



BUILDING DEPARTMENT & CODE ENFORCEMENT

FY26 BUDGET PRESENTATION



FLORIDA STATE STATUTE 553.80

Florida Statute 553.80 requires that each local government regulate building construction, and where authorized in the state agency's enabling legislation, each state agency shall enforce the Florida Building Code on all public or private buildings, structures, and facilities.

The Florida Building Code is composed of nine volumes: Florida Building Code-Building; Residential; Plumbing; Mechanical; Fuel Gas; Existing Building; Energy Conservation; Accessibility; Test Protocols for High-Velocity Hurricane Zones and, by reference, adopt the National Electric Code.

To enforce the Florida Building Codes, the Building Department must have a Florida Statute 468 Licensed Building Code Administrator. The Building Code Administrators employees, with building construction regulation responsibilities, must also have a Florida Statute 468 License to perform building code inspections and plan reviews.

In 2002, the Florida Legislature passed a modification of Title XXXIII-Regulation of Trade, Commerce, Investments, and Solicitation Chapter 553-Building Construction Standards. The legislature created Section 553.791, titled Alternative Plan review and Inspection. Most local Building Departments are in direct competition with Private Providers for work and staffing.

BUILDING DEPARTMENT MISSION STATEMENT

To ensure all plans, construction documents, specifications, and construction projects are properly reviewed, permitted, and inspected to comply with all Federal, State and local requirements to safeguard life, health, and property within St. Johns County.



The following divisions fall under the umbrella of the Building Department:

- Plan Review
- Permitting
- Inspections
- Contractor Licensing Division
 - ~ Contractor Review Board
- Code Enforcement Division
 - ~ Contractors Board of Adjustments & Appeals Board
- Records Management Division



- ✓ The Building Department is a “Special Revenue Fund,” and is funded by permit fees. In compliance with statutory guidelines, permit fees have been reduced in St. Johns County by 30% across the board over the last several years.
- ✓ Established multi-licensed Inspectors & Plan Reviewers, using a business model utilizing one multi-licensed Inspector or Plan Reviewer to inspect and review all the major disciplines of building, mechanical, electrical and plumbing.
- ✓ We continue to improve on the implementation of our Electronic Plan Review and our online permitting process and our online permitting process. Approximately 40% of our permitting and plan review is done online.
- ✓ The Building Department works closely with the Federal Emergency Management Agency, managing our Floodplain Program, and both Building & Code Enforcement, play a significant role in our local damage assessment program.
- ✓ Our current Community Rating System (CRS) is a 5 out of 10 (lower is better), which is exceptional for a coastal community. This score provides for a 25% flood insurance reduction for our citizens, which equates to a community savings of approx. \$2.5 million dollars. Equally as important and tied to the CRS score is the Departments Insurance Rating Services (ISO), which is a 4 for residential, and a 3 for commercial, also tied into insurance reductions.

