



Flagler County

Board of County Commissioners

Building Department



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May-HBA Newsletter

A couple of important dates of note and to remember include May 1, 2009 as the first day of turtle season. This should act as a reminder that when constructing structures within close proximity to the ocean and beach areas, lighting is not allowed to illuminate the beach. There are choices available for inside and outside the structures that will keep them in compliance with the lighting ordinance related to turtle season. The second day of note is June 1, 2009-the first day of Atlantic hurricane season. It is the contractor's responsibility to monitor their individual construction sites and be cognizant of potential storms that may have an affect on the county and create wind borne debris. This includes the containment of trash and debris as well as the timely stocking of materials on site. It may not be a good idea if a storm is evident to stock roofs with tile or have plywood delivered. After all, the plywood may become shutter material for other sites whether you want it to or not.

There will be some additional information required for permits associated with mechanical systems and proposed change outs of components rather than the entire systems. We are currently working on an additional form that will be required to be submitted with the permit package. As always, we will announce the changes, post the new form on the website and give advanced notice for the implementation date. The new requirements are due to 2007 code and 2009 supplement changes dealing with energy efficiency, mismatched systems and tie downs.

I am sure that by now each of you has heard that the economic conditions have had an affect on the staffing level within the county organization. With that said a couple changes in operational hours will become effective on May 26, 2009. Central Permitting hours will be from 7:30 AM to 5 PM. The front doors will be open at 7:30 as office hours to be able to meet with Building inspection personnel. Phone calls and walk in traffic will be limited to inspection or plan review items and/or questions between 7:30 and 8 AM. Cash receipting will be available between the hours of 8 AM and 4:45 PM. Building inspector personnel hours will be from 7:30AM to 4:30 PM. Office hours for inspection personnel will generally be from 7:30 AM to 8:15 AM and 3:45 PM to 4:30 PM. Please be patient as we adjust to changes in procedures and job functions not just within the Building Department but within the entire Growth Management team. We are dedicated to making transitions as seamless as possible.

I have had a couple interesting phone calls and questions lately and occasionally I will share those with you. My intent is to address issues and not identify or embarrass anybody and if one person has questions then others may have the same questions. I had a contractor recently tell me that he did not know that a new code went into effect in March and that he had not received a mailing from me of the change. Please understand that there is a responsibility for contractor's to know the codes and standards currently required to be utilized. This may not be as easy as it sounds since when a new code is adopted the code in effect at the time of a complete submittal package for permitting is the prevailing code. Right now we have projects that are under the 2004 code and those submitted March 1, 2009 or after are 2007 codes. To make matters worse at the time of the implementation of the 2007 code there were already 2009 supplements that were not part of the code books many ordered. Just when you thought you had it figured

out let's throw this in the mix. March 1, 2009 was the 2007 Florida Building Code implementation date. So now we have projects under the 2004 code and the 2007 code with the 2005 National Electrical Code. But wait! Coming July 1, 2009 we will have the effective date of the 2008 National Electrical Code. Now we will have 2007 Florida Building Code projects with two different effective Electrical codes and don't forget the additional supplements to the Building Code. You also cannot forget that there are legislative actions that occur periodically that may also become a factor. I have a headache writing this so I am sure you have one reading this. In summary, please be cognizant of the effective codes and reference those on the plans submitted. This will help us keep accurate records and you to be able to know what is being enforced.

Old news letters are posted on the Flagler County website for your review. Please take the time to visit the web site to see what is new, changes made and obtain the most current application and supporting document forms. While we make an attempt to send out notices, the web site remains a great resource for you.

Gary Hiatt, CBO
Flagler County