



New Edition of Florida Building Code in 2021 – Vesting Development Approvals under Old Code

On January 1, 2021, the 6th Edition of the Florida Building Code will be replaced with the 7th Edition. This will affect all regulated construction projects that have not been permitted by respective jurisdictions by December 31, 2020.

If you have an existing development approval, but have not yet submitted for permitting, now is the time to do so in order to vest the plans under the 6th Edition. Cities and counties are handling the transition in several ways. Most jurisdictions require the permit application to be accepted and the building permit fee to be paid in full by December 31 in order to vest under the 6th Edition. The City of Clearwater Building Official, Kevin Garriott, has specifically indicated that the permit application date will determine the applicable code, and if "substantial design efforts" are shown under a previous code, consideration may be made on a case-by-case basis into 2021 as well.

If you have not already received your approval, please immediately contact the construction services department in your jurisdiction to confirm how or whether your plans and permit can vest under the 6th Edition of the Florida Building Code:

City of St. Petersburg Construction Services & Permitting:	727.893.7231
City of Tampa Construction Services:	813.274.3100, Option 1
City of Clearwater Municipal Services:	727.562.4567
Pinellas County Building Services:	727.464.3888
Hillsborough County Center for Development Services:	813.272.5600
Pasco County Building Construction Services:	727.847.8127
Manatee County Building & Development Services:	941.748.4501, Ext. 3800

**For guidance on your specific development order,
please contact a member of our team below:**



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