



BUILDING INSPECTIONS DIVISION *e-blast* NEWS & INFORMATION

WE NOW REVIEW AND INSPECT ALL PLANS SUBMITTED AS OF
MARCH 1, 2009 TO THE NEW **2007 FLORIDA BUILDING CODE**

4th Quarter - 2009



Escambia County Central Office Complex (One Stop)

Construction continues on Escambia County's new Central Office Complex which has Florida's largest "Green Roof." Current project completion is at 40%. DEP awarded Escambia County a \$1.4 million Urban Best Management Practices Research and Demonstration grant to help pay for the rooftop to be covered with a soil-like growth medium to support vegetation, and for the pervious-material parking lot. The first floor operations will include the Permitting Service Center, the Building Inspections Division, Planning and Zoning, Fire Safety, Development Review Committee and Addressing. The second floor operations will include Engineering, Traffic, Planning and Zoning, Code Enforcement, Geographic Information Services (GIS), Neighborhood Environmental Services (NESD) and Animal Control. Work station vendors have recently been chosen to submit proposals. This complex will truly serve as a convenient "One Stop" Center for new development within the county. Offices should be relocated to the new facility in May 2010.

ESCAMBIA COUNTY

BUILDING OFFICIAL OVERVIEW

S. Dale Baker, CBO
Division Manager



Leave it to the professionals.....

Finally, cooler weather has arrived; Fishing boating, hunting and golfing? Maybe for some, but at my home, some think it's time to do interior home projects. Recently, I was watching the Saints football game while installing wood flooring. My wife stated "Honey, surely this could be done at the same time". Sounds like a feat I could surely accomplish. Not so much. Halfway through the installation using a 16 lb hammer and a block of wood (the right tools?), I accidentally smashed my finger as the Saints continued to have turnovers. It was painful to see. Not my finger....but the game. They pulled off another win though "WHO DAT."

Anyway, I am excited about all the new things going on at the Escambia County Building Inspections Division. First, we have finally begun our BID Inspector Cross Training Program. Field inspectors will be able to serve as both trainees and trainers to accomplish our goal of multiple discipline inspectors in the least amount of time. Second, we have reached a new percentage level of same day permitting at 73% through the use of the new plan sufficiency checklists. Our website now has new downloadable and fillable forms for your convenience.

We will keep you updated on news and information through our website and *e-blasts*.

Your suggestions and input are welcomed. If there is anything we can do to serve you better, please let us know.

Talk to you soon! Dale



Our Mission Statement:

The Building Inspections Division is committed to working as a team to provide excellent service to its customers quickly and efficiently. Our division will continually strive to maintain the highest standards of excellence to achieve the most efficient development process within the State of Florida by following these objectives;

To provide quality service to the community that is knowledgeable, efficient and helpful to the citizens of Escambia County,

To serve the permitting, inspection and licensing needs of residents, contractors and developers with excellent customer service is the highest priority for our division,

To safeguard life, health, property and public welfare by regulating the construction, quality of materials and use of all buildings within the county, through the proper administration and enforcement of Federal, State and County adopted laws and ordinances.

Did You Know?

Escambia County Building Inspections Division:

... Led five adjoining NW Florida Coastal Counties in new Single Family Housing permits January 2009 through July 2009.

... Consistently rates over 98% customer satisfaction.

... Issued 73% of all permits on the same day of application this year.

... Investigators issued over 318 violation notices to unlicensed contractors this year so far.

... Now issues permits and conducts inspections for the University of West Florida.

.....Is turning the corner!

IRC Requires Fire Sprinklers in Residences:

Forward progress was made in requiring fire sprinkler systems in homes. The 2009 International Residential Code now requires fire sprinklers in all new townhomes when the code is adopted, and in all new 1 and 2 family residences beginning Jan. 1, 2011. This requirement is not part of the 2007 Florida Building which is the applicable code for jurisdictions within the State of Florida.

Permitting:

Our Permitting Center is open for all your questions, concerns and inquiries. Customer service is one of our primary goals. We have two locations to assist you: the Main Office, located at 3300 N. Pace Blvd., Suite 300, Pensacola, Florida (850) 595-3550; and the North End Office located at 3470 Hwy. 29 North Cantonment, Florida (850) 587-5770.

