

# Building Department

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## August 2012 HBA Newsletter

He's Baaaaack. After a short time of not doing monthly newsletters, I am attempting to get back on track and hopefully provide information you find informative and pertinent to your daily activities.

On April 17, 2012, we created and provided copies on the mechanical policy related to change out with an effective date of May 1, 2012. The policy included the submittal information required as far as tie downs, manual j calculations, and the inspection affidavit for the required ductwork inspection to be provided by the contractor. While there were bumps in the road, they were small and limited in nature. We still have minor issues however the success of the policy is directly related to the cooperation of the mechanical contractors in making it happen and making it work. Professional trusts are often required between all stakeholders in order to reach the final goal-safe code compliant buildings and sites.

Effective July 1, 2012 there was change to the Florida Statutes and the definition of demolition which now requires a state or local license in order to demolish structures that previously was not required. The basic explanation is that the same license is required to demolish as is to build it.

There have been a great deal of questions related to windows/doors and the 2010 code requirements for opening treatments. The Florida Building Code-Residential section R703.8 gives four options:

- Fenestration manufacturer's written flashing instructions
- Flashing manufacturer's written installation instructions
- In accordance with FMA/AAMA 100, FMA/AAMA 200, or FMA/WDMA 250
- In accordance with the flashing method of a State of Florida design professional

### Flagler County/ Beverly Beach Policy, procedure and submittal change:

With the window and door treatment issue in mind, effective for permits submitted after **AUGUST 20, 2012**, new construction plans will be required to have the methodology identified for the opening treatment and details provided on the plans. We have seen this already being done and most have been utilizing the designer option however any of the four options identified in the code can be used.

For window replacements-the methodology is required to be submitted with the submittal documents with all applicable details. **IF YOU CHOOSE** to use the engineered design you either have to submit original signed and sealed documents for each job in duplicate or you may create a master file which will remain active for one year or until the code changes.

## **HOW TO CREATE A MASTER FILE FOR WINDOW/DOOR REPLACEMENTS:**

Submit two copies or original signed and sealed documents with the pertinent details as well as the code used for the design **AND** a letter from the designer that the documents are intended to be used a master file. Be mindful that if your master file is for wood construction it does not apply to masonry therefore you will want to include all applications (ie. Wood, block, brick, ICF, etc.). We will review the copies and if approved will return one to you stamped reviewed for compliance for use in Flagler County and Beverly Beach. The returned copy will have site identified on the original sealed copy for you to use. Each job you submit an application for utilizing the master file document must have the applicable number of copies (2 in Flagler County, 3 in Beverly Beach) not original seals that are identified as Flagler County master files.

The master file system while associated with a \$50 fee payable to this office for maintaining the master file will in the long run save you money by not requiring original seals for every job.

Please be mindful that master files are not required nor are engineered designs however in any case the methodology for the opening treatment will be required at the time of permit submittal with the appropriate number of copies.

The Flagler County Building Department has been providing a lot of information in the field, heard a lot of questions, met with some individuals and is making the changes for clarity and code compliance in mind. As always if you find something contrary in the code please provide the information to me for review.

Brainstorming-identifying problems bringing solutions to the table  
Blamestorming-identifying problems and pointing the finger at others to solve

Much brainstorming has gone into the actions being taken.