



BUILDERS' BEACON

Volume VIII Issue 1

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LAKE COUNTY BUILDING SERVICES



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Final Inspections

Prior to scheduling a final building inspection, all other applicable trades must be scheduled with, or prior to receiving, this inspection. Any previous required inspection that has not been approved, or has been partially approved, must also be rescheduled and approved before receiving a final release. When permits are pulled for re-roofs, you can request a final building inspection and a final roof inspection at the same time and this will final out the permit. If

only a final roof inspection is scheduled, the permit will go to void status and require renewal. The same applies to final irrigation, final mechanical (a/c change-outs), final electrical, final plumbing, etc. The final building inspection (999) must be scheduled in addition to all final trades inspections.



Calendar -

4/4–4/10 Building
Safety Week

Office will be closed:

5/31 Memorial Day
7/5 Independence Day

What's Taking So Long??

Due to the tremendous increase in permits being submitted, our turn around time has increased. We will strive to continue to process your packages as quickly as possible, but ask for your patience and understanding during this building “boom”. Additional personnel are being hired and trained, but again, this will take a little bit of time.

Building Services Administration

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Dale T. Greiner

Office Coordinator

Carmen Carroll

Lead Specialist

Debby Padgett

Chief Electrical Inspector

Jay Dagner

License Investigator

Mark Jones

Tony Lopresto

Chief Plans Examiner

Skip Nemecek

Chief Building Inspector

Larry Schmidt

Chief Fire Inspector

Al Sikes

Public Hearing Coordinator

Deborah Kohler

License Specialist

Kathy Padgett

Plans Examiner

Ken Eilers

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Bill Hechler

Melving Isaac

Don Lally

Sasha Namundi

Milan Paule

Mike Timpanaro

Jim Washington

George Williams

Associate Examiner

Brook Miller

Fire Inspectors

Gene Brewer

Robin Gutting

Brian Hawthorne

Permit Specialists

Traci Bates

Teresa Dunham

Brenda Eastman

Tracey Isbill

Rosalee Jackson

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Jennifer Lowe

Lorena McCarroll

Jennifer Myers

Dawn Stalaker

Annette Williams

Building Inspectors

Ron Allen

Dewey Anderson

Jim Copenhaver

Sheila Denoncourt

Donald Glessner

Matt Hudson

Billy Jenkins

Wayne McGhee

Jerry Miller

Ron Miller

Dan Radecki

Jeff Sandy

Ray Schaub

Ken Scheitler

Tom Schmedes

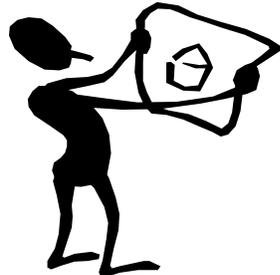
Jerry Trantham

Reminder From Plan Review

For Single Family Residences

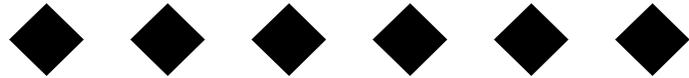
The following items seem to be consistently overlooked at the time of plan submittal.

- The house plan must match the site plan.
- Details are required for front entry roofs and columns.



- The electrical calculations do not include both heating and cooling. Wattage at 100%. (see page 7)
- CMF's must be included on HVAC duct layouts.

Remembering to check these areas before the plans leave the builder's desk will help expedite the plan review process.



Building Safety Week

During the week of April 4-10, building departments across America and around the world will celebrate Building Safety Week to raise public awareness of building safety and fire prevention codes. "You Can Be a Part of Building Safety Week" is this year's theme.

Building professionals here in Lake County are active members of the International Code Council, an association that develops building codes to safeguard the public. Building Safety Week, is sponsored by the International Code Council Foundation. It is a perfect time to increase public awareness of the role building safety and fire prevention officials, local building departments and federal agencies play in the first line of defense to protect the public.

The Building Services Division of the Department of Growth Management encourages the public to consider projects to improve building safety at home and in the community. The department takes appropriate steps to ensure that the places where the people in our communities live, work, play and learn are safe by reviewing building plans, issuing building permits, and inspecting buildings during and after construction.

Product Approval & Plan Review

ALL plans submitted for plan review must meet the requirements of Florida Statute 553.842 and Florida Administrative Code 9B-72 for only eight product groups: Windows, Skylights, Exterior doors, Shutters, Roofing, Panel walls, Structural Components, and New Building Envelope products that affect the structural integrity of a structure. The requirement for use of third party quality assurance programs and product evaluation assures contractors that the products being used during construction are manufactured consistently to the designed criteria specified on the engineered plans.

