



# BUILDERS' BEACON

Volume IX Issue 2

Summer, 2005

LAKE COUNTY  
BUILDING SERVICES  
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## OWNERS, ARCHITECTS, ENGINEERS, CONTRACTORS

### Please Take Notice!

### FLORIDA STATE STATUTE 553, PART IV, FLORIDA BUILDING CODE, SECTION 553.80(2)(b)



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<b>Calendar -</b>
<b>Office will be closed:</b>
<b>9/5 Labor Day</b>

With respect to evaluation of design professionals' documents, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code and issue a permit, **to reject design documents required by the code three or more times for failure to correct a code violation specifically and continuously noted in each rejection**, including, but not limited to, egress, fire protection, structural stability, energy, accessibility, lighting, ventilation, electrical, mechanical, plumbing, and gas systems, or other requirements identified by rule of the Florida Building Commission adopted pursuant to chapter 120, **the local government shall impose, each time after the third such review the plans are rejected for that code violation, a fee of four times the amount of the proportion of the permit fee attributed to plans review.**



**Building Services**

**Admin. Director**

Dale T. Greiner

**Office Coordinator**

Carmen Carroll

**Lead Specialist**

Rosalee Jackson

Annette Williams

**Chief Electrical**

**Inspector**

Jay Dagner

**License Investigators**

Tom Hughes

Tony Lopresto

**Chief Plans Examiner**

Sasha Namundi

Skip Nemecek

**Chief Bldg Inspector**

Ron Schwab

**Chief Fire Inspector**

Al Sikes

**Chief Plumbing/**

**Mechanical Inspector**

Jim Copenhaver

**Public Hearing**

**Coordinator**

Deborah Kohler

**Licensing Specialist**

Kathy Padgett

**Plans Examiners**

Tom Bennett

Kenn Eilers

Steve Gladwell

Bill Hechler

Melving Isaac

Don Lally

Don Lane

Dave Miller

Milan Paule

Russ Priestly

Mike Timpanaro

Jim Washington

**Associate Examiners**

Brook Miller

Debby Padgett

**Fire Inspectors**

Gene Brewer

Robin Gutting

Bill Harrison

Brian Hawthorne

**Permit Specialists**

Ashley Anderson

Shannon Appoloney

Traci Bates

Jessica Clark

Danielle Coon

Teresa Dunham

Brenda Eastman

Maureen Greaney

Tracey Isbill

Jennifer Lowe

Lorena McCarroll

Dawn Stalnaker

Niki Stoothoff

Shelly Williams

**Building Inspectors**

John C. Abner

John L. Abner

Ron Allen

Dewey Anderson

Jim Appoloney

Bill Bissett

Sheila Denoncourt

John DiPlacido

Paul Doran

Paula Fisher

Mary Garcia

Donald Glessner

Billy Jenkins

Ed Kleppel

Dale Manning

Wayne McGhee

Jerry Miller

James Owen

Jim Parman III

Jeff Sandy

Tom Schmedes

Ronald Sherritt

Robert Siemer Jr.

Lolita Taylor

**MobileHWY Coming to Lake CO...**

MobileHWY will provide a wireless solution to the building division and the construction community. It will provide real-time inspection processing and increase the efficiency of the field inspection process. It will also allow the scheduling and rescheduling of inspections electronically. It will increase the ability of inspectors to access additional permit data and leave helpful notes for other inspectors, contractors and owner/builders. This solution is compatible with the CDPlus/Perconti system currently in use within the county.

The Mobile Contractor part of the application will allow contractors to access the system on a

real-time basis as well as request/cancel inspections. They can review an inspection immediately after it is done through an alarm process and react accordingly. This process will incorporate the use of blackberry cell phone units that will be capable of handling data, phone and direct connect.



**Don't put off tomorrow what you can do today, because if you enjoy it today, you can do it again tomorrow.**

**James A. Michener (1907-1997)**

**Writer**

## Inspection Status

Building Inspectors are not punch list providers. Just the other day a new superintendent called in 21 inspections in his subdivision. He wanted to know the status of each of the jobs he was assigned. Unfortunately for him, all the inspections failed. What the new superintendent should have done was to check the jobs before calling for an inspection. Builders, superintendents, construction managers, project managers and owner-builders, it is your responsibility to make a punch list for your jobs.

Please DO NOT call in for an inspection **until you have checked** to see that your job is ready for inspection.

If a job is rejected for the same items 3 times (same code violation), the third failure fee is 4 times the normal amount. Time is very valuable to you and to your inspector.

