

## ENVIRONMENTAL REVIEW APPROVAL GUIDE

Environmental review approval is an important step in the building or construction permit process in Broward County. We verify that all required environmental licenses and pending environmental enforcement issues referenced in Broward County's Natural Resource Protection Code (the Code) have been addressed. Any environmental operation licenses required upon completion of the project are also identified. Environmental review approval will be granted after compliance is confirmed. Most evaluations will require an approval review fee. The fee is subject to the size and nature of the project and calculated once the review is complete. Fees may be paid by cash, check or credit card.

## REVIEW REQUIRED

### Building Construction

- All new building construction: residential or nonresidential
- All additions to non-residential buildings
- All interior alterations to industrial buildings or warehouses if a building permit is required
- All interior alterations to commercial or office buildings where a change in use or seating capacity will occur or where the building has been vacant for six months or more if a building permit is required
- Final interior construction of existing shell buildings if a building permit is required
- All foundations or slabs greater than 250 square feet, except residential slabs

### Site Preparation and Infrastructure

- New construction and all road and bridge expansion
- Land clearing and grubbing
- Removing trees in unincorporated Broward County and certain municipalities
- Constructing docks, sea walls, boat ramps and bulkheads
- Commercial driveways and parking lots
- All drainage projects, including those in independent drainage districts

### Other Impacts

- All work performed near the ocean
- All new or replacement emergency generators, excluding portable generators
- All open burning
- All landfill and solid waste transfer facilities
- All new commercial or multifamily swimming pool construction
- Constructing or installing above or below ground storage tanks
- Temporary buildings and construction trailers

# REVIEW NOT REQUIRED

- Tree Trimming (except mangroves)
- Landscaping
- Utility pole installation
- Well construction
- Installing compressed gas tanks
- Painting buildings
- Sand blasting and pressure cleaning
- Installation sidewalks and replacements
- Installing outdoor recreation equipment such as swings and slides
- Routine maintenance of grounds and equipment
- Traffic striping
- Installing security, telephone, intercom, and public address systems
- Septic tank and drainfield repair
- Carports for single family residences
- Residential swimming pools
- Residential slabs
- Constructing or installing signs
- Residential balcony enclosures
- Improvements to mobile homes
- Placing mobile homes on existing slabs
- Screen porches on existing slabs
- General repair and routine maintenance
- Fences
- Electrical installations which do not involve installing pollution control equipment
- Additions or interior remodeling of a home with no increase in the number of dwelling units
- Installing lawn sprinklers
- Installing residential satellite dishes and TV antennas
- Condo conversions that do not include the installing or replacing cooling towers/chillers or emergency generators

# WHAT WE LOOK FOR

## Licensing Requirements

All projects are reviewed and forwarded to the applicable review agency to determine if any licenses are required and/or currently issued. If required, we can't issue approval until all required licenses are issued. These licenses include, but are not limited to:

### **Environmental Resource License**

Projects involving wetlands, dredging and filling activities, construction of dock, pilings and bridges, lake removal, alteration of mangroves, or other water-related activities require a license from the Environmental Licensing and Building Permitting Division (ELBPD). Environmental review approval will be issued once the license is issued. [Sec 27-333](#)

### **Hazardous Material License**

Nonresidential projects are reviewed to determine if a license is required to operate the facility once completed. Projects for existing facilities that appear to need a license are referred to the Pollution Prevention Division (PPD) to determine if either a valid license exists or an application is on file. Environmental review approval will be issued once an application is received by PPD. [Sec 27-356](#)

### **Parking Facility License**

All projects are reviewed to assess the number of parking spaces to be constructed, if any. If more than 400 spaces are proposed, the associated air impacts from vehicular traffic must be reviewed. The project is referred to PPD for evaluation. They will notify you and us in writing if a license is required and any conditions your project must meet before continuing. [Sec 27-176](#)

### **Stationary Air Source License**

All projects are reviewed to determine if a Stationary Air Source license is required. A stationary air source is a business or project emitting or controlling certain contaminants. All stationary air sources are referred to PPD for licensing. Environmental review approval will issued once the appropriate license is issued. [Sec 27-176](#)

