



Contractor's Newsletter

January 2008

Marion County Building Department
www.marioncountyfl.org/building.htm

2710 East Silver Springs Blvd., Ocala, FL 34470
352.438.2400



The Building Department's Resolution for 2008: Jobsite Safety

John O'Connor, Building Director

Contractors: In an effort to bring residential jobsites in Marion County in compliance with federal OSHA standards in place for commercial jobsites, beginning January 1, 2008 building inspectors will leave a *Letter of Non-Compliance* in job boxes where violations have been observed.

A county jurisdiction does not have fine-levying capacities when it comes to OSHA compliance. However, I do have serious concerns about the welfare of Building Department staff that perform hundreds of inspections each day. I don't want a Marion County building inspector entering a jobsite where he or she has concerns for their wellbeing. To that end, I am authorizing any inspector to leave a jobsite where conditions would impede the ability to safely perform the scheduled inspection.

Please see *Director's Message* on page 3

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New Look Newsletter Means More Information for Construction Professionals

Tracy Gale, Public Information Officer

Thanks to all of you - Permitting Coordinators, Contractors, and Design Professionals - for your feedback in recent months. Between our September '07 *Customer Satisfaction Survey*, emailed comments and requests, and those of you who share your ideas with us when doing business in the Growth Management Bureau, I am here to tell you that your comments, criticisms, and pats on the back are shared and discussed. We receive many suggestions throughout the year. Often these result in direct changes to forms, website content, and how we process transactions in the Permitting Center. Keep those ideas coming! We know we can learn from you. While not all suggestions can be implemented, many processes have been improved because of your experiences.

Please see *Public Information* on page 5

Plan Review Division

Tony Bewley, Chief Plans Examiner

The Plans Examiner's Division wishes everyone a Happy Holiday and a Prosperous New Year!

Plan Submission Notes

Our New Year's Resolution is to approve every plan that we review. I am sure you will agree that this is a good resolution! Help us keep that resolution by making sure your plans comply with all current codes. You can help us to meet this goal by:

1. Checking your plans and supporting information to make sure it matches the rest of the plans.
2. Making sure a proper number of sets of information and plans are being submitted.
3. Reviewing the checklist and guidelines on the Building Department website to make sure that the plans and information being submitted are adequate for review. Checklists and guidelines are available on the [Building Department Forms](#) page, and list everything needed to submit any type of plans.

Spending an extra 30 minutes preparing your submission package may be the difference between approval or rejection so...help us to help you!

Electronic filing for permits has already proven to be beneficial for the contractor. Why? Contractors' permit personnel make fewer trips to the Building Department because the application and plans have been submitted via e-mail and/or CD disk.

Several companies with plans in the Master File program have saved their Master Files on to a CD. They tell us what model and elevation they want when submitting a permit application electronically. A plans examiner will then take the CD of that Master Filed plan, make a certified copy of the set of plans, and e-mail it back to permit personnel for printing when the permit is issued.

If you are interested in using this procedure please call me or Permitting Supervisor Ron Moore and we'll be glad to assist.

Vinyl and Acrylic Windows Installation

Vinyl and acrylic windows installation which are replacing screened-in areas on porches may require larger, upgraded aluminum uprights because of the height and spacing of uprights. Check sizing in Bennett's engineering manual or provide engineering for aluminum framing. The plans you provide us must show sizing of uprights, spacing, and the height of the structure. Remember to label any adjacent rooms to the porch area on your plans.

*The Next Design
Professionals
Workshop will be held
on January 17, 2008*



Meet with a state-certified plans examiner Monday thru Friday in the Building Department Permitting Center if you have questions prior to plan submission.

Director's Message Continued from Page 1

The inspection will be cancelled and a copy of the letter (below) will be left as an explanation.

This is not meant to penalize any one contractor or builder. Rather, it is to safeguard all who work in the building industry in Marion County. As an employer I am sure you are aware of jobsite injury rates for construction workers. It is reflected in your insurance premiums. One way we can work together to ensure a safe-built environment for Marion County is to keep our own employees safe on the job. It is my New Year's Resolution this year, and I hope you will take this commitment to safety as seriously as I do in 2008.



