



## NOTICE TO INDUSTRY

### Common Inspection Failures and Scheduling Expectations

**Effective Date:** Continuous

**Issued By:** City of Cape Coral – Building Division

**Authority:** Florida Building Code (FBC), Florida Statutes (FS), Local Ordinances

The Building Division continues to observe recurring issues during inspections that are contributing to failed inspections, project delays, and inefficiencies in the inspection process. To assist the industry in improving inspection outcomes and maintaining project timelines, the following summarizes the most common deficiencies observed:

#### Common Inspection Failures

##### 1. Work Not Ready for Inspection

- Work is incomplete at the time of inspection
- Required components or systems are not fully installed
- Previous inspection corrections have not been completed

**Reference:**

- FBC §110.3 – Required Inspections
- FBC §105.4.1 – Permit Intent (correction of errors)

##### 2. Plans and Permit Documentation

- Approved plans are not available on-site
- Permit card is not posted or accessible
- Work performed does not match the approved plans

**Reference:**

- FBC §§107.2.1, 107.3.1 – Construction Documents
- FBC §105.7 – Placement of Permit
- City LDC – Permit posting and approved plans required on-site

##### 3. Life Safety and Fire-Related Deficiencies

- Fire penetrations not properly sealed
- Fire walls and joint systems incomplete
- Fire alarm/detection systems not completed or approved
- Fire final inspections not scheduled or passed

**Reference:**

- FBC §§110.3.5, 110.3.7 – Fire-Resistant Penetrations and Assemblies
- FBC Chapter 9 – Fire Protection Systems



#### 4. Installation and Code Compliance Issues

- Improper installation not in accordance with approved plans or manufacturer specifications
- Structural components, connections, or materials installed incorrectly

##### Reference:

- FBC §107.4 – Amended Construction Documents
- FBC §110.3 – Inspection Approval Required

#### 5. Testing, Reports, and Product Approvals

- Required reports (e.g., blower door tests, engineering certifications) not submitted
- Product approvals or deferred submittals missing or not approved

##### Reference:

- FBC §107.3.4 – Deferred Submittals
- FBC Energy Conservation – Air Leakage / Blower Door Testing
- FAC Rule 61G20-3 – Product Approval Requirements

#### 6. Utility, Site, and Drainage Readiness

- Underground utilities not exposed for inspection
- Site not prepared for inspection (grading, drainage, or access issues)
- Site work not in compliance with approved plans

##### Reference:

- FBC §110.3 – Required Inspections
- City LDC – Site development, drainage, and grading compliance
- Approved Site Development Plan (SDP)

#### 7. Floodplain Compliance (Where Applicable)

- Elevation Certificates not submitted at required stages
- Lowest floor elevations not meeting required BFE + freeboard
- Flood openings (vents) improperly installed or elevated
- Equipment platforms not compliant with flood zone requirements

##### Reference:

- FBC §1612 – Flood Loads
- FBC Residential §R322 – Flood-Resistant Construction
- ASCE 24-14 – Flood Resistant Design and Construction
- City Floodplain Ordinance – BFE + 1' (freeboard requirement)
- FEMA Elevation Certificate requirements

### Inspection Scheduling Expectations

To avoid failed inspections, please ensure the following prior to scheduling:

- All work for the requested inspection is **complete and compliant**
- All prior deficiencies have been **corrected**
- Approved plans and permit documentation are **on-site and accessible**



- Required **reports, product approvals, and documentation** have been submitted and approved
- The site is **accessible and ready** for inspection
- Floodplain requirements (if applicable) have been verified and documented

## **Important Reminder**

Scheduling inspections for incomplete or non-compliant work results in delays not only for your project but also impacts inspection availability for the industry as a whole.

Projects nearing completion are reminded that:

**No building or structure may be occupied prior to the issuance of a Certificate of Occupancy (CO), Temporary Certificate of Occupancy (TCO), or approved Stocking and Training authorization.**

### **Reference:**

- FBC §111.1 – Use and Occupancy
- FBC §111.4 – Revocation (where applicable)
- City Ordinance §11-17 – Business Tax Receipt does not authorize occupancy

Your cooperation is appreciated as we continue to work together to ensure compliance, efficiency, and the protection of life and property.

If you have any questions, please contact the Building Division.

Regards,  
**Shane Kittendorf**  
Building Official  
City of Cape Coral Development Services – Building Division