### **Storage Tank License**

All projects are reviewed for the presence of regulated storage tanks. A regulated storage tank is any above or below ground tank used to store hazardous materials with a volume greater than the threshold volume as defined in the Code. If present, a storage tank license is required for environmental review approval. A license is also required before plans to modify a tank can be approved. [Sec 27-301](#)

### **Surface Water Management License**

All projects are evaluated to determine drainage jurisdiction. Projects in Broward County's jurisdiction that are nonresidential or residential and larger than a duplex must meet the drainage criteria outline in the Code. These projects are referred to ELBPD for evaluation and may require a surface water management license. Environmental review approval will be issued once a license is issued. [Sec 27-198](#)

### **Tree Removal License**

If trees will be removed, relocated or replaced and the project is in unincorporated Broward County or in a municipality where Broward County has jurisdiction, it is referred to ELBPD for a license and/or compliance with the Code. Environmental review approval will be issued once a license is issued. [Sec 27-408](#)

## Infrastructure Capacity

### **Wastewater Treatment Plant Capacity**

Any project generating a wastewater flow will be reviewed to ensure sufficient capacity exists at the wastewater treatment plant serving the project. If the proposed project would put the associated wastewater treatment plant over capacity, or in any other way violate the treatment plant's license, Environmental Review staff may withhold approval until evidence is available that the wastewater treatment plant can accommodate the additional capacity.

### **Availability of a Wastewater Collection System**

A wastewater collection/transmission system project is one involving construction, modification, expansion, or replacement of sanitary sewers, sanitary manholes, sanitary force mains, or pump stations. Under limited circumstances, a project may be allowed to proceed to the building department even if the wastewater collection system is not yet completed. Such conditional approval relies on a determination that construction will not adversely affect the environment, that necessary land development licenses have been obtained, and the applicant has agreed that no certificate of occupancy will be issued until the wastewater collection system is completed. Release of the conditional approval will be granted only after as-built drawings have been reviewed and we've determined compliance with Section 27-194(f).

## Wellfield Protection

For new construction and all industrial and commercial projects, a determination is made regarding location with respect to drinking water supply wells. If staff determines that the project is in a protected wellfield zone, the project is referred to the Pollution Prevention Division (PPD) for possible licensing. If such a license requirement is confirmed, approval will not be granted until a complete application for a wellfield protection license has been received by PPD.

## Other Considerations

### **Contaminated Sites**

Every application for new construction is reviewed to determine if the site overlies or is adjacent to a site for which there is evidence that some prior release or discharge of pollutants has required assessment or possible remediation. In such a case, the project is referred to the Pollution Prevention Division. If they determine your project will not adversely affect cleanup of the site our review process can continue.

### **Demolition and Renovation**

If any existing facility or facility component (including roof system, insulation, walls, flooring, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project must comply with applicable asbestos regulations. **A [Statement of Responsibility Regarding Asbestos](#) must be completed and any applicable fees must be paid 101 working days before work begins on all demolition and/or**

**renovation of facility components.** Depending on the type and size of roof, wall and insulation, piping and mechanical systems affected, a survey and [FFDEP Notice of Demolition or Asbestos Renovation form 62-257.900\(1\)](#) and applicable fee may also be required. For assistance, please email [airasbestos@broward.org](mailto:airasbestos@broward.org) or call **954-519-3404**.

### **Enforcement Activities**

Every project is reviewed for current or outstanding enforcement actions. If your project has outstanding enforcement issues, it's referred to the Pollution Prevention Division. After all issues have been resolved, we can continue the review process.

### **Septic Tanks**

Projects are reviewed to determine if the use of septic tanks is appropriate. If the plans or nature of the business suggests that discharge to a septic system may not be limited to domestic wastewater, it may be referred to the Environmental Licensing and Building Permitting Division before approval is issued. All projects serviced by septic tanks require pre-approval from the Broward County Health Department.

### **Special Areas of Concern**

If your project lies within a special area of concern, it will be referred to the Environmental Licensing and Building Permitting Division (ELBPD). These areas include Natural Resource Areas (NRA), Local Areas of Particular Concern (LAPC), and other protected areas. We can't issue approval until ELBPD notifies us that your project is in compliance.

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