



Flagler County

Board of County Commissioners

Building Department



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December HBA Newsletter

Recently the Insurance Services Office (ISO) completed an audit of the Flagler County Building Department as related to Building Code Effectiveness. The scores are based upon a 1 to 10 scale with the lower the number the better the effectiveness of performance. Flagler County received a score of 3 in both the single family home and commercial/industrial categories. The last audit was performed in 2004 at which time we received a 4 in each area. Remembering less is better in this case, we have improved in our effectiveness in enforcing the codes as adopted. The effectiveness of the Building Department is directly related to the work completed by each of you. Insurers may utilize the advisory service provided by ISO to issue credits to homeowners. It is optional and not mandatory. This ISO audit is separate from and should not be confused with the audits completed for Fire Departments. There were a few people that contributed to making the audit a success; however a special thank you goes out to Becky Witte in Central Permitting for accumulating the vast majority of the information and being present to answer questions for the auditor.

I have had questions posed related to the Contractor Review Board and a couple issues. The Board is not an open forum for individuals to speak. Cases are prepared for specific contractors and specific locations. The affected party may be asked questions but the general public may not address the board. The second item is the filing of complaints. I have heard a couple times from different sources that complaints should be filed with the State of Florida. That is not always the case. Locally licensed and State Registered Contractor cases sent to State will be sent back for the local board to act first. Filing these types of complaints with the State first will be waste of time. It is always best to take **all** cases to the local board if possible. The State of Florida will consider local actions and may be able to add additional charges based upon local findings. The local board most likely can act in a quicker fashion and may be able to take actions that limit further consumer harm within the Flagler County and surrounding areas. Local actions also get distributed to surrounding areas so they are aware of the circumstances and if they deem appropriate, can take actions based upon the Flagler County CRB findings. Protection of the general public is the highest priority from unlicensed as well as other illegal activity from those who make the choice to play by the different rules that are not allowed by the current laws and rules. Contractor Review Board hearing dates can be found on the Flagler County web site under contractor licensing.

This past week, Flagler County has received complaints from different sources related to unpermitted and unlicensed activity. One came from the State of Florida and another came from a contractor. Inspection personnel also found a site where unpermitted work was occurring. Each case was and is being investigated and will be pursued as needed in an effort to eliminate illegal activity. Do not hesitate to call if you suspect something is wrong. You can remain anonymous and we will check it out.

Flagler County e-mailed the checklist used for the review of single family homes to the list of e-mails accumulated by Central Permitting. This was done in an effort to allow you to utilize the checklist prior to submittal to ensure the items are addressed on the plans. Please pass this along to your design professionals as well. This does not cover all items in the review process but certainly should assist in

limiting comments. Other areas include but are not limited to, inconsistent/conflicting details, incorrect code references, as well as proposed windows and doors that do not exceed the components and cladding design pressures as provided on the plans. Thank you to the Building Department in Volusia County for creating the checklist and allowing us to utilize it as we see fit. This cooperation should also be of assistance for those of you who work in the Volusia and Flagler County jurisdictions since the same checklist is being used for plan review.

I wrote a couple months ago about a new requirement for identifying buildings constructed with light weight truss systems. The effective date is December 13, 2009 and is applicable to new and existing buildings. New building marking will be required prior to the certificate of occupancy or completion. Existing buildings are required to be marked within 90 days of the date. There is specific language contained in Administrative Rule 69A-60.008 that tells you where, the size, and specific requirements of the symbol. It is the responsibility of the fire officials to enforce this provision but the Building Department wanted to make you aware of the requirement in an effort to assist you as contractors and owners of these types of buildings to avoid delays in obtaining Certificate of Occupancies.

This past year certainly has had some trials and tribulations and as the year comes to an end, the Flagler County Building Department wishes each of you a Merry Christmas and a happy, prosperous New Year.

Gary Hiatt, CBO
Flagler County