Inspections:

Inspectors began cross training in November in different trade disciplines. This is a continuing effort to provide the highest level of service, and knowledgeable personnel to the industry and the public. BID's cross training program, along with the Building Officials Association of Florida program, is providing a way to achieve additional state license categories for Inspectors.

Plan Review:

Escambia County has reached a **73%** rate of same day/plan review/permit issuance on permits. New Single Family Dwelling's are normally reviewed within 3 days and new Commercial plans are reviewed within 10 days. Our Sufficiency Plan Review Checklists have aided in our efforts to better assist the customer and is an expedient and professional plan review.

Site Compliance:

Please completely fill out the Building Permit Application. For example, description of work – please describe what work is being done, if it is a tenant improvement – is it an office/warehouse (warehouse being storage only) is the space going to be used for manufacturing, if so what is being manufactured?

Make sure you have the correct address AND parcel identification number on the application. The parcel identification number will give us a quick way to track down the location.

Licensing:

All of the Contractor's Licensing applications are being provided on the website along with all of Escambia County's regulated trades. Please go to www.myescambia.com, click on 'Quick Links' at the bottom right, click on 'Contractor Licensing' in the middle on the right, click on forms on the left of the page. The forms are fillable. More forms will be available soon.

All applicants submitting to take the building exam will be tested based on the 2007 Florida Building Code. Prometric is the approved testing agency.

Please make sure that all of your insurance information is current with the Escambia County Contractor's Licensing Section. This includes general liability insurance and workers' compensation or the workers' compensation exemption. Your license will be placed in an "on hold" status until all information is current.

All State Certified Contractors will be requested to pay the biannual administration fee due by January 1, 2010 in order for us to maintain their license and insurance information in our system. If a contractor does not wish to have us maintain their information, they have the option of providing the above information, in person, with every permit application.

**CONTRACTORS: IT IS
PAST TIME TO RENEW
YOUR LICENSE!**

2007 FLORIDA BUILDING CODE:

This Code became effective March 1, 2009. All permits submitted on or after March 1, 2009 will have to comply with this edition of the Code.



PROPERTY OWNERS: IF YOU DO NOT INTEND TO DO THE WORK YOURSELF AND HAVE BEEN ASKED BY SOMEONE WITHOUT A CONTRACTOR'S LICENSE TO PULL THE PERMIT, YOU ARE AT RISK OF FINANCIAL HARM.

2008 NATIONAL ELECTRIC CODE:

The following are some changes in the 2008 NEC which electrical contractors should be aware of:

- 1) All 120-volt, single phase, 15 and 20 amp branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit (NEC 210.12(B)).
- 2) Tamper-Resistant Receptacles (NEC 406.11) are required in dwelling units in all areas specified in 2008 NEC 210.52, all 125-volt, 15 and 20 amp receptacles.

Underground Inspections (2007 FBC 109.3)

All underground electrical, mechanical, and plumbing inspections will require the inspection to be done after the trenches or ditches are excavated, piping, conduit, and etc. installed, and before backfill is put in place.


Don't let your permits expire!


Escambia County permits expire if the applicant has not passed an inspection or obtained a certificate of occupancy in more than six months.

Contractors are responsible for tracking all of their permits to make sure they do not expire. Tracking can now be done easily online at www.myescambia.com. Expired permits create a variety of difficulties for applicants who must apply to have a permit reinstated. The applicant could be subject to new building codes and other new fee rate schedules. Dealing with an expired permit can also delay the issuance of other permits and delay the issuance of clear title at real estate closings.

Anyone with an expired permit is urged to resolve the issue by calling BID at (850) 595-3550.

BID WILL BE CLOSED:

Christmas - Dec. 24 & 25, 2009 

 New Years - Dec. 31 & Jan. 1, 2010

CHANGE OF USE - CHANGE OF OCCUPANCY:

What is required?