BUILDING DEPARTMENT FY 2024

Building Plan Reviews	16,625
Total permits	54,652
Inspections	252,094

34 Building Inspectors and Plans Examiners hold 159 licenses.

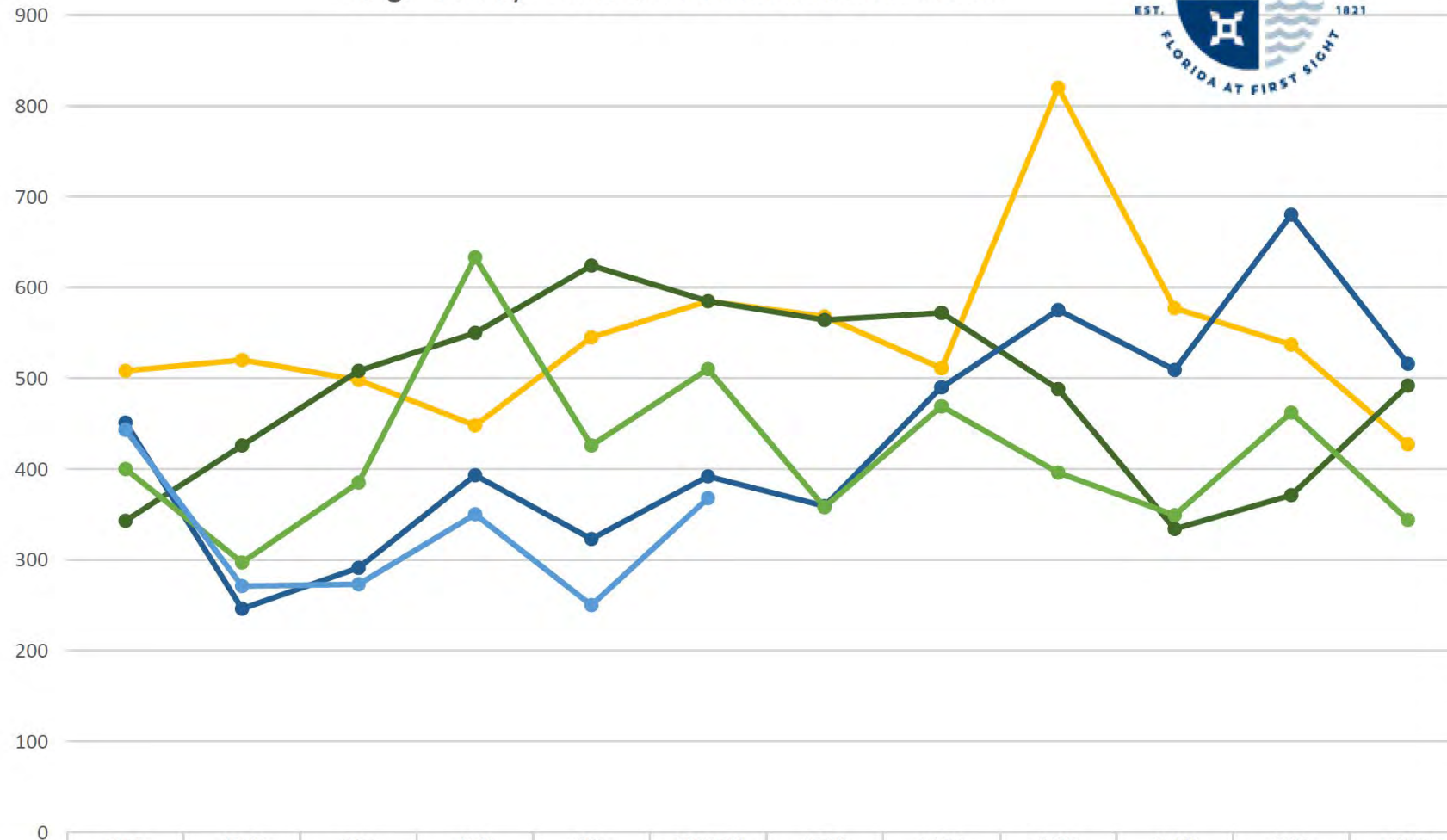
- ✓ A combination of 15 Building Inspectors and Plans Examiners are in the State testing phase.
- ✓ A combination of 11 Building Inspectors and Plans Examiners are in the State cross-training program.
- ✓ 15 Permitting Staff

Full-time FTEs	62
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Building Inspectors

St. Johns County Building Department
Fiscal years 2021 to 2025
Single Family - Detached and Attached Permits