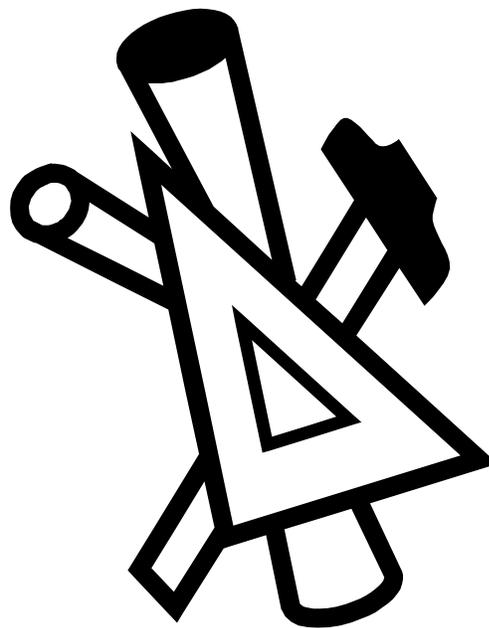
An efficient way to meet product approval requirements, is to submit with each set of plans, a list of each group of products that may be used. The list would have only the manufacturer's name, a description of the selected product with it's Florida product approval number for all the products that could be used on the project. Plan reviewers will confirm the product use for all submitted items. The specific product approval sheet with manufacturer's installation details may be submitted at plan review in paper form or electronically. A paper copy of

the approved product number and the installation instruction are required on site at time of inspection.

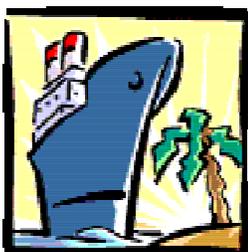
Florida Product approval numbers may be obtained from most suppliers or visiting the Department of Community Affairs Florida Building Code web site www.floridabuilding.org. Use the Product approval link to search for current approved products.

THE ENGINEER OF RECORD IS RESPONSIBLE FOR SITE SPECIFIC/CUSTOM PRODUCTS. The engineer may submit sealed details for a site specific

product for local approval. Information must be provided stating what code section is in question and how the intent of the section is going to be met. Details may include drawings, calculations, and other approved data to show code compliance for use as a product or assembly in a specific application.



Look Who's on Board...



The Lake County Building Services Division would like to welcome Ray Schaub, Billy Jenkins, and Donald Glessner on board as our new Building Inspectors, Jim Washington, Plans Examiner, and Gene Brewer, Fire Inspector, and Dawn Stalnaker, Permitting Specialist.

**REMINDER TO ALL CONTRACTORS WITH A COMPANY NAME CHANGE
OR ADDING INC OR LLC.**

**FAILURE TO COMPLY WITH THIS MAY RESULT IN A DELAY IN YOU
BEING ABLE TO OBTAIN A PERMIT**

You will have until **July 1, 2004** to complete a change of status with the Construction Industry Licensing Board if you changed your business name or if you went incorporated or LLC. It is a violation of Section 489.129, Florida Statutes, to perform contracting in a name that does not appear on your license.

Remember you will need to resubmit all paperwork to us **before July 1, 2004**. You will need to submit a copy of the new State License with your correct name on it and a copy of your current occupational license and workers compensation, if state certified. If state registered, a copy of your new State License with your correct name on it, a copy of your current occupational license, liability and workman's compensation insurance, and a rider on the bond with the name change. If you have a local license with us, we will need a copy of your occupational license, liability and workman's compensation insurance, and a rider on the bond with your name change by July 1, 2004.

Please call Kathy Padgett at 352-343-9653 extension #5438 if you have any questions.



Change of status and qualified business license applications and instructions may be found on the Internet at www.MyFlorida.com/dbpr > Professions and Professional Boards > Professions Form Center. You may also contact the department at (850) 487-1395 for assistance.

STATE REGISTERED CONTRACTORS AND LOCAL CONTRACTORS

As you know, September is the time of year for Lake County registered contractors to renew or update their licenses. All registered Electricians, Plumbers, and Air Conditioning contractors only need to update their paper work. (Copy of state license, occupational license, and **original** bond or continuation certificate, liability insurance and workers compensation coverage or current workers compensation exemption). **All other registered contractors will need to renew their license this year.** You will need to submit the needed paperwork listed above along with your \$100.00 renewal fee.

