application for complete package. Plan Review not conducted.
 Corrective Action: N/A
 Correction: General - Kelley Drawdy (11/1/23) - Resolved
 Comments: -SUBMIT SPRAY FOAM EVALUATION REPORT - (ESR Report, Compliance Report , UES Report etc.)
 Corrective Action: SPRAY FOAM INFORMATION NOT RECEIVED
 Correction: General - Kelley Drawdy (11/1/23) - Resolved
 Comments: MANUFACTURER'S INSTALLATION/APPLICATION INSTRUCTIONS REQUIRED
 Corrective Action: SPRAY FOAM INFORMATION NOT RECEIVED
 Correction: General - Kelley Drawdy (11/1/23) - Resolved
 Comments: New Structural show overall building to measure 4'0 x 80'; Architectural are 40' x 84'; structures must be the same dimension
 Corrective Action: ARCHITECTURAL DIMENSIONS VS NEW STRUCTURAL DIMENSIONS
 Correction: General - Kelley Drawdy (11/1/23) - Resolved
 Comments: Signature is Valid but does not comply with FAC Rule 61G15-23.004: The following "extra text" is required to be on each page of plans: "This document has been digitally signed and sealed. Printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies of this document"
 Corrective Action: STRUCTURAL ENGINEERING - ENGINEER'S SIGNATURE

GIS Addressing v.1 GIS	Approved	Jared Cain email: jared.cain@claycountygov.com
GIS Addressing v.2 GIS	Approved	Jared Cain email: jared.cain@claycountygov.com
GIS Addressing v.3 GIS	Approved	Jared Cain email: jared.cain@claycountygov.com
Zoning v.1 Zoning	Approved	Christie Johnson Ph: (904) 529-3851 email: Christie.Johnson@ClayCountyGov.com
Zoning v.2 Zoning	Not Required	Christie Johnson Ph: (904) 529-3851 email: Christie.Johnson@ClayCountyGov.com
Zoning v.3 Zoning	In Review	Christie Johnson Ph: (904) 529-3851 email: Christie.Johnson@ClayCountyGov.com

AEC INTEGRATED

2532 Cortez Road
Jacksonville, FL 32246
Ph. 904-422-2128

March 20, 2024

Job Address: 1947 LAKESHORE DR N FLEMING ISLAND, FL 32003

Permit Number: 12208545, ELR0723-2302, PLR0423-00757

This letter is in reference to the job and address listed above. Based on the current conditions and circumstances. I have visited and conducted assessments in regards to the inspection records for the project referenced. Below is a summary of the findings:

I have physically inspected/examined the referenced project in multiple phases in regards to the plumbing components, electrical components, framing, and the insulation. Below is a summary of my findings:

I have verified the water and sewer piping, pipe selection, sizing, strapping, vents, sewer tie in, water tie in, and all underground piping(plumbing rough) in which inspection has previously been approved by Clay County. I have also physically inspected water pressure held in water piping under working pressure over a 24 hour period, and water held within the DWV system over a 24 hour period.

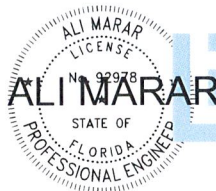
I have verified the wiring of the addition of the house, as well as the rewire. I have inspected and verified wiring, conductor sizing, conduit, strapping, grounding, panel set up, breaker, and breaker sizing. I have also inspected workmanship and is beyond satisfactory.

In regards to the framing/insulation inspection, I have reviewed the new framing components of the addition/alteration, as well as the insulation required as per FBC. I have verified all nailing, strapping, hurricane ties, window/door attachment, header sizing/placement, and deem the workmanship as satisfactory.

With the following summary, I have personally inspected based on the current approved set of plans, the latest edition of FBC that the work completed is satisfactory and meets and exceeds design intent. I Ali Marar hereby attest that to the best of my knowledge, belief and best judgment, that all plumbing, electrical, framing, and insulation related components of the above-referenced project have been constructed in compliance with the technical codes, approved plans, other approved permit documents, pertinent laws or ordinances, and regulations. To the best of my knowledge and belief, the above described construction of all building components complies with the permitted documents.

All other details in respect to the job listed above shall be referenced back to the drawings, FBC, and AHJ. In the event any additional information is needed, I can be reached at (904) 422-2128.

Submitted,
Ali Marar



Digitally signed by ALI MARAR
DN: c=US, e=ALIMARAR@YAHOO.COM, o=AEC
INTEGRATED, cn=ALI MARAR
Reason: THIS ITEM HAS BEEN DIGITALLY
SIGNED & SEALED BY ALI MARAR PE ON THE
DATE ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES. FAC 61G15-23.004
Date: 2024.03.20 19:10:55-04'00'

Entities are individually operated. A common email address is used for convenience only. This communication is written on behalf of the specific entity of the subject transaction. No other entity by reason of this email, or attachments thereof, shall be considered part of the communications.

From: Franklin Highsmith <Franklin.Highsmith@claycountygov.com>
Sent: Thursday, August 28, 2025 1:29 PM
To: Patrick McQuiston <Pat.McQuiston@claycountygov.com>
Cc: John Sornig <john.sornig@claycountygov.com>; Lance Griffis <LanceG@legacyclay.com>
Subject: 1947 Lakeshore Drive N

Items of concern as noted this morning:

Hammer arrestors are needed for the dishwasher and refrigerator
Plumbing fittings in several locations are incorrect and need to be a minimum Schedule 80 where MIP and FIP fittings go into brass or are screwed
Water fittings under sink being used as drain fittings need to be changed
Plumbing lines under the home need to be supported and insulated
"P" traps under home cannot be the threaded type
All penetrations above and below need to be fire caulked
There is no anti-tip device on the stove
Need receptacle cover for outlet under kitchen sink
ARC Fault protection needed for new addition
Soffits to either side exhaust vents need to be solid material
Insulate under off-grade floor system with minimum R-19 insulation and protected
Exterior deck and stairs have no rails and mismatched treads with risers

Please contact Rocko Sornig at 904-315-8198 or email John.Sornig@claycountygov.com

Respectfully,

Rocko Sornig
Chief Building Inspector

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) may be confidential and intended solely for the use of the individual or entity to whom it is addressed. This email and/or attachment(s) may contain material that is privileged or protected from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.