

## 9/15/2025 - Details from Doug Wilkinson

### CCCIA Member – eAtlantic Engineering LLC

Issues that this member has experienced with respect to F.S. 553.791 the law that governs Private Provider's and the Building Department

1. The Building Department has taken the position that it is their "decision" to allow a contractor or fee owner to use a private provider if inspections have/had been started with the building department. This is not the case, see section 5 on page 5 of 11. It does not expressly give the authority for the Building Official to determine what is a "timely manner". (it's the contractor's/fee owners permit) On the contrary- Section 9 on page 7 of 11 allows a private provider to conduct inspections/services at any time, any day, including holidays. Additionally, I would think it's obvious that if the building department is utilizing CAP Government and other private providers to supplement the City for plan review and/or inspections, they are clearly publicly stating that they cannot provide plan review and/or inspections in a timely manner!
2. Section 2(b) prohibits the department from receiving the permitting revenue when the fee owner or contractor uses a private provider for plan review and/or inspections. The discounts being provided are very, very low in comparison to the amount being paid to CAP Government for the same services, and not reasonable for what the services cost the City of Cape Coral.
3. When a permit is issued, and a contractor chooses to use a private provider, the City is requiring the contractor to pay a "revision fee" and submit a revision form just to accept the notice to building official form. This is a violation of the F.S. 553.791 section 17(a).