

ORDINANCE 2025-17

AN ORDINANCE AMENDING IN PART WALTON COUNTY CODE OF ORDINANCES CHAPTER 6- BUILDING AND BUILDING REGULATIONS; AMENDING ARTICLE II. TECHNICAL CODES, SEC. 6-26 CODES ADOPTED BY REFERENCE, SEC. 6-29 FEES, CHARGES, AND EXPENSES, AND SEC. 6-30 FEE SCHEDULE AND TABLES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR EFFECTIVE DATE

WHEREAS, the County pursuant to Florida Statute § 125.01 and Chapter 553 is granted the general authority to regulate building and construction standards; and

WHEREAS, the County recognizes the importance of ensuring the buildings of Walton County are properly constructed and safe for use by the residents and guests of this county; and

WHEREAS, it is necessary due to updates in the technical codes referenced by the Walton County Code of Ordinances for Chapter 6 to also be updated to reflect the current standards mandated by the State of Florida and followed by the Walton County Building Department; and

WHEREAS, the County further believes that it would be more efficient and provide greater flexibility to amend Chapter 6 to allow the necessary fee, charges, and expenses to be set by resolution.

NOW THEREFORE, be it ordained by the Walton County Board of County Commissioners that:

SECTION 1: AMENDMENTS TO CHAPTER 6- BUILDING AND BUILDING REGULATIONS

Chapter 6, Article II, Sec. 6-26 Codes adopted by reference, Sec. 6-29 Fees, charges and expenses, and Sec. 6-30 Fees schedule and tables are hereby amended to read as follows:

Sec. 6-26. - Codes adopted by reference.

The permittee will be responsible for compliance to all codes and ordinances adopted by local, state and federal agencies. The following specific codes and subsequent amendments and updates thereto are hereby adopted by reference and are to be considered the minimum standards with which compliance is required for construction of any improvements in Walton County, Florida:

(1) The Building Code shall be the most recent edition of the Florida Building Code—Building, including the appendix, as adopted by the Florida Building Commission.

(2) The Residential Code shall be the most recent edition of the Florida Building Code—Residential.

(3) The Existing Building Code shall be the most recent edition of the Florida Building Code—Existing Building, as adopted by the Florida Building Commission.

(4) The Accessibility Code shall be the most recent edition of the Florida Building Code—Accessibility, as adopted by the Florida Building Commission.

(5) The Energy Efficiency Code shall be Chapter 13 of the Florida Building Code—Building, as adopted by the Florida Building Commission.

(6) The Electrical Code shall be the most recent edition of the National Electric Code NFPA 70.

(7) The Plumbing Code shall be the most recent edition of the Florida Building Code—Plumbing, as adopted by the Florida Building Commission.

(8) The Mechanical Code shall be the most recent edition of the Florida Building Code—Mechanical, as adopted by the Florida Building Commission.

(9) The Gas Code shall be the most recent edition of the Florida Building Code—Fuel Gas, as adopted by the Florida Building Commission.

(10) The Swimming Pool Code shall be Chapter 4, Section 454 of the Florida Building Code—Building, as adopted by the Florida Building Commission.

(11) The Irrigation and Lawn Sprinkler Code shall be the most recent edition of the Florida Building Code—Plumbing, as adopted by the Florida Building Commission, and the Florida Irrigation Society Standards.

(12) Coastal Construction Code shall be the FEMA-55 Publication.

(13) The Unsafe Building Code shall be the most recent edition of the International Code Council (ICC) Property Maintenance Code.

(14) The latest edition of the Florida Fire Prevention Code, adopted by the State Fire Marshal, and its incorporated standards/codes are hereby adopted pursuant to section 633.208, Florida Statutes.

(15) The Walton County Wind-Borne Debris Regions and Basic Wind Speeds Map (Exhibit A).

Sec. 6-29. - Fees, charges, and expenses.

(a) A permit is required when:

(1) An owner, authorized agent or contractor desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Structure: Anything constructed or erected with a fixed location on and/or below the ground, measuring 30 inches above natural grade. May be a building, wall, deck, sign, billboard, liquid storage tank, antenna, or tower. Exception: Fences not requiring a foundation.

(2) An owner, authorized agent or contractor desires to erect, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, plumbing system, fire prevention system or swimming pool, the installation which is regulated by the technical codes.

(b) Schedule of plans review and permit fees.

(1) The schedule of plans review and building permit fees shall be set by resolution of the Board and amended as necessary.

(2) The fee schedule for building permit fees may include a base fee for building permits and sub-permits which may be assessed for any required permit. Plans review fees shall be collected at the time of submittal and permit fees will be collected at the time of permit issuance. Residential and commercial re-submittals and addendums will require the assessment of fees as set by resolution.

A re-submittal occurs when previously submitted plans or portions thereof have been rejected and being submitted for continuing review.

An addendum occurs when changes are presented for an existing permitted project.

(3) Any construction plans or documents deemed necessary for ICC review shall be assessed a fee in addition to the actual ICC review fee, pursuant to the fee schedule. The electrical review of these plans or documents shall be assessed an additional surcharge to the ICC plan review as set by resolution.

(4) Moving of building or structure. Fees will be assessed as set by resolution.

(5) Demolition of building or structure. Fees will be assessed as set by resolution for demolition of any building or structure.

(6) Manufactured building/mobile home setup. Fees will be assessed for the placement or replacement of any manufactured building/mobile home for other than temporary storage use, as set by resolution.

(7) Other permit fees. Fees will be assessed as set by resolution for plumbing, gas, electrical, mechanical, fire suppression, swimming pool, and irrigation and lawn sprinkler permits.

(8) Reinspection fees. Fees will be assessed as set by resolution for reinspections based on a per trip per trade basis.

(9) Fax fee charge. (Upon implementation), a fee will be assessed as set by resolution for faxing.

(10) Updating permits. Another permit will be issued for the update and the base fee plus permit fees will be assessed as set by resolution.

(c) Work commencing before the issuance of a permit. Any person who commences any work on a building, structure, electrical, gas, mechanical, plumbing, fire prevention system or swimming

pool before obtaining the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees.

(d) Building permit valuation. If in the opinion of the building official, the building, alteration, or structure appears to be underestimated on the application, the permit may be denied until recalculated, unless the applicant can show detailed cost estimates which meet the approval of the building official.

(e) Compliance with codes. In all construction matters, the permit holder and owner are responsible for compliance with all the technical and land development codes adopted by Walton County.

(f) Right of termination. This section provides the owner of property the right to terminate a contract with a contractor and to designate a separate contractor provided an additional building permit is obtained. A new permit will be based on the valuation of work remaining.

Sec. 6-30. - Reserved

SECTION 2: SEVERABILITY

If any portion of this Ordinance is determined by any Court to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remainder of this Ordinance. If any Court determines that this Ordinance, or any portion hereof, cannot be legally applied to any individual(s), group(s), entity(ies), property(ies), or circumstance(s), such determination shall not affect the applicability hereof to any other individual, group, entity, property, or circumstance.

SECTION 3: EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption by the Walton County Board of County Commissioners, as provided by law.

PASSED AND DULY ADOPTED in regular session, by the Board of County Commissioners of Walton County, Florida, this 14th day of Oct, 2025.



Attest:


Crystal Seoniers, Clerk of Circuit Court
and Comptroller

BOARD OF COUNTY COMMISSIONERS
OF WALTON COUNTY, FLORIDA


Donna Johns, Chair