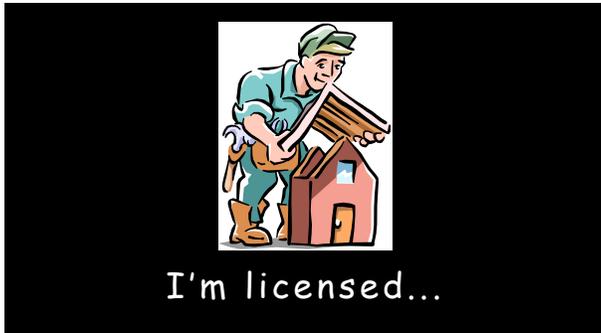
Note: All paperwork must reflect the same information on your state card (i.e., if the state card is issued with a business name, then all documentation submitted must also

include your name and show the business name. Reminder, if you changed to Incorporated or a Limited Liability (LLC) you had to do a change of status with the Department of Business and Professional Regulations by July 1, 2004.

Remember to sign your competency card when you receive it. If you would like the competency card laminated bring it to the Building Services Division and we will laminate it for you.

STATE CERTIFIED CONTRACTORS

Just a reminder ... on August 31, 2004, a maintenance fee of \$30.00 is due to hold your license information in our computer system until August 31, 2005. If you do not wish to pay the maintenance fee, you will need to bring your license information with you for every permit issued.



Continuing Education Requirements

To all *Local Registered Concrete, Masonry, Marine, Carpentry, Sign, Aluminum Erection, Siding, Stucco and Irrigation Contractors:*

Just a reminder that before you renew your license this September, you will be required to provide us with a copy of your certificates of completion of your 14 hours of continuing education. Of those 14

hours you will need one hour of work place safety practices, one hour of business practices, and one hour of workman's compensation.

These ceu's must be approved by the state and have a ceu approval number on the certificates. You can go to the state's web site at www.myflorida.com and continuing education to get a list of approved

ELECTRICAL CODES...

110.16 Flash Protection.

Switchboards, panelboards, industrial control panels, and motor control centers that are in other than dwelling occupancies and are likely to require examination, adjustment, servicing, or maintenance while energized shall be field marked to warn qualified persons of potential electric arc flash hazards. The marking shall be located so as to be clearly visible to qualified persons before examination, adjustment, servicing, or maintenance of the equipment.

FPN No. 1:NFPA 70E-2000, **Electrical Safety Requirements for Employee Workplaces**, provides assistance in determining severity of potential exposure, planning safe work practices, and selecting personal protective equipment.

FPN No. 2:ANSI Z535.4-1998, **Product Safety Signs and Labels**, provides guidelines for the design of safety signs and labels for application to products.

This requirement is new in the 2002 Code. Field marking that warns electrical workers of potential electrical arc flash hazards is now required because significant numbers of electricians are being seriously burned or killed from accidental electrical arc flash while working equipment “hot” (energized). Most of these accidents could be prevented or their severity significantly reduced if electricians wore the proper type of protective clothing. Requiring switchboards, panelboards, and motor control centers to be individually field marked with proper warning labels will raise the level of awareness of electrical arc flash hazards and thereby decrease the number of accidents.

In **Exhibit 110.6**, an electrical employee is working inside the flash protection boundary and in front of a large capacity service type switchboard that has not been de-energized and is not under the lockout/tagout procedure. The worker is wearing personal protective equipment (PPE) considered appropriate flash protection clothing for the flash hazard involved. Suitable PPE appropriate to a particular hazard can be determined by using NFPA 70E, Standard for Electrical Safety Requirements for Employee Workplaces.

Exhibit 110.6 Electrical worker clothed in personal protective equipment (PPE) appropriate for the hazards involved.

Accident reports continue to confirm the fact that workers responsible for the installation or maintenance of electrical equipment often do not turn off the power source before working on the equipment. Working electrical equipment energized is a major safety concern in the electrical industry. The real purpose of this additional code requirement is to alert electrical contractors, electricians, facility owners and managers, and other interested parties to some of the hazards of working on or near energized equipment and to emphasize the importance of turning off the power before working on electrical circuits. The information in these fine print notes is not mandatory. Employers can be assured that they are providing a safe workplace for their employees if safety-related work practices required by NFPA 70E have been implemented and are being followed.

In addition to the standards referenced in the fine print notes and their individual bibliographies, additional information on this subject can be found in the 1997 report “Hazards of Working Electrical Equipment Hot,” published by the National Electrical Manufacturers Association.