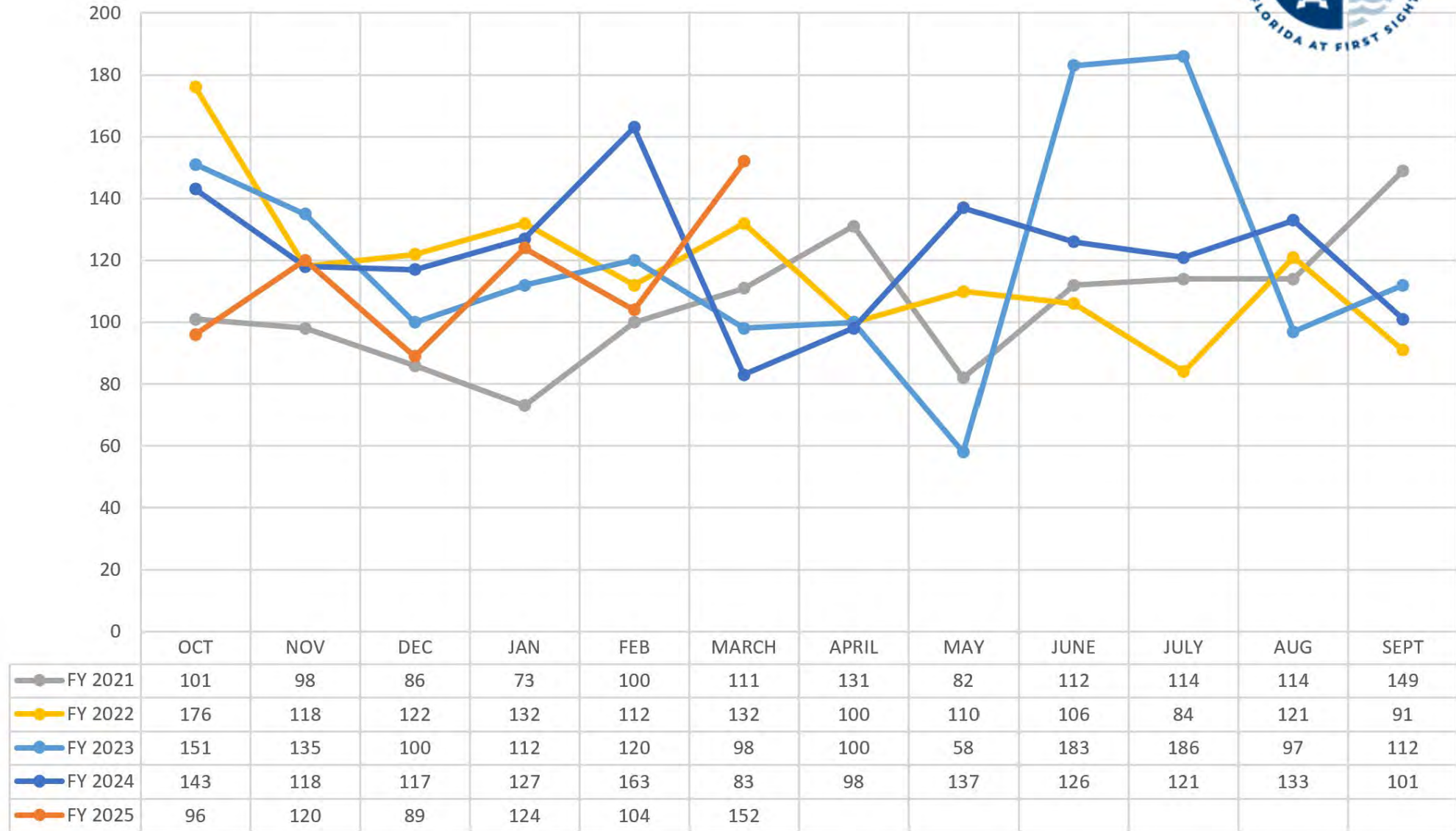


	OCT	NOV	DEC	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT
FY 2021	508	520	498	448	545	585	568	511	820	577	537	427
FY 2022	343	426	508	550	624	585	564	572	488	334	371	492
FY 2023	451	246	291	393	323	392	359	490	575	509	680	516
FY 2024	400	297	385	633	426	510	358	469	396	349	462	344
FY 2025	443	271	273	350	250	368						

