



Osceola County Building Office
1 Courthouse Square, Suite 1400
Kissimmee, Florida 34741
Ph. (407) 742-0200 Fax (407) 742-0202

MISSED INSPECTION POLICY

Florida Building Code [A]110.1 General

Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

In the event work, requiring inspection, has been covered prior to inspection and code compliance cannot be determined, the Building Official *may* authorize any of the following (*pre-authorization required*):

1. Removal of the covering so the work will be open for inspection.
2. Removal and reconstruction of the work where the covering cannot be removed.
3. The architect or engineer of record may employ a testing agency to preform testing on the work to determine code compliance. The architect or engineer shall review said test results and issue a sealed letter to the Building Official stating whether the test results confirm code compliance (report shall be attached).
4. The architect or engineer may perform the inspection on the covered work and issue a signed and sealed letter stating the specific items inspected and the method and/or means used to determine code compliance.
5. All letters issued (3 & 4 above) by an architect or engineer shall include the following:
 - a. Permit number
 - b. Address of the job
 - c. Reason for the letter
 - d. Specific items inspected
 - e. How missing an inspection will be avoided in the future
 - f. Name and license number of person signing the letter
 - g. Professional seal of the person signing the letter