



Flagler County

Board of County Commissioners

Building Department



1769 East Moody Boulevard, Suite 106 ♦ Bunnell, Florida 32110 ♦ (386) 313-4002 ♦ fax: (386) 313-4102 ♦ www.FlaglerCounty.org

October 2010 HBA Newsletter

New Procedure being introduced for Agricultural Exempt Buildings:

Flagler County has introduced a new procedure as related to agricultural exempt buildings being constructed in Flagler County. There is a lot of confusion on this subject and the new procedure should clarify and create tracking mechanisms for structures where this applies. While some buildings may be exempt from building permitting when an agricultural classification has been assigned to the property by the County Property Appraiser, you should contact Flagler County Central Permitting to complete the required process for these types of buildings. Agricultural zoning does not in and of itself allow for structures to be exempted from Building Code requirements for permitting and inspections. The exemption does not apply to zoning and licensing requirements as established by the County and State. The new process will allow for documentation to be available in our records for future use. It should be noted that if an exempt building is constructed and a change of use is requested later then after-the fact permitting will be required with all plans and documents submitted as is the case with new construction. A permit will be issued and plan review as well as inspections will be completed at the request of the applicant through the normal permitting process if they desire to have those records on file for future use. This may be a less expensive alternative rather than the after-the fact permitting.

Recently we have made a concentrated effort in checking job sites for permits and to ensure properly licensed contractors are doing the work. Those who do things correctly have no worries and those who don'twe will pursue to the full extent of our ability.

Our local inspector organization had a speaker from a specific area of the construction industry. I was taken aback by some of the comments made and will not go into great detail. I refuse to point the finger at one entity such as bad contractors or bad inspectors when both may exist. Flagler County is dedicated to providing the most professional staff whether it is in the office or in the field. During my field visits I will ask how things are going and how are you treated by Flagler County and I expect honest answers. We can not attempt to make things better if we do not know the problems if they exist. I will say that especially in economic times like we are currently experiencing, it is even more important that every stakeholder, including but not limited to contractors, developers, and Building Departments must take an active role in the "fight" against unlicensed contractors and to ensure things are being done correctly. Complaints recently have included losing jobs to handymen who are doing things that require a state license. Without being notified of addresses or some type of information related to the job being done there is nothing we can do.

We are in the process of attempting to create a quiz related to construction code issues and putting it on the web site. Hopefully those smarter than me can make it work. Always check the web site for the newest information and documents. Be sure to have your e-mail on file to receive updates and changes as they occur.

I will leave you with two vocabulary words for this month with the definition of each:

Brainstorming—Identifying issues while providing potential solutions

Blamestorming---Identifying problems with no offer of solution, pointing the finger

Until next month

Gary Hiatt, CBO
Flagler County