Lake County Building Services has always worked close with all the builders and homeowners. We will continue to do so, but we need your help. Please check your jobs before you call for an inspection. Every day the inspection work load is increasing. Our inspectors are working very hard to keep up to make sure everyone gets their inspection on time. Please help us by checking your job first before calling in the inspection. Thank you. Ron Schwab, Chief Building Inspector

We also have a few more Building Inspector positions that are available for qualified candidates. There is a complete benefit package with the position. You can apply on line or in person at Human Resources, 315 W. Main St., Tavares, Fl 32778



## Look Who's on Board...

**T**he Lake County Building Services Division would like to welcome Jim Parman, John DiPlacido Jr., Paula Fisher, Mary Garcia, James Owen, Bob Siemer Jr., Ronald Sherritt, and Lolita Taylor as Building Inspectors. Ashley Anderson, Jessica Clark, and Danielle Coon as our new Permit Specialists...  
**Welcome!**



**Congratulations to Brook Miller for passing the Fire Inspectors Exam!**

## Inspectors' Nextel and Phone Numbers

<b><u>Building Inspectors</u></b>	<b><u>Nextel ID</u></b>	<b><u>Cell Number</u></b>
Abner, John C.	162*57940*50	352-636-4628
Abner, John L.	162*57940*59	352-636-4860
Allen, Ron	162*57940*21	352-636-5594
Anderson, Dewey	162*57940*7	352-636-5565
Appoloney, Jim	162*57940*24	352-636-5600
Bissett, Bill	162*57940*14	352-636-5580
Denoncourt, Sheila	162*57940*13	352-636-5578
DiPlacido, John	162*57940*60	352-636-5405
Doran, Paul	162*57940*25	352-636-5602
Fisher, Paula	162*57940*52	352-551-0903
Garcia, Mary	162*57940*41	352-636-2925
Glessner, Don	162*57940*53	352-636-6280
Jenkins, Bill	162*57940*12	352-636-5576
Kleppel, Ed	162*57940*18	352-636-5588
Manning, Dale	162*57940*55	352-636-6521
McGhee, Wayne	162*57940*15	352-636-5582
Miller, Jerry	162*57940*16	352-636-5584
Owen, James	162*57940*29	352-636-5610
Parman, James	162*57940*54	352-636-6428
Sandy, Jeff	162*57940*27	352-636-5606
Schmedes, Tom	162*57940*28	352-636-5608
Sherritt, Ron	162*57940*31	352-636-5614
Siemer, Robert	162*57940*32	352-636-5616
Taylor, Lolita	162*57940*58	352-636-4685
<b><u>Fire Inspectors</u></b>		
Gutting, Robin	162*57940*10	352-636-5572
Harrison, Bill	162*57940*61	352-551-4268
Hawthorne, Brian	162*57940*11	352-636-5574

# SMOKE DETECTORS / SMOKE ALARMS

NFPA 72 - 2002 EDITION

CHAPTER 11

BECAME EFFECTIVE JANUARY 1, 2005

These are just a few significant code changes in NFPA 72 this code cycle that will change the way you do business.

11.8.3 Smoke alarms, smoke detectors, devices, combination of devices, and equipment shall be installed in accordance with the manufacturer's listing and instruction, and unless specifically listed for the application, shall comply with requirements in 11.8.3.1 through 11.8.3.5.

11.8.3.2 Peaked Ceilings. Smoke alarms or smoke detectors mounted on a peaked ceiling shall be located within 36 in. horizontally of the peak, but not closer than 4 in. vertically to the peak.

11.8.3.4 Wall Mounting. Smoke alarms or smoke detectors mounted on walls shall be located not closer than 4 in. from the adjoining ceiling surface and not further than 12 in. from the adjoining ceiling surface.

Flat Ceilings. Smoke alarms or smoke detectors mounted on flat ceilings shall be located no closer than 4 in. from the adjoining wall surface.

11.8.3.5

(1) Smoke alarms and smoke detectors shall not be located where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer.

(2) Smoke alarms and smoke detectors shall not be located within unfinished attics or garages or in other spaces where temperatures can fall below 40 degree F or exceed 100 degree F.

(3) Where the mounting surface could become considerably warmer or cooler than the room, such as a poorly insulated ceiling below an unfinished attic

or an exterior wall, smoke alarms and smoke detectors shall be mounted on an inside wall.

(4) Smoke alarms and smoke detectors installed within a 20 ft. horizontal path of a cooking appliance shall be equipped with an alarm-silencing means or be of the photo-electric type.

