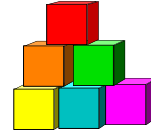


BUILDING BLOCKS



EFFECTIVE DATE: October 1, 2014

SUBJECT: Inspections required for development in the Special Flood Hazard Area

AUTHORITY: 2010 FBC 1612 – Flood Loads and related trade sections; LDC Section 4.03.05 Subdivision Design Requirements; Code of Laws and Ordinances Section 62-26 – 62-161.

PURPOSE: To identify the required inspections for development permitted under the Florida Building Code in the Special Flood Hazard Area. This Building Block is primarily intended for residential building permits.

RELATED BUILDING BLOCKS: A-128 Certified Site Plan and Spot Surveys

POLICY:

Collier County requires the following inspections for permitted development projects in the Special Flood Hazard Area (SFHA).

First Inspection:

Once building plans are approved by Collier County, the property is marked by a licensed surveyor to identify all property boundaries, setbacks, and to show the location of the building on the site. The property is also marked to identify “V” flood zones, if applicable. The contractor is required to mark native preserve areas pursuant to the LDC section 3.05.04 G.

A licensed Collier County inspector will complete the Plumbing Rough (#200) which includes a review of the marked site based on the approved plans to ensure the building is positioned in the correct location. This inspection will also verify that the plumbing and form boards are placed correctly to ensure the footings will be built in accordance with the approved plans.

Second Inspection:

One of the following inspections is be required for the second inspection to ensure the footings will be built in accordance with the approved plans: Footing (#100), Slab (#103), or Monolithic Slab (#133).

Once the slab etc. is constructed, a spot survey with elevations for the slab and crown of road is prepared by a licensed surveyor and is submitted to verify the footing or monolithic slab is constructed in the approved location and at the approved elevation. An inspection hold is placed on the permit if a spot survey with elevation information or a spot survey and an "Under Construction" Elevation Certificate is not provided within 10 days of second inspection.

Optional Inspection:

If flood vents or enclosed areas have been approved, a special inspection is required by a County structural inspector, Flood Vent Relief (#120).

Third Inspection (Certificate of Occupancy):

Upon completion of the building a "Final Construction" Elevation Certificate is prepared by a licensed surveyor and is submitted to the County and reviewed by a Certified Floodplain Manager in the Building Department.

A Final Inspection (#115) is carried out concurrently with the submittal of the "Final Construction" Elevation Certificate. This inspection includes a general overview of the entire building and the inspector looks for alterations to the approved plans. This includes any alterations to the ground or grading from the approved plans, the location of the building, elevation of the building, and construction materials. The Final Inspection (#115) excludes trade inspections which are done by inspectors licensed in the specific trade: Electrical (#502); Mechanical (which includes Heating, Ventilation, Air conditioning, and Ductwork) (#301); Plumbing (#204).

Planning and Regulation, a separate department within the Growth Management Division also conducts a final inspection of the development and inspects the ground and grading for compliance with approved site plans. This is inspection the #800 series.

Additional inspections, if required:

- Tie Down inspection (#110) is required for a shed and a manufactured home.
- Flood proof inspection (#112) for commercial structures is required to be provided by a licensed engineer or architect.

Additional certifications, if required:

- Breakaway wall Certification, provided by an engineer or architect.
- V-zone certification is required to be provided by a licensed engineer.

- Any other certifications required for the project.

The final inspection records include:

A completed “Final Construction” FEMA Elevation Certificate (and Floodproofing Certificate, if required) has been reviewed by the Building Department for completeness and accuracy. An Elevation Certificate Intake Sheet must be attached to the Elevation Certificate with the permit number. No markings shall be made on the Elevation Certificate.

- Photographs of all sides of the structure, provided by the surveyor on the “Final Construction” Elevation Certificate with the date identified.
- Close-up photographs of typical openings, provided by the surveyor on the “Final Construction” Elevation Certificate.
- Photographs of all mechanical, plumbing, and utility equipment located outside the building, showing (1) its relation to the building and ground and (2) its required anchoring, taken by the Mechanical Inspector during the Mechanical (#301) Inspection.
- V-Zone certifications are provided by a Licensed Engineer.
- Certificate of Occupancy (CO) requests will be processed within 48 hours of request pending all documentation is submitted. If any document is not approved, there is time for the contractor to correct and resubmit the document(s) for re-review prior to the issuance of the CO.

Additional process requirements:

- The Elevation Certificate needs to be delivered/emailed to Bob Garee (RobertGaree@colliergov.net)
- Compaction Tests please forward to Myron Jacobs (MyronJacobs@colliergov.net) and copied to Ron Cohowcz (RonCohowcz@colliergov.net)