

FLORIDA STATUTES

The Department will accept digital signatures in accordance with Florida Statutes ss.668.001-668.006. Please refer to the Florida Building Code (FBC), Chapter 1, Section 107 for more information regarding signed and sealed requirements.

DEFINITIONS

Digital Signature

A digital signature takes the concept of traditional paper-based signing and turns it into an electronic “fingerprint.” This “fingerprint,” or coded message, is unique to both the document and the signer and binds them together. Digital signatures ensure the authenticity of the signer. Any changes made to the document after it has been signed invalidates the signature, thereby protecting against signature forgery and information tampering. As such, digital signatures help sustain signer authenticity, accountability, data integrity and the non-repudiation of signed electronic documents and forms.

Electronic (Scanned) Signature

An electronic signature can be as basic as a typed name or a digitized image of a handwritten signature. Consequently, e-signatures are very problematic when it comes to maintaining integrity and security, as nothing prevents one individual from typing another individual’s name. Due to this reality, an electronic signature that does not incorporate additional measures of security (the way digital signatures do, as described above) is considered an insecure way of signing documentation and therefore will not be accepted for plan documents and surveys.

Third-Party Verification

This process is a service purchased by the user. When the plans examiner opens the electronic document, the PDF management software will connect to the third-party verification database via the internet and authenticate the signature. If the document has been modified since it was digitally signed the verification process will invalidate the signature file. The document would need to be replaced with a new document that has not been altered.

Application Documents

Application documents other than professional drawings and surveys, which require a professional signature, may be signed using a Digital Signature in Adobe Acrobat (as described in the Definitions section). A notarized affidavit may be required and shall be included with submittal package.

The applicant must not alter any document signed with an encrypted signature, because any alteration will void the document signature.