St. Johns County Building Department

Fiscal years 2021 to 2025

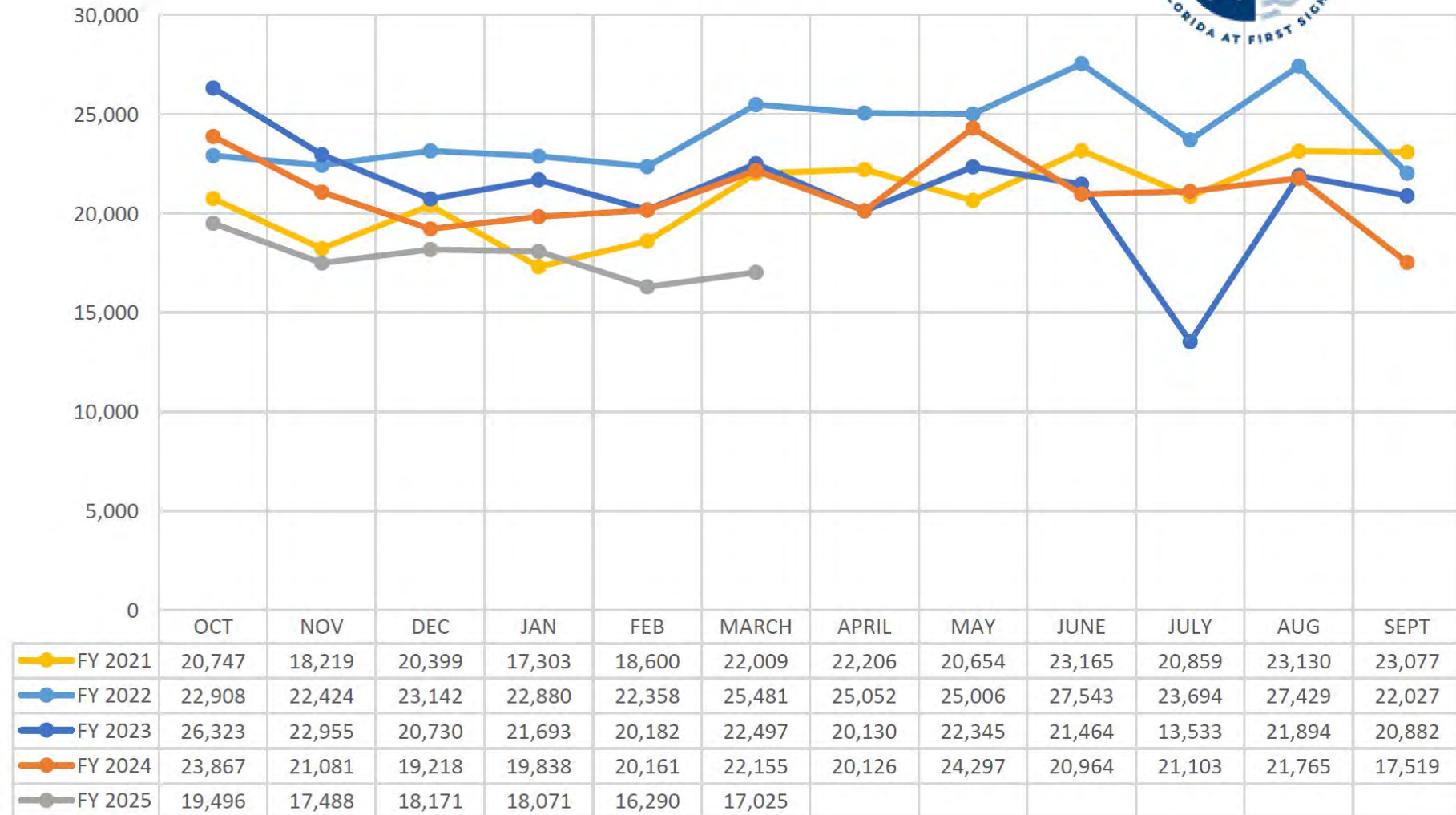
Commercial



St. Johns County Building Department

Fiscal years 2021 to 2025

Inspections



CONTRACTOR LICENSING

6 FTEs

- ✓ **8,816** licenses in the database are in active status, including State certified, local registered, locally licensed and journeyman.
- ✓ **102** contractor and journeyman licenses have been approved by the Contractor Review Board (CRB).
- ✓ **901** open permit investigation requests have been researched and complied with.
- ✓ Responded to **733** complaints from the public.
- ✓ CRB has heard **4** licensing cases regarding discipline for the contractor.

Code Enforcement

Mission

To provide effective and efficient County code enforcement in response to all complaints and investigations in a timely manner and broaden public knowledge of code enforcement.

Program Description

The Code Enforcement Program provides the County with certified professional services for the enforcement of adopted County ordinances, regulations and laws pertaining to minimum property standards and the health, safety, and welfare of its citizens. The program is created to enhance community revitalization by enforcing minimum property standards and unsafe building demolition within County neighborhoods. Effective code enforcement essentially protects the socio-economic and physical environment within neighborhoods.

Florida Statute 162

Code Enforcement is governed by Florida Statute 162 (F.S. Ch. 162) The enactment of F.S. Ch. 162 responded to the need to implement an administrative enforcement proceeding allowing the imposition of administrative fines by local governments to satisfy the requirements of the Florida Constitution in an effort to eliminate blight, nuisance properties, unsafe structures and zoning violations.



