PROJECTS SUBMITTED AFTER 3/20/18 UTILIZING ALTERNATIVE PLANS
REVIEW AND INSPECTION SERVICES AS AUTHORIZED BY FLORIDA STATUTE
553.791

Note that the following shall be required in accordance with the governing statutes and
codes and City Policy on all Private Provider Projects:

- In accordance with 553.791(2b),f.s. owners who have selected to use private providers for
  inspection services shall not be charged the $35 for each required inspection upon issuance of
  the permit.

- In accordance with 553.791(7a,b,c,d),f.s. owners who have selected to use private providers for
  plan review shall be notified in writing identifying the specific plan features that do not comply
  with applicable codes, as well as specific code chapters and sections. All permit applications
  shall be reviewed by City Building Department Staff for Florida Building Code compliance. The
  30-business day review period required by statute shall not include plan review time required by
  other departments for local ordinance compliance. These include City Utility Department Plan
  Review, City Flood Plain Ordinance Plan Review, City Planning Department Review, City
  Streets & Storm Water Department Review, and City R.O.W. Plan Review.

- In accordance with 553.791(9),f.s. a private provider performing required inspections under this
  section shall provide notice to the local building official of the date and approximate time of any
  building code inspection no later than the prior business day by 2 p.m.

  Such notice shall be given to the email address below:

  INSPECTIONS@NaplesGov.com

  In the email SUBJECT list:
  1) Permit number, 2) Address, 3) Date/Time, and Inspection code description.

  EXAMPLE: 159999, 123 Smith Street S., 4/7/18 @ 2pm, 124 Slabs

  Do not include anything in the body of the message; only the subject will be viewed.
  There may not be a response to these emails.

- In accordance with 553.791(10),f.s. upon completing the required inspections the private
  provider shall post each completed inspection record at the project site and provide all such
  inspection records to the Building Official with the private provider’s Certificate of Compliance
  upon completion of the project. 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. The Local Building Official may visit the
  building site as often as necessary to verify that the private provider is performing all
  inspections. A $35 fee shall be charged for all inspection verifications.

- In accordance with 713.135(d),f.s. prior to the first inspection a certified copy of the recorded
  Notice of Commencement must be provided to the building department.

- In accordance with FBC 110.3.3 A Spot Elevation Certification shall be provided to the Building
  Official after placement of the lowest floor, prior to further vertical construction.

- Building Department policy, a Spot Site Survey shall be provided for Planning and Zoning
  review after placement of the lowest floor, prior to further vertical construction.

  Non-compliance with the above policies may result in a stop work
  order issued by the Building Official