Electrical load calculation for a residential dwelling unit:

It has come to our attention, that some services for dwelling units have been under-sized. During the plan review process examiners use the square footage and NEC general guideline to determine if the service size is correct. The contractors have the option to install that service size or provide specific calculation to be reviewed by our electrical examiners. Building inspectors during construction may ask for new calculations when additional loads have been added to the project. Swimming pool pumps, spa bathtubs and “upscale appliances” not on original plans are items that may warrant new electric reviews. The electrical review team has found some errors with electrical contractors use of the optional method of calculation.

The problem seems to be in two different areas:

- It is necessary to use the nameplate rating of all appliances. An example of that is the range. If the range is rated at 12 kw, that value must be used instead of the values found in table 220.19, part 2 of this article. See 220.30(a) & 220.30(b)(3).
- Typically most of our dwelling unit heating systems are heat pumps being the primary source of heat, with the emergency electric strip elements supplemental to the heat pump. Because both sources of heat will operate at the same time, **it is required to calculate both loads at 100%**, unless a controller prevents the compressor and supplemental heating from operating at the same time, which is normally not the case. See 220.30(c)(2).



Pre - Engineered Metal Building Plans

In most cases, the engineered plans the metal building manufacturer provides will only include an anchor bolt layout plan. It becomes the responsibility of the applicant to secure foundation plans designed by an engineer, licensed in the State of Florida, that include all concrete specifications, reinforcing steel, and embedded items (anchor bolt grade, length, and depth of embedment).

Mitered Glass Windows

Mitered glass window installation details are required to have sufficient details to meet code requirements or meet product approval standards.

Per FBC 2406.2 Special Cases

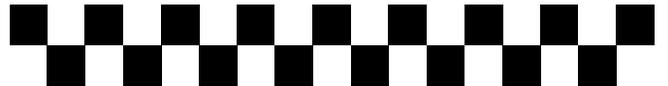
Where other than firm support on all sides is provided, (three sides, two sides, cantilever, or highly flexible, for example) detailed shop drawings, specifications and rational analysis and/or test data assuring safe performance for specific installation shall be prepared by engineers experienced in this work and shall be submitted and received, if warranted, formal approval by the building official.



Suggested details would include the size and thickness of each section of glass, support calculations for deflection provided by the glass manufacture, size of total glass

attachment of glass to glass, attachment of glass to each support area, confirmation of wind load compliance for the total assembly.

As of today, there are no approved products for mitered glass windows or angled mullions with Florida product approval numbers.

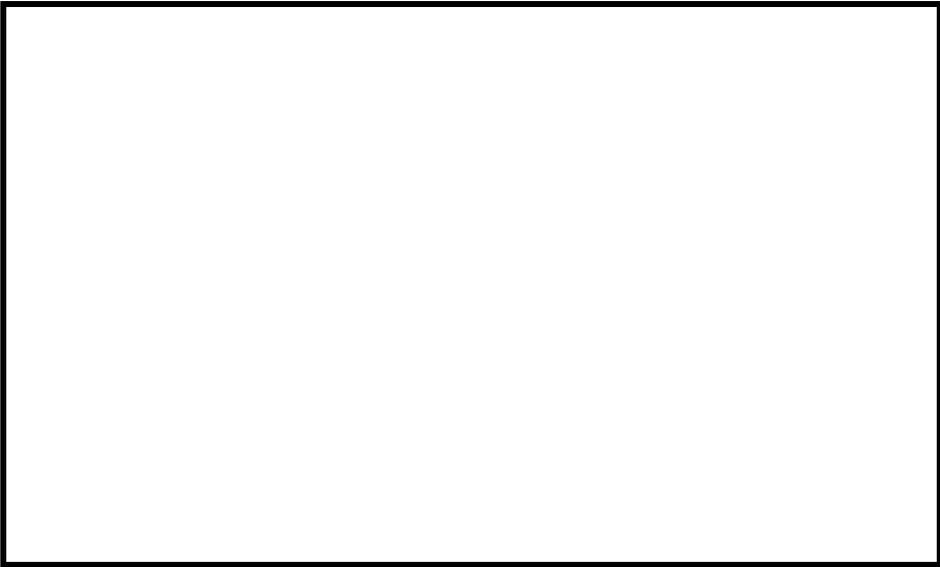


Remember—

You will need your validation number to request inspections from AIRS or the website. (Located on right hand side of your signed permit copy.) This also includes the use of "Permit Spy" software.



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