



# Flagler County

## Board of County Commissioners

### Building Department



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## HBA November Newsletter

**Residential Sprinklers:** At the International Code hearings in Baltimore, residential sprinklers were not removed from coming editions of the International Codes. The International Codes are the base codes for writing of the Florida Building Codes so the timing of when this may appear in the Florida Codes remains up in the air if it ever gets to that point. I know your organization is up to speed on this issue and will keep you well informed as to the progress. Whether you agree or disagree with residential sprinklers for all homes it is an issue you do not want to lose track of at any time.

There are times that I must take the opportunity to advise the membership of issues that are not necessarily pleasant. Recently one contractor has taken it upon himself to in my opinion abuse cell phone usage with inspection personnel. The individual knew who had his particular inspection after consulting with the inspector while in the office prior to leaving for the day. He asked an approximate time and was told it was the first stop. The contractor said the foundation would not be ready to please come back after 9 AM. It was agreed upon that the inspection would be conducted later in the day with no specifics other than that. The phone calls started later in the morning 7 calls with no messages left on the cell voice mail. The calls were coming at about 2-3 minute intervals. Building inspection personnel has been advised that safety and courtesy are essential. The inspector was in a meeting related to an upcoming project and could not answer. Once the inspector was in a position to be able to answer he informed the contractor of the approximate time to be able to get to the site. Please understand that when inspections are distributed they are done so in a manner to have the properly licensed inspector perform the inspection with efficiency in use of resources as a consideration. After being told the time the contractor took it upon himself to call each of the other two inspectors in the field no less than 3 times each trying to get them to come to his site. While actions such as this has been limited to this one contractor please understand that this cannot occur. The contractor overstepped his bounds and we will be addressing the concerns with that individual. This is not the first instance but the most egregious.

If you want to know who has your inspection and need to discuss an issue with inspectors, they are in the office in the morning from 7:30 to about 8:15 depending upon the work load. Central Permitting is also given a list of the inspections and the individual responsible for completing the inspection. We attempt to work with every person that day if there is a request but exact times cannot be given. Please do not attempt to say that someone other than the inspector responsible for your inspection gave you a time-that will not happen.

**Roofing Contractors:** Please be aware when in progress inspections are required for reroof permits issued, failure to call for the in progress inspection will negate the ability to use any affidavit for the work scope. We have had a couple instances where the affidavit was submitted without requesting the in progress inspection. We acknowledge the fact that this is Florida and nobody wants to leave roofs torn off with unpredictable weather looming. The in progress inspection should be called in the day the reroofing of the decking is scheduled to be completed, most likely during the tear off process. This allows us the opportunity to have inspection go by the site and see the nailing being done during that day. Do not stop

working-if we do not get there so be it, but keep in mind we may come by multiple times at our discretion to see the progress of the job. If you choose to leave the entire roof open for inspection of the nailing pattern then it is your choice. If a roof is found not to be nailed correctly the entire roof will need to be inspected again for the proper nailing pattern. Removal or “cutting” the dry in to spot check will require the contractor to have someone on site to make repairs to the dry in. If there are any questions related to the inspection process you should contact this office prior to commencing work not when the roof is open to the weather.

Last month I included a section on identifying buildings with lightweight construction. That was still in rulemaking and does not have an implementation date. You would think I would learn not to try to send notice pending legislative approval with an anticipated date.

Have a great Holiday Season

Gary Hiatt, CBO  
Flagler County