



Flagler County

Board of County Commissioners

Building Department



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There have been a couple instances recently where contractors have not completed their intended work scopes in accordance to the approved site plans from Flagler County. Asking for forgiveness is a slippery slope rather than getting revised site plans approved in advance. Deviations from approved site plans may become costly and ultimately result in the removal of the portions of the project found to be in violation. Projects are in the hands of the professional contractor or developer during construction and while County staff attempts to identify issues at key intervals, the responsibility lies with the permit holder to ensure compliance with approved documents and code requirements.

Sometimes when I write these newsletters, the intention is to bring awareness to all stakeholders in the permitting and development process. One quick thought---Working relationships take much time to build but moments to destroy. Please keep that in mind as we all move in the same direction with the same goal--A completed project that is safe, code compliant and ready for all to utilize as they occupy it for the intended use whether it is a site or structure.

Repetitive issues with plan review:

Recently it seems there has been an increase in permit denials due to product approval numbers and proposed products such as windows and doors not meeting or exceeding the design pressures on the plans for the openings. When addressing comments related to this issue, please be sure the exact product is identified with the inclusion of the decimal point, check to see that it is on the DCA web site and be sure the design pressure meets or exceeds the opening pressure. If it is intended to be an impact resistant glass product please be sure that it is tested and approved as an impact resistant product.

Energy calculations also seem to be an issue. Be sure the energy calculations reflect what is being installed in the proposed structure and match the plans. Inconsistency between the plans and supporting documents will result in disapproval of the permit submittal which delays your project. I have provided the plan review checklist that I use to contractors and with a request that it be passed along to the designers. In some cases when I have given them to contractors, we find them left behind on the counter in Central Permitting. Needless to say this is very frustrating.

We are pleased to pass along that Becky Witte, one of our Central Permitting Technicians recently had a baby girl and is doing well. While she is out on maternity leave, we were fortunate to be able to bring back a familiar face from the past-Louise Kennedy. While some things have changed since Louise retired from the County, she has been of great assistance in Growth Management.

Flagler County has announced a Citizens Academy being presented in February and March of next year. The number of people will be limited so sign up early to learn about and see what each section of your County Government does for you. As a preview I will ask a question that will be answered during the Academy-Did you know that the Growth Management Department saves lives and the

developers/contractors contribute to those life saving efforts? As stated before, you will have to attend to find out why and how.

Another year is quickly coming to an end. Flagler County wishes each of you a Merry Christmas and hopes for a prosperous New Year in 2011.

Gary Hiatt, CBO
Flagler County