Number of FTEs ~ 12

Total number of Inspections
complied for FY 2024

➤ 9,848

Total number of Inspections
carried foward for FY 2024

➤ 9,736

Total number of Inspections for
FY 2024

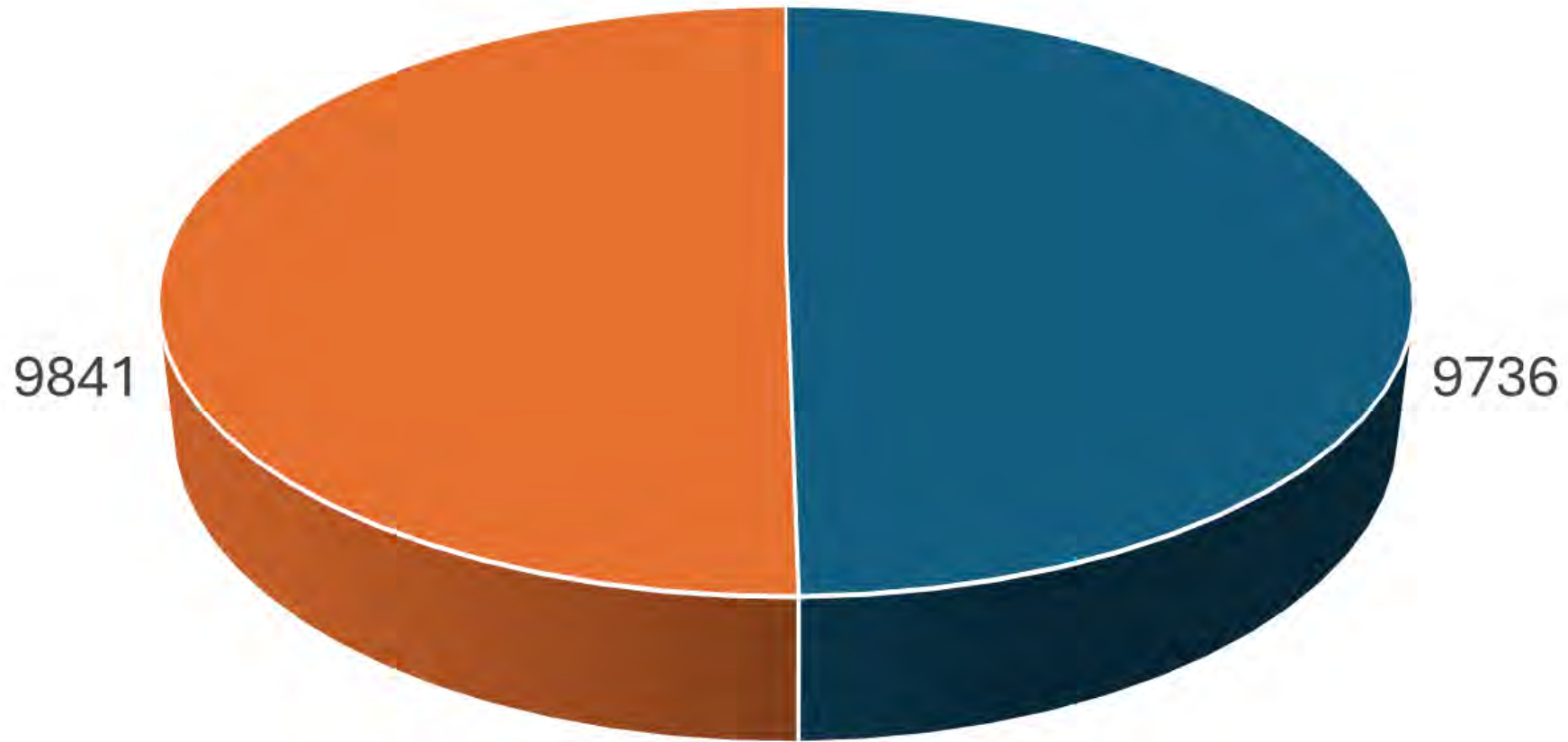
➤ 19,577

PRIDE Cases

The PRIDE program is an online service that allows citizens to communicate with their local government. It is a work order system used to document complaints or issues, and then track how the County responds. Members of the public can enter an issue directly into the PRIDE system.



