



NOTICE TO CONTRACTORS



Date: 03/17/2026

Subject: **Binding Interpretation No. 318**

All Contractors,

Please be advised that the Building Officials Association of Florida, in cooperation with the Florida Building Commission, and the Florida Department of Business & Professional Regulation, have issued Binding Interpretation No. 318 regarding the application of the Florida Building Code for new construction, repair or replacement work performed on threshold buildings, specifically concerning window and door replacement projects.

Brief Summary:

Binding Interpretation No. 318 clarifies the application of Florida Building Code (2023) Section 110.8.1 relating to threshold building inspections. The interpretation confirms that:

- Threshold building special inspections are required when the structural system or structural loading of the building is being modified.
- Accordingly, standard window and/or door replacement projects are considered modifications to the building's structural system, thereby triggering the threshold inspection requirements under Section 110.8.1.

What constitutes a Threshold Building?

Florida Building Code, Building, Definitions - In accordance with Florida Statute, any building which is greater than 3 stories or 50 feet (15 240 mm) in height, or which has an assembly occupancy classification that exceeds 5,000 square feet (464.52 m²) in area and an occupant content of greater than 500 persons.

Permit Process:

Due to this binding interpretation, a new Permit Work Class has been established to properly classify projects involving buildings that meet the definition of a threshold building.

Permit Type & Work Class

Window/Door – Threshold Building

When applying for the *Window/Door – Threshold Building* permit, you will be prompted to upload the standard documentation, including the Window/Door application, Design Pressures, NOA/FPA Index Sheet, and Floor Plan. **In addition to these items, applicants are now required to provide a Structural Inspection Plan prepared by a licensed engineer or architect, in accordance with Florida Building Code – Building, Section 110.8.1.**

Based on this binding interpretation, projects performed on threshold buildings that require a Special Inspector must have the permit application submitted by a licensed general contractor, as defined in Section 489.105(3)(a), *Florida Statutes*, or to a licensed building contractor, as defined in Section 489.105(3)(b), *Florida Statutes*, within the scope of her or his license, in accordance with Florida Building Code, Building, Section 110.8.5.

Florida Statute, 489.105(3)(a)

“General contractor” means a contractor whose services are unlimited as to the type of work which he or she may do, who may contract for any activity requiring licensure under this part, and who may perform any work requiring licensure under this part, except as otherwise expressly provided in s. 489.113.

Florida Statute, 489.105(3)(b)

“Building contractor” means a contractor whose services are limited to construction of commercial buildings and single-dwelling or multiple-dwelling residential buildings, which do not exceed three stories in height, and accessory use structures in connection therewith or a contractor whose services are limited to remodeling, repair, or improvement of any size building if the services do not affect the structural members of the building.

Inspection Process:

For Building Services inspections, only the Special Inspector’s findings are required. These must be submitted under the 117 – Final Threshold Letter inspection. Please upload the report in the “Inspection Attachments” section of the portal.

This notice is intended to ensure compliance with the Florida Building Code and the State’s Binding Interpretation.

For questions related to the Building Services department, please contact permitsonline@venicefl.gov, call 941-882-7547, or visit us at 401 West Venice Avenue.

Thank you for your attention and cooperation.
Building Services