286 Toll Building Permits

286.1 Introduction

(1) Florida's Turnpike Enterprise is authorized by the Florida Statutes to enforce the Florida Building Code (FBC) for Toll Collection Facilities. The Turnpike may issue its own building permits for toll collection facilities.

(2) The Turnpike applies for permits through local building departments having jurisdiction for any buildings that are not toll collection facilities.

(3) The State Fire Marshal will issue permits separately for toll collection facilities.

286.2 Building Code Administrator

The Turnpike has acquired the services of a Building Code Administrator (BCA) to perform permitting services for toll collection facilities.

286.3 Building Permit Coordinator

(1) The Turnpike has a Building Permit Coordinator who is the liaison to the Building Code Administrator.

(2) The Building Permit Coordinator's information is posted on the Florida's Turnpike Public Website in a document labeled ***Toll Facility Code Compliance and Permit Procedures***.

(3) Plans review for permitting and permit issuance must be processed by the BCA and the State Fire Marshal via the Building Permit Coordinator.

286.4 Permit Requirements

(1) Each new TEB in the project must have a separate building permit and a separate State Fire Marshal approval for new TEBs. Separate permits are also required for demolition, modifications or renovations to existing toll facilities, and site improvements.

(2) All compliance documentation for toll facilities, such as construction documents for permitting, must be submitted through the Building Permit Coordinator for review by the BCA and State Fire Marshal for plans review and permitting purposes.

(3) Prepare and submit signed and sealed contract documents for permit(s) review.

(4) Contract document revisions require BCA and State Fire Marshal review of revised plans and specifications.

(5) All submitted contract documents must be signed and sealed by the professional Architect/Engineer of Record registered in the State of Florida.

(6) The documentation that must be submitted to the Building Permit Coordinator must include the following. Additional requirements may be required depending on the specific site conditions.

(a) Signed and sealed plans of all building and site disciplines (civil, structural, architectural, mechanical, electrical, and plumbing). This includes all plans for the building plus plans of all associated site work including maintenance pull-off areas, generators, fuel tanks, transformers, AVI reader ground mounted frames, etc.

(b) Signed and sealed TSPs for all building and site disciplines (civil, structural, architectural, mechanical, electrical, and plumbing).

(c) Project cost estimate for all vertical construction and adjacent applicable site construction for each toll site.

(d) Separate sets of permitting documentation are required for:

i. Each building site location, including civil, electrical, and associated utilities.

ii. Each building type including civil, architecture, structural, mechanical, electrical, and associated utilities.

iii. Construction cost estimates for each building and each building site. Develop a cost estimate using the template for Toll Site EOR-AOR Estimate of Values which is located at:

https://floridasturnpike.com/business-opportunities/design/tolls-design/

iv. Separate permits are required for demolition of existing toll sites.

(7) The plans are subject to the latest adopted edition of the ***Toll Facility Code Compliance and Permit Procedures*** (including amendments).

(8) Coordinate with the Building Permit Coordinator for the electronic delivery of permitting documentation that is required. E-submittal files must be under 24mb.

The electronic delivery should conform to the following file naming conventions:

(a) Toll Facilities Plans.....FPID_TS#_Plan.pdf

(b) Technical Special Provisions.....FPID_TSP.pdf

(c) Toll Facilities Cost Estimates.....FPID_TS#_Cost Estimate.pdf

(9) For each building site, the Building Permit Coordinator has thirty (30) working days from receipt to review and accept the provided building permitting documents. Upon acceptance, the Building Permit Coordinator will forward the documents to the BCA and State Fire Marshal for approval. Working day periods do not include weekends, holidays, special events, and work period shut-downs prescribed by all applicable contract documents.

(10) The Building Permit Coordinator's review of the plans prior to letting is for conformance to the documentation requirements. It is the sole responsibility of the AOR/EOR to ensure the permitting documents for the BCA and State Fire Marshal approval are complete and correct.

(11) See ***Toll Facility TSP Library***, TEB Package, TSP Section for Building Permits for TEB Sites for additional requirements.