



Flagler County

Board of County Commissioners

Building Department



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Recently we have received many questions related to windows and protection from falling out of the windows on second and third floors in single family homes. The Florida Building Code-Residential section R613.2 addresses the issue. "Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches above the finish grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finish floor of the room in which the window is located. Glazing between the floor and 24 inches shall be fixed or have openings through which a 4-inch-diameter sphere cannot pass." There are exceptions. **1.** Windows whose openings will not allow a 4-inch-diameter sphere to pass through the opening when the opening is in its largest opened position. **2.** Openings that are provided with window guards that comply with ASTM F 2006 or F 2090." While I have attempted to quote the code verbatim, I encourage you to look at the code section yourself to be sure that I have done so. Hopefully this answers the questions that have been asked.

The Contractor Review Board recently had Frank Dudley approved to fill the Electrical Contractor seat being left vacant by the retirement of John Smith. John was one of the original members and has been an asset to the growth of the CRB from the ground up. He served three years and will be missed. Frank is beginning a new chapter in the life of the CRB and will be welcome addition. We look forward to his input and appreciate his willingness to step in and serve the community in this capacity. A heartfelt thanks goes to all the Board members for their willingness to be part of the protection of the health, safety and welfare of the general public through their decision making process and actions taken. It is indeed often a thankless job and the total impact cannot be calculated due to the fact you cannot measure what was prevented through their actions.

Flagler County Code Enforcement and Building Department personnel remain active in checking sites to ensure permits are being issued and properly licensed contractors are part of the process. Recently there was a large window replacement job that was being done on a Saturday that was dealt with due to the cooperation of a contractor from our area. Fortunately the contractor doing the job was licensed but had not tried to apply for a permit. The owner came in and applied for a permit. It was explained to him what the ramifications of owner/builder permits were and he agreed to have the contractor come in and apply as should be the case. It is that cooperation between the industry and the jurisdictions that will lead toward less unpermitted and less unlicensed activity. Flagler County will attempt to pursue all cases within our authority when brought to our attention.

Gary Hiatt, CBO
Flagler County

