

TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435
561.732.2635 Main ♦ permits@oceanridgeflorida.com ♦
www.oceanridgeflorida.com



Annual Facility Maintenance Application

The purpose of the Annual Facility Maintenance Application will be used to issue annual permits for the purpose of enabling owners of multiple building, utilities, and governmental agencies to conduct routine or emergency servicing, repair, replacements, and refurbishing of their service systems, via their maintenance employees skilled in building trades. The annual permit is issued in recognition of the need to ensure non-interruption of service, and to afford the ability to affect repairs, replacements and cosmetic renovations in a timely manner without awaiting a specific permit in advance as required on new work.

A single annual trade permit may be issued to owners routinely engaged in repairing, replacing, refurbishing, or renovations to their buildings and systems with trained employees, supervised by a maintenance/facilities supervisor; excluding any new or expanded work.

These annual permits shall incur an annual fee as adoption in the current fee schedule, as it may be amended, and shall be valid for the calendar year of issuance. The annual permit shall authorize the holder to perform only the scopes of work as generally described herein.

A separate permit (with fee) shall be obtained for each construction trade, for each facility or building having a separate building, electrical, mechanical, and plumbing permit, as applicable, since the Building Official is to monitor work done for code compliance.

A facility may include a group of separate buildings when there is a main building and ancillary buildings, all are in close proximity, and maintenance supervision of all is under one person.

Utilities/agencies requesting an annual facility service permit shall submit with the permit application a written general description of the parameters of service work intended to be performed during the year. The Building Department shall review the description to verify exempt/non-exempt categories and shall file a copy of the description with the permit record.

The following generally identifies exemption/non-exempt service permit categories:

Permit exemptions: Routine Service and Maintenance

Work performed on any utility system owned and operated by a governmental agency shall be exempt from permit. In addition, ordinary and routine service or maintenance of electrical, plumbing, and mechanical fixtures/equipment within buildings owned and operated by a utility/agency shall be exempt from permit.

Permit Requirements: Repair, Refurbishing, Replacement, and Minor Construction

An annual service permit may be issued for work involving the repair, refurbishing, or replacement of building service systems, not affecting life safety or life safety systems.

Examples include:

Repairs or replacements of electrical equipment/devices performed on load side of meter,

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- Repairs or replacement of plumbing, piping, and related equipment/devices/fixtures on distribution side of water meter,
- Repairs or replacement of ductwork, coils, evaporators and related equipment and controllers with items which are of equal rating, load capacity, voltage, size, etc. as applicable, and,
- Repair or replacement of building non-structural components (such as doors, windows, siding and roofing).

All new capital construction projects shall require a standard building permit in accordance with the current Town of Ocean Ridge Amendments to the Florida Building Code Chapter 1 Administration and the Permit Fee Schedule.

The permit holder shall list/identify all work performed on a log provided by, or otherwise approved for use by the Building Department. The Building Department personnel shall perform all required inspections and periodic inspections, and/or any additional inspections necessary or requested by the permit holder.

At the end of the permit validation period, a copy of the log shall be filed with the service permit in the Building Department.

Work Performed: Exemption from Licensing for Authorized Personnel

Categories of work generally described herein, or otherwise identified in the permit holder's description, are considered exempt from construction licensing when performed under direct supervision of an appropriately licensed supervisor. Authorized supervising personnel shall sign and date the log record upon completion of each job or project.

All work shall be performed in strict accordance with codes, amendments, ordinances, and standards currently adopted.

Permit Application Procedures

1. The agency/utility may submit a primary permit application for each facility under status of owner/builder.
2. Applicable sub-permits shall be issued to the primary building permit in accordance with standard procedures.
3. All primary applications shall be signed by a designated, authorized representative who shall execute the acknowledgment and agreement attached hereto. Authorized representatives may include department or division directors, managers, supervisors, or project coordinators.

Owners requesting an Annual Permit shall submit, with the permit application, a written general description of the parameters of service work intended to be performed during the year for each trade and naming the facility maintenance supervisor. Applications shall also include, for approval, the format of the owner's log of work done, if the county form is not to be used. The

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Building Official or designee shall review the description to verify planned, typical work is exempt from separate permits, and shall then file a copy of the description of the intended type work with the permit record to start a log file on each such Annual Permit.

Annual Permit Agreement With Building Owners

Date: _____ Trade Category: _____

Applicant: _____

Address: _____, Ocean Ridge, FL 33435

Site or Facility Description: _____

Supervisor of Maintenance: _____

Supervisor's Phone: _____ Facility's Phone: _____
(print name)

Acknowledgement and Agreement:

The aforementioned applicant does hereby agree to abide by the terms and conditions contained and described and all related Town of Ocean Ridge Code of Ordinances, Florida Building Code, F. S. Sections and all other local and state related codes. Said agreement shall authorize the permit holder to perform the scopes of work as generally described in the policy and/or as further described in the applicant's written description of work scope submitted with the annual permit application, if approved by the Building Official or designee.

The permit holder does further agree to perform all scopes or categories of work in strict accordance with applicable local and state codes and ordinances. It is agreed and acknowledged that said work shall be performed by qualified personnel (including sub-contractors), under direct employment of the facility, while under supervision of a duly licensed and/or authorized manager or supervisor.

Applicant's Signature: _____ Date: _____

State of Florida, County of Palm Beach

The foregoing instrument was acknowledged before me by means of ___physical presence or ___online notarization on this _____ day of _____, 20 ___ and who is ___personally known to me or ___has produced _____ as identification.

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Notary's Signature: _____

SEAL

Annual Permit Number: _____

Log – For Trade: _____

Owner: _____

Facility Address: _____, Ocean Ridge, FL 33435

Phone No. _____ Fax No. _____ Email: _____

Authorized Representative: _____

Permit Type (Check One) BLDG ELEC MECH PLUMB

Work Description	Date Performed	Signature Authorized Rep

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This, or similar logs with same content, shall be provided to inspections at least quarterly.

BUILDING DEPARTMENT USE ONLY

Application Date: _____

Annual facilities maintenance application fee \$2500.00

Fee Due: \$_____ cash/check_____ Date Payment Received: _____ OR: _____

Building Official: _____ Approval Date: _____