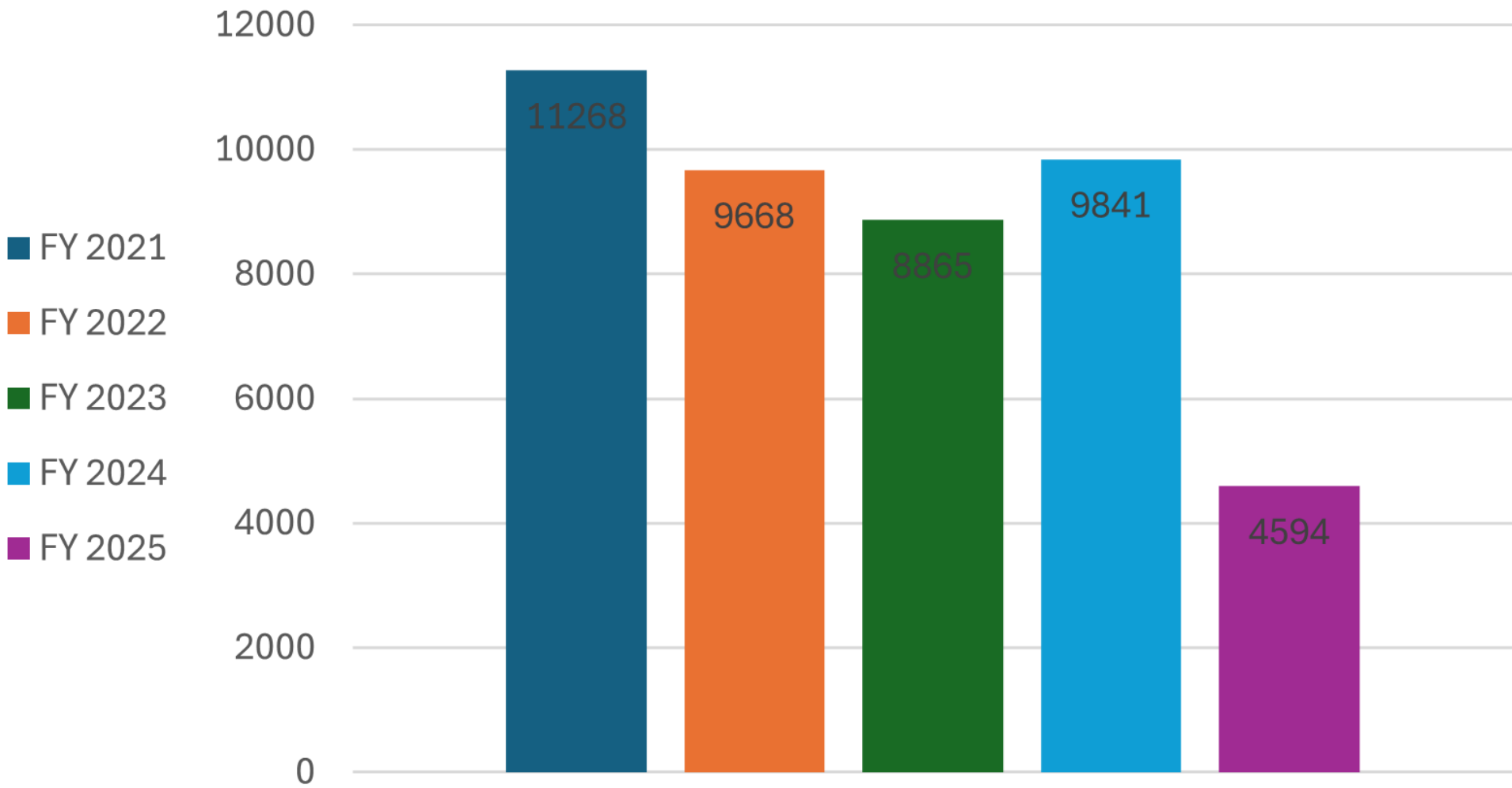
Total Cases: 19,577



■ FY2024 Carried Forward Total

■ FY2024 Completed Total

Completed Cases



The purpose of the Construction Board of Adjustments and Appeals is to arbitrate any appeals of decisions and interpretations made by the building official. To hear and evaluate the application or provisions of the codes for any particular case that the enforcement would manifest injustice and would be contrary to the spirit and purpose of the technical codes or public interest. To act as the hearing board for abatement proceedings and final interpretation of the Unsafe Building Abatement Ordinance.

Construction Board of Adjustments & Appeals (CBAA)



Total Number of Unsafe Structure Cases:

- 49 Cases

Total Number of Unsafe Structure Cases Heard & Upheld:

- 33 Cases



Short Term Vacation Rentals (STVRS)

- ✓ **1,050** - Total STVRS eligible to be STVRS within the County
- ✓ **730** - Active & registered within the County

RECORDS MANAGEMENT DIVISION ~ 5 FTEs

Florida's Public Records Act, Chapter 119, Florida Statutes, provides a right of access to records of state and local governments as well as to private entities acting on their behalf. If material falls within the definition of "public record" it must be disclosed to the public unless there is a statutory exemption.

All "documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software or other material, regardless of the physical form, characteristics, or means of transmission" (includes electronic communications like text messages, emails)

**During FY 2024,
our Records
Management team
received and
complied 4,619
Public Records
Requests.**



FY 26 Budget

For FY26, the Building Department and Code Enforcement will not request any new FTEs, and budgets will remain flat.

- Proposed FY26 Building Operating budget ~\$10,396,527
- Proposed FY26 Code Enforcement Operating budget ~ \$1,713,274