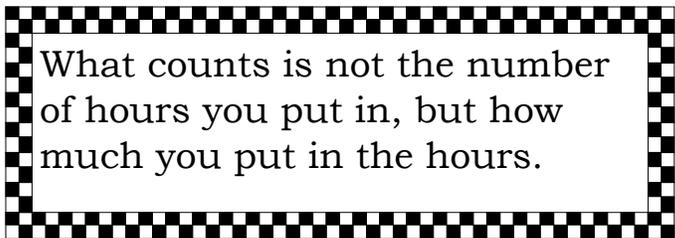
(5) Smoke alarms and smoke detectors shall not be installed within a 36 in. horizontal path from a door to a kitchen or a bathroom containing a shower or tub.

(6) Smoke alarms and smoke detectors shall not be installed within a 36 in. horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.

(7) Smoke alarms and smoke detectors shall not be installed within a 36 in. horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.

(8) Where stairs lead to other occupied levels, a smoke alarm or smoke detectors shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction.

(9) For stairways leading up from a basement, smoke alarms or smoke detectors shall be located on the basement ceiling near the entry to the stairs.



What counts is not the number of hours you put in, but how much you put in the hours.

# File Maintenance Fee & Updates

## **STATE REGISTERED CONTRACTORS**

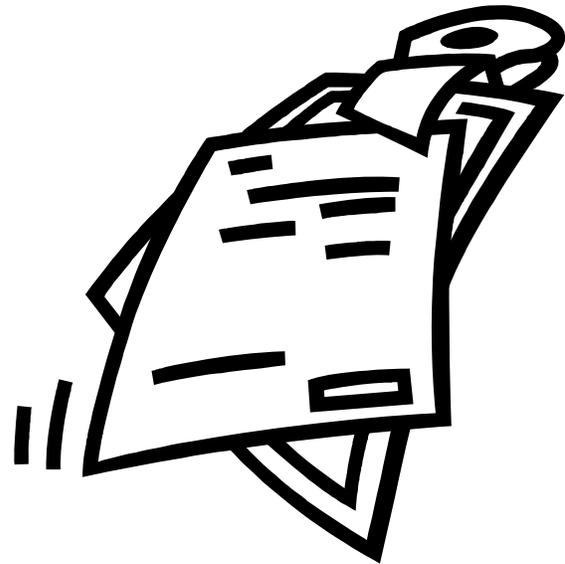
As you know, September is the time of year for Lake County registered contractors to renew or update their licenses.

All **registered Electricians, Plumbers, and Air Conditioning** contractors will need to renew their license this year. You will need to submit the updated copy of State license, Occupational license, and original bond or continuation certificate, liability insurance and workers compensation coverage or workers compensation exemption), along with your \$100.00 renewal fee. This can be paid anytime after August 1, 2005.

All other registered contractors only need to update their paper work this year.

If you have any questions about your contractor's license, please call (352) 343-9653 extension #5438 and ask for Kathy Padgett.

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.



The real art of conversation is not only to say the right thing in the right place but to leave unsaid the wrong thing at the tempting moment.

Dorothy Nevill (1826-1913)

Writer

## CONTRACTOR TRACKING

You can check our web site at [www.Lakegovernment.com](http://www.Lakegovernment.com), (click on fast track permitting, access building permits, contractor certification, then contractor tracking) and check your sub contractors to see if they are active.

You can search by State License number, qualifier name, company name, or you can go into class of business and check a certain trade, then active status and it will list all active contractors for that trade.

# NOTICE OF COMMENCEMENTS

The Building Services Division has had to return some Notice of Commencements due to insufficient information.

Please pay very close attention to these documents because not having the correct information on your certified copy of the Notice of Commencement **will** delay your inspection. Please find below information that is **required** to be on the NOC per SS 713.13.

The Notice of Commencement **shall** contain the following information:

1. A description sufficient for identification of the real property to be improved. The description should include the legal description of the property **and** also should include the street address of the property if available or, if there is no street address available, such additional information as will describe the physical location of the real property to be improved.
2. A general description of the improvement.
3. The name **and** address of the owner, the owner's interest in the site of the improvement, and the name and address of the fee simple titleholder, if other than such owner.
4. The name **and** address of the contractor.
5. The name and address of

the surety on the payment bond under s. [713.23](#), if any, and the amount of such bond.

6. The name and address of any person making a loan for the construction of the improvements.
7. The name and address within the state of a person



other than himself or herself who may be designated by the owner as the person upon whom notices or other documents may be served under this part; and service upon the person so designated constitutes service upon the owner.

