

EXECUTIVE SUMMARY

Recommendation to approve staff initiated recovery practices for property damage caused by Hurricane Irma which promote streamlined and safe build-back efforts. In addition, to approve several temporary measures to ease recovery efforts for a period of 180 days or as extended by the Board of County Commissioners (Board).

OBJECTIVE: To approve staff initiated recovery practices for property damage caused by Hurricane Irma which promote streamlined and safe build-back efforts. In addition, to approve several temporary measures to ease recovery efforts for a period of 180 days or as extended by the Board.

CONSIDERATIONS: The Growth Management Department's Building Plan Review and Inspection Division (Building Division) has established the following practices and policies in support of residents who incurred damage from Hurricane Irma. The Building Division will continue these efforts until the build-back efforts are substantially complete. All building permits are required by and must be compliant with the 5th Edition Florida Building Code, as applicable.

Collaborative efforts:

1. The Building Division has made all permits related to damage incurred from Hurricane Irma a top priority. New informational materials regarding permitting have been created to share with residents and can be found at: <https://www.colliercountyfl.gov/your-government/divisions-a-e/building-review/building-permit-info-post-hurricane-irma>.
2. Licensed Building Division staff are visiting all areas of incorporated Collier County on a daily basis to assist community members with build-back and recovery efforts.
3. The Building Division's staff is working with electrical service providers, Florida Power and Light and Lee County Electrical Co-op, to restore power to all structures that require electrical service repair.

No building permits required for the following repairs and stabilization efforts:

1. Stabilization or securing of structures from the impacts of natural elements, including drying in roofs by placing tarps on roofs, temporary roof repair, etc.
2. Demolition of certain types of structures, such as screen enclosures, car ports, and gazebos for purpose of clean-up.
3. Repair of existing fences, so long as repairs comply with County codes.
4. Repair of minor damages to roof-shingles, individual tile pieces, and membranes.
5. Repair of non-structural components on car ports, gazebos, etc.
6. Repair of minor damages to irrigation systems.
7. Repair of window and door components, however, replacement of the unit requires a building permit.
8. Repair of damages to pool barriers/screen enclosures where damages impacted less than 25 percent of the total enclosure area.
9. Re-screening of enclosures.
10. Repair to existing docks and mooring, so long as repairs do not include additions, extensions, or alterations and comply with County codes.

The following work can be started and a permit may be applied for up to five business days after the fact:

1. A/C unit replacements.
2. Structural repairs for windows and doors.
3. Structural repairs for roofing.
4. Replacement of existing accessory structures, such as sheds, car ports, gazebos, etc., so long as the replacement does not include additions, extensions, or alterations.

5. Structural repair of sheds, car ports, gazebos, etc.
6. Existing seawall repair, so long as repairs comply with all codes.

In addition, the Growth Management Department Development Services recommends, for emergency purposes, the following temporary measures be approved by the Board for a 180-day period to ease recovery efforts for residents and businesses. This 180-day period may be extended by the Board after taking the extent and severity of the disaster into account. However, should these temporary measures cease to become temporary or exceed the scope of the temporary measures outlined below, they will be addressed by the Code Enforcement Division. Several of these temporary measures originate from the County's Civil Emergencies Chapter in the Code of Laws and Ordinances and therefore have been previously vetted as best management practices to be employed following a natural disaster.

1. Allow the temporary use of recreational vehicles for living purposes on property where the principal residence (including a mobile home) has been rendered and confirmed by County Staff, uninhabitable, so long as the recreational vehicle is on the site for 180 consecutive days or less, is not parked, stored, or encroach any right-of-way easement, and is fully licensed and ready for highway use.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by a quick disconnect type utilities and security devices and has no permanently attached additions.

2. Allow temporary signs for businesses whose signs have been damaged or destroyed until the replacement signs receive a certificate of completion.
3. Suspend the requirement for tree removal permits for the removal of trees located on lots that are dangerous to a structure.
4. Allow for code required trees or shrubs that were displaced or fallen due to Hurricane to be replaced with code compliant trees or shrubs.

FISCAL IMPACT: There are no direct fiscal impacts associated with the policies, practices, and temporary measures proposed; however, Growth Management Department staff will dedicate time and resources to assist community members recover from Hurricane Irma.

GROWTH MANAGEMENT IMPACT: There is no growth management plan impact associated with this action.

LEGAL CONSIDERATIONS: This item has been reviewed by the County Attorney, is approved as to form and legality, and requires majority vote for approval. -JAK

RECOMMENDATION: To approve staff initiated recovery practices for property damage caused by Hurricane Irma which promote streamlined and safe build-back efforts. In addition, to approve several temporary measures to ease recovery efforts for a period of 180 days or as extended by the Board.

Prepared by: Caroline Cilek, Manager, Building Plan Review and Inspection
 Richard Long, Director, Building Plan Review and Inspection
 James French, Deputy Department Head, Growth Management Department

COLLIER COUNTY
Board of County Commissioners

Item Number: 16.A.22

Doc ID: 3861

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Meeting Date: 10/10/2017

Prepared by:

Title: Manager - LDC – Building Plan Review & Inspections

Name: Caroline Cilek

10/02/2017 4:56 PM

Submitted by:

Title: Director - Building Plans Review & Inspections – Building Plan Review & Inspections

Name: Richard Long

10/02/2017 4:56 PM

Approved By:

Review:

Growth Management Department	Judy Puig	Level 1 Reviewer	Completed	10/03/2017 8:49 AM
Building Plan Review & Inspections	Caroline Cilek	Additional Reviewer	Skipped	10/03/2017 8:58 AM
Growth Management Department	James French	Deputy Department Head Review	Completed	10/03/2017 10:38 AM
Growth Management Department	Thaddeus Cohen	Department Head Review	Completed	10/03/2017 12:17 PM
Office of Management and Budget	Valerie Fleming	Level 3 OMB Gatekeeper Review	Completed	10/03/2017 1:18 PM
Budget and Management Office	Mark Isackson	Additional Reviewer	Completed	10/03/2017 2:01 PM
County Attorney's Office	Jeffrey A. Klatzkow	Level 3 County Attorney's Office Review	Completed	10/03/2017 4:18 PM
County Manager's Office	Nick Casalanguida	Level 4 County Manager Review	Completed	10/04/2017 10:38 AM
Board of County Commissioners	MaryJo Brock	Meeting Pending		10/10/2017 9:00 AM