

Building Department

1769 E. Moody Blvd Bldg 2
Bunnell, FL 32110



www.flaglercounty.org

Phone: (386)313-4002

Fax: (386)313-4102

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Within the last two months we have had two different contractors move furniture in to single family homes without a Certificate of Occupancy being issued. On occasion we will allow for furniture to be moved in provided we have conducted certain inspections and it is to resolve an unanticipated issue. The two instances I am referring to, the moving occurred without the authorization of this department and the required inspections were not conducted. While we understand emergencies occur, it is not good for relationships when we are forced to deal with these types of issues. I am requesting your cooperation in not putting us in the position to have the building emptied of all furnishings in order to perform inspections. We are willing to work with each of you to resolve issues but it is a two way street.

There has been a lot of discussion on a couple issues lately, one of which is the requirements of ignition barriers being installed in unvented attics. Inspection personnel will need to have the manufacturer's specifications on site at the time of inspection to ensure the installation meets the requirements. There are different manufacturers so it is important to have the specifications for the product used.

There has also been a lot of discussion on the new Florida Building Code scheduled to be in place January 1, 2012. As I understand it, Flagler County will be in a 130 MPH wind speed area with the wind borne debris area being established 1 mile from the coast. This will lead to increased design pressures but it appears that there will be fewer areas where impact resistance and opening protection may be required. In addition, it appears there will be another exposure category—exposure D that will come in to play in the coastal areas. You may notice the reluctance to say for certain the requirements that will be in place. As stated in last month's newsletter it is important for each of us to be researching and sharing information as the time gets closer. This is where all stakeholders, contractors, designers, and building departments have to have open interaction and not a gotcha mentality in order to work through the transitional period. The code in place at the time of a complete submittal application is the governing code for the project. Keep that in mind as we get closer to the end of the year and as you write your contracts.

As of this date, we continue to conduct plan review and inspection services for the Town of Beverly Beach. All documentation is required to go to the Town and we will transport the information as needed, just as the process for Flagler Beach has been working for the past few years. This includes the original submittal and all supporting documents inclusive of revisions. Please continue to utilize the Beverly Beach permit application and submit all forms as required for Flagler County and Flagler Beach.

Please let this act as a reminder to not let permits expire. The responsibility lies with the applicant to obtain an approved final inspection or request and receive an extension with a valid reason. If an extension is requested, please use the Flagler County form specifically for that reason. Failure to obtain an extension prior to the expiration will result in getting a new permit and possibly having to meet the codes and standards at the time of the new permit if there have been changes in those areas.

Quote of the month: “You don’t need a parachute to skydive. You only need a parachute to skydive twice.” Codes are like a parachute. Proper use of the codes can result in a much better outcome. The codes are typically derived as a result of some past experience. They can be life saving if implemented correctly by all the stakeholders in the process.

Gary Hiatt, CBO, Flagler County