Marion County Building Department
 2710 East Silver Springs Boulevard
 Phone: (352) 438-2400 Fax: (352) 438-2401
 On the Web: www.marioncountyfl.org/building.htm

LETTER OF NON-COMPLIANCE

Date:

A Marion County building inspector attempted to perform a scheduled inspection today.

Due to the following unsafe conditions found on this jobsite the inspection could not be completed:

- 1. Protection Caps Missing on Rebar Dowels
- 2. Access Ladder Does Not Meet Minimum Safety Requirements/Not Present
- 3. Scaffolding Not Properly Supported
- 4. Handrails Required on Temporary Stairs
- 5. Guard Railings Required on Open Elevated Decks or Platforms
- 6. Unsafe Wiring Conditions on Construction/Temporary Electric
- 7. Other:

Because the inspection was scheduled but could not be performed due to existing safety concerns at this jobsite, today's inspection will be cancelled.

Reschedule the desired inspection after correcting the safety issue(s) listed above. A building inspector will then return the next business day to conduct the inspection.

Name of Building Inspector

Time of Visit

Permitting Division

Ron Moore, Permitting Supervisor

"E-Permitting saves you a lot of time, paper, and a lot of trips in your car."

e-Permitting

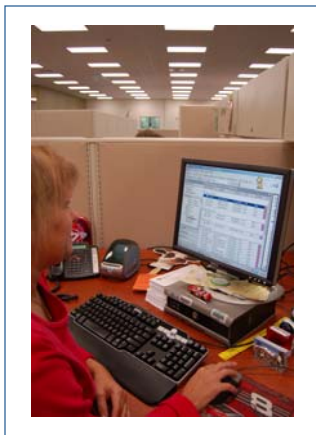
While monthly statistics prove the obvious—the construction slowdown remains—this isn't a time of gloom and doom for the division. We are using this time to further develop E-Permitting. This digital, online submission process promises to be the answer to many growth management issues - both yours and ours. For example:

1. Gasoline prices are going up, but E-Permitting saves you the trip(s) to and from our office.
2. The more we use data transfer methods, the less paper we use--savings not only in paper costs, but in fax and printer cartridges.
3. Look at the time you'll have to get other things accomplished! For contractors who have used our digital e-Permitting process it is now the method of choice. We have received nothing but positive feedback since implementation in October.

Applications

The Permitting Division is committed to providing customers with the fastest and most efficient service anywhere. In order to do so we must depend on you to provide us with correct, completed documents.

I'd like to gently remind you to take time before applying for that next permit...think about what is needed to satisfy the permit. If you're drilling a well, then you need to have a site plan that shows the exact location of the well from the edge of your property, from your house, and from your septic tank (if applicable.) A Notice of Commencement must be recorded with the Clerk's Office for particular permits in excess of a specified cost. Finally, please take time to fill out the application thoroughly. If something does not apply to your building project take the time to write in "N/A". A building permit application is a legal document, and Permitting Division staff are not supposed to complete or alter any field on any documents submitted to us. These short, simple suggestions can make your application submission process go much smoother, and we all want that!



Permitting's Debbie Wilson lead the e-Permitting processing efforts when the program officially launched on October 1, 2007.

Permit Extensions



Don't let your lots become overgrown. The Building Department will grant a **permit application extension** of up to 90 days for all lots in the construction stage prior to issuance of a CO—as long as you keep the lawn and/or weeds mowed, and make sure that all construction debris is cleared or is placed in an approved construction receptacle. For more information call (352-438-2431) or email me at: Ronald.Moore@marioncountyfl.org.

Inspection Divisions

John Schulkers, Chief Structural Inspector

Re-roofing: As of November 1, 2007 all permits issued by Marion County for roofing replacement on site-built homes permitted prior to March 1, 2002 require an additional inspection: # 154 for roof deck nailing. Two steps are necessary for requesting this inspection.

Step 1: call the AIRS phone line (352) 438-2477, or access your permit on-line and schedule the inspection for the date you need the inspection.

Step 2: Call our inspection time request line (352) 438-2421, give the permit number and the best time of the day for an inspector to arrive. A structural/roofing inspector will be dispatched to your job and arrive from one hour before to one hour after your requested time.