(b) The owner, at his or her option, may designate a

person in addition to himself or herself to receive a copy of the lienor's notice as provided in s. [713.06](#)(2)(b), and if he or she does so, the name and address of such person must be included in the Notice of Commencement.

(c) If the contract between the owner and a contractor named in the Notice of Commencement expresses a period of time for completion for the construction of the improvement greater than 1 year, the Notice of Commencement must state that it is effective for a period of 1 year plus any additional period of time. Any payments made by the owner after the expiration of the notice of commencement are considered improper payments.

**(g) The owner must sign the Notice of Commencement and no one else may be permitted to sign in his or her stead.**

**Attitude: It is our best friend or our worst enemy.**

**John C. Maxwell**  
**Leadership expert**

# ATTENTION ALL STATE CERTIFIED CONTRACTORS

July 1, 2005

## RE: FILE MAINTENANCE FEE

Dear State Certified Contractor:

On August 31, 2005, your file maintenance fee will expire with Lake County Building Services. Your file maintenance fee enables you to keep on file your current State License and Occupational License with Lake County preventing you from having to bring this documentation with you.

If you choose to renew, there will be a \$30.00 file maintenance fee due that will be effective until August 31, 2006. Please make checks payable to: Board of County Commissioners. **This is a file maintenance fee and is strictly voluntary.** Please refer to the license number you want this applied to when mailing in the file maintenance fee.

If you choose not to update the file maintenance fee, you will need to bring a copy of your current State Card and an Occupational License (from any county or city) with you each time you apply for a Building Permit.

If you are a general, building or residential contractor and are obtaining residential permits, please do not forget that your state certified sub-contractors would also need to renew the file maintenance fee. If your subs choose not to update, you will need to bring copies of their current State License and Occupational License when naming them on any permits.

**REMINDER** – Some State Licenses will expire on August 31, 2005. Occupational Licenses will expire on September 30, 2005. PLEASE REMEMBER TO UPDATE THE RECORDS IN THIS OFFICE.

If you have any questions, please do not hesitate to contact our office at (352) 343-9653 x 5438.

Sincerely,



Kathy Padgett  
Licensing & Building Specialist

**DROP OFF CHECKLIST FOR NEW PERMIT SUBMITTALS**  
**ONE FOR EACH PERMIT PACKAGE**

The following items are needed to start the permitting process, if you do not have a complete package you will be notified of the missing items before we will assign a permit number.

- \_\_\_\_\_ Application (Complete information on both sides,include license #'s for all contractors)
- \_\_\_\_\_ Zoning Clearance
- \_\_\_\_\_ Tax Receipt / Property Record Card
- \_\_\_\_\_ 2 Construction Plans
- \_\_\_\_\_ 2 Plot Plans
- \_\_\_\_\_ Product Approval Sheet
- \_\_\_\_\_ Energy Codes/ Affidavit
- \_\_\_\_\_ Mobile Home Set Up Certificate
- \_\_\_\_\_ Masterfile checklist (Bennett, Fliline)

Additional items accepted, but not needed to start the process are:

- \_\_\_\_\_ Notice of Commencement
- \_\_\_\_\_ Driveway Permit Application
- \_\_\_\_\_ Prepayment Certificate
- \_\_\_\_\_ Impact Fee Letter

\*\*\*If any of these items are needed, we will need them to be turned in prior to the permit being issued\*\*\*

\*\*\*If this is a permit that has Masterfiled plans, Please sign the 1<sup>st</sup> page of the plans in the lower left corner.\*\*\*

**If all information needed to make the permit application are not submitted or incomplete, you will be contacted to pick up the information dropped off to us. If you are unsure about what you are submitting please sign in & wait to see a Permitting Specialist.**

Contact Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Phone# \_\_\_\_\_ Fax: \_\_\_\_\_

## Scanning

In an effort to streamline the permitting process and better assist the community, we will be scanning all paperwork before issuing permits. This may result in permits taking slightly longer to generate. All paperwork must be *clear*, completely filled out, and correct at the time of issue. Please circle options instead of highlighting them. Due to this process, we will no longer be doing over the counter permits.



## DROP OFF BOXES

Drop boxes are available at the Building Services counter for your convenience. All packages must include completed zoning, the Drop Off Form filled out and all necessary forms to process each permit. Any missing information will result in a processing delay. The contact person will be called to pick up the incomplete package and resubmit when permit information is completed. We hope this new process will be more productive and convenient for you.



**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.

### REMINDER —

As of August 1, 2005, the only hurricane damage permits that **will not be** charged a permit fee will be those that have proof of damage by insurance papers or FEMA paperwork. All other hurricane damage permits will be charged the standard fees.