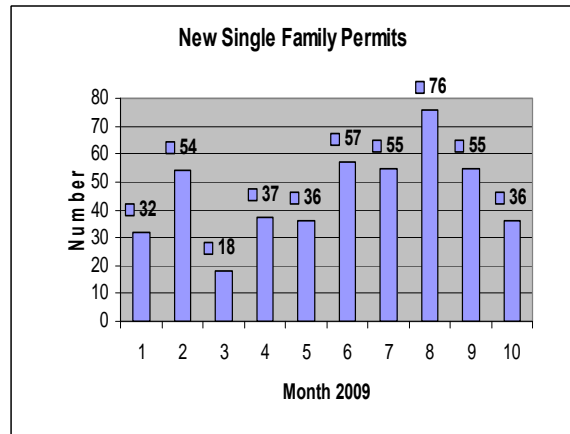
A Change of Occupancy Permit is required whenever there is a change in the occupancy classification, as defined by the Florida Building Code, (i.e., a print shop is to become a mercantile/retail store).

Building Inspections Division –

Office Locations

Main County Office:
3300 N. Pace Blvd., Ste. 300
Pensacola, FL 32505
Telephone: (850) 595-3550
Hours: 8:00 a.m. – 4:30 p.m.
Monday through Friday, except holidays.

North County Office:
3470 Hwy 29 North
Molino, FL 32570
Telephone: (850) 587-5770
Hours: 6:30 a.m. – 5:00 p.m.
Monday through Friday, except holidays



CONTACT LIST

- Administration.....(850) 595-3572
- Building Section.....(850) 595-3568
- Electrical Section.....(850) 595-3577
- Plumbing/Gas/Mechanical Section...(850) 595-3593
- Permitting Section.....(850) 595-3559
- Plans Review Section.....(850) 595-3573
- Investigations Section.....(850) 595-3565
- Licensing Section.....(850) 595-3488

BID's Bulletin Board:

BID is now scanning all archive plans and documents in electronic format.

BID has, over the past 2 years, reduced operating expenses by 35% and experienced 38% reduction in staffing while continuing to provide quality customer service and assistance.

BID has disposed and recycled over 8 tons of paper in 2009, alone using the new Records Management Policies according to the State Records Management laws.

BID has improved it's website with fillable forms and forms for downloading.

BID improved the Plans Intake Section with Sufficiency Checklists.

BID is now accepting credit card payment (by phone).

PERMITTING CLASSIFICATION

What's yours?

Escambia County has three categories for submitting Building Permit Applications. It is our goal to shorten review timelines from start to finish.

Category 1

There are no reviews needed. These are primarily over-the-counter issued permits. Examples would be: residential trade permits, minor commercial trade permits, faxed permit processing and online permit processing.

Category 2

Staff reviews are required. There is a minimum 3 day review time for multiple residential plan drop-offs (Production builders); 10 day review time for large commercial plan drop-offs with multiple trade reviews. Examples would be: remodels, garages, alterations, decks, signs, sunrooms, additions, mobile homes, fire permits, tents, land use permits, fences, sheds, some new SFD's. (Some of these could include multiple agencies such as: DEP, Health Department, ECUA, Army Corp of Engineers, Fire Safety and Marine).

Category 3

Public input is needed through the DRC process. Examples for this could be commercial buildings and additions, subdivisions, manufactured building and new developments.



INFORMATION TIDBITS

▪ Most common reasons for additional reviews and excessive time in permitting process:

Energy Sheet submittals
Truss Engineering drawing
ADA issues
Fire Systems

▪ 15% of Commercial plans require more than one review; 10% of Residential plans require more than one review.

▪ The Florida Building Code does not apply to Aesthetics – Zoning Requirements – Land Use requirements – Trees, shrubs, landscape, etc. The FBC **does** apply to foundation drainage issues.

ONLINE RESOURCES

You may also visit our website at

www.myescambia.com; click on 'Quick Links' at the bottom right; then click on 'Building Inspections'.

Building Inspections link to view and download Building Division's most used forms and applications, as well as, additional resources for your permitting needs.

To track your permit after issuance or to review Inspection history you may select "**Search Permit Records.**" You will need your permit number or an address to track.

Contractor Tracking – To research information and licensing on particular contractors who are registered to perform work within Escambia County.

Inspection information will give you details regarding passed or failed inspections.

If you would like to be put on BID's *e-blast* News and Information email list, please send your request to: gsgarret@co.escambia.fl.us.