Roof deck re-nailing: In wind zones of 110 mph or less (all of Marion County) if the roof deck is nailed with # 8d or larger nails, supplemental nailing with # 8 ring shank nails to achieve maximum 6" inch on center spacing is required. If the existing attachment is with # 6d or smaller nails or staples, all existing fasteners shall be supplemented with # 8d ring shank nails and additional nails added to achieve a maximum spacing of 6" inches on center.

Secondary water barrier: All joints in the roof decking shall be covered with a minimum 4" inch wide self-adhering polymer modified bitumen tape applied directly to the decking, then covered with an approved underlayment compatible with the roof covering to be applied. Alternate methods for a secondary water vapor barrier are: installation of a self-adhering polymer modified bitumen cap sheet to the entire roof decking with no additional underlayment required; or an approved hot-mopped cap sheet application. This is done after the # 154 roof deck nailing inspection has been approved by a Marion County building inspector. Inspection for the secondary water barrier is included in the # 152 in-progress inspection.

Public Information Continued from Page 1

I hope you have noticed the many improvements made to our website in the last several months. Several new brochures have been introduced, all of which can be found in the Permitting Center or online, on the [Building Brochures](#) page.

Speaking of online, I encourage all of you to try online permitting. You do **NOT** need to buy any 'special' equipment. If you have a computer, an email account, and a scanner then you're good to go! (The only people who would need to purchase Adobe Acrobat Professional software are design professionals. We selected Adobe because it is the most commonly used product in the design world.)

Send me an email if you would like me to "talk you through" your first digital permit submission—I'll be glad to assist. In only the program's second month, 10.6 % of all applications and revisions received in November came to the Building Department via a digital "e-Permit" application! Regardless of how quickly we achieve 20% or even 50% online submission rates, the Building Department will always have service representatives available in the Permitting Center to assist customers through the process.



Recently members of each inspection division switched to working four 10- hour workdays each week in order to serve customers better.

"You won't believe how easy it is to submit your permit applications online."

Inspection Divisions

Ed Hollenbeck, Chief Electrical Inspector

BONDING OF METAL FRAMING MEMBERS

The Florida Building Code Section 2704 and the Florida Building Code-Residential Section E3302 require that, "Metal framing members shall be bonded to the equipment grounding conductor for the circuit that may energize the framing and be sized in accordance with the National Electric Code Table 250.122. For the purpose of this section, a grounded metal outlet box attached to the framing shall be permitted." All connections between the metal framing members and the appropriately sized equipment grounding conductors or bonding jumpers shall be connected by exothermic welding, listed pressure connectors, listed clamps, or other listed means. As per NEC 250.8, connection devices or fittings that depend solely on screws with sheet metal threads shall not be used to connect grounding conductors

WIRING REQUIREMENTS FOR INSTA-HOT WATER HEATERS

Contractors must supply all installation manuals for insta-hot type water heaters at the time of the electrical inspection. There are many different models on the market with different electrical wiring and over-current protection requirements. The data plate on the heater does not always include all the required information needed to confirm a proper electrical installation.

Vertical Down Pour - # 129 Inspections

For buildings with stemwall foundations, if the stemwall masonry cell downpours will be poured separately before the slab is inspected and poured, a # 129 vertical downpour inspection is required **before** placing the concrete in the stemwall.

If your job requires a #129 inspection and it is not on your jobcard then you must call the Building Department and request that a #129 be added to your inspection list in the Building Department computer system. Once it is posted in our system then a #129 may be scheduled online or through AIRS.



Planning a demolition? Pick up a copy of the Building Department Demolition policy brochure in the Permitting Center or on our website. Look for it on the [Building Brochures](#) page.

GROUNDING OF WELL PUMPS

The equipment grounding conductor of all well pumps must be properly connected to the equipment grounding conductor of the electrical circuit that energizes it. From that connection, a bonding jumper can be run to the well casing to ensure proper bonding of the well casing.

REQUIREMENTS FOR COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTERS

To be in compliance with NEC 210.12(B), the mandatory use of only combination-type AFCI devices will be required on all permits dated after January 1, 2008.

Inspection Divisions

Jim Cortez, Chief Plumbing Inspector

Notes from the Plumbing Division

Effective January 1, 2008, well permits issued by the Marion County Health Department will also require a building permit for the electrical and plumbing connections.

The well types which must meet this requirement are wells for residential buildings, commercial buildings, irrigation wells, and agricultural wells.

Information on the requirements is available by visiting the Marion County Health Department located at 1801 SE 32nd Avenue or in the Building Department Permitting Center.

Wally Medhurst, Chief Mechanical Inspector

Notes from the Mechanical Division

1. The type of pipe required for the venting of gas regulators must be according to the Liquefied Petroleum Gas Code. N.F.P.A. 58 Section 5.7.5

2. Bonding of gas piping must be per the requirements of the National Electrical Code and be performed by a licensed electrical contractor.

Reminder! A/C systems installed in single family residences are required to match the make and model number of the equipment listed on the Manual "J".



Thanks to all of the Contractors who brought in food gifts for the Building Department Thanksgiving luncheon and throughout the Christmas season. Most of us here don't need the calories but the hams, gift baskets, and platters were all appreciated!

From the 2007 Building Department Customer Satisfaction Survey:

Were you greeted in a friendly, helpful manner?

Yes 98%
No 2%

Were your expectations for professionalism met?

Yes 93%
No 7%

Reflecting on your most recent visit to the Building Department, did you receive complete and accurate information?

Yes 96%
No 4%

Licensing Division

George Carey, Licensing Supervisor

For an example of Licensing Division activities, let's compare the first 11 months of 2006 to the first 11 months of 2007:

CITATIONS ISSUED TO LICENSED CONTRACTORS:
171 (2007) vs. 110 (2006)

CITATIONS ISSUED FOR UNLICENSED ACTIVITY:
288 (2007) vs. 119 (2006)

TOTAL CITATIONS ISSUED:
459 (2007) vs. 229 (2006)

These numbers reflect a 50% increase over last year, but only represent a fraction of the calls, letters, and emails we receive prompting investigations by our staff. There are several factors we can point to which would explain the increase in citations:

1. Investigators continually checking construction sites throughout Marion County each day.
2. Property owners' awareness of their rights and where to go for help in Marion County when an issue with a contractor arises.
3. Licensed contractors wanting to keep the playing field level by reporting unlicensed activity.
4. Active, continual research by Licensing staff verifying that construction advertisements running in Marion County comply with state regulations.

For a list of fourth quarter citations issued visit the Licensing Division homepage on the Building Department website.

CLOAF Meetings

In November Licensing Investigator Felix Eades and Contractor Licensing Agent Michelle Fanelli attended the Construction Licensing Officials Association of Florida (CLOAF) annual meeting in Cocoa Beach. The CLOAF meetings provide an excellent opportunity for licensing officials to get together and share information on investigative trends, inform each other on new procedures and what is happening in counties throughout Florida. Felix and Michelle, along with Investigator Mark Ricci and me, have attended CLOAF continuing education classes and are working towards obtaining Level-III certification, the highest certification offered in our field. We are all looking forward to the Spring 2008 CLOAF meeting, which will be held in Ocala.

Education & Workshops

Construction Contract Provisions

Thursday, February 28, 2008
1 PM - 3PM

[2] CEUs earned for CILB License Holders
Instructor: Trenton Cotney, Esq.
FL Bar Association
Board Certified Construction Specialist

This class is limited to Florida Certified Building, General, and Certified Residential Contractors.

To register send an email: Tracy.Gale@MarionCountyFL.org with your attendance request. Put the Workshop name in the title of the email, your FL contractor's license number in the body of the email, and provide your company's mailing address. A confirmation will be sent to you. **Seating is limited.**

Mobile Home Installation Workshop

Monday, February 4, 2008
8 AM - 10 AM

No CEUs for this class
Instructor: John Priester
DMV, Community Assistance Consultant

To register send an email: Richard.Spell@MarionCountyFL.org with your attendance request. Put the Workshop name in the title of the email. Rick will confirm your reservation.