

SARASOTA COUNTY GOVERNMENT
Planning and Development Services

INTEROFFICE MEMORANDUM

TO: Sarasota County Commission

THROUGH: Randall H. Reid, County Administrator

FROM: Robert R. Lewis, Director

DATE: February 21, 2012

SUBJECT: Public Hearing Building Code Amendment

RECOMMENDED MOTION(S) OR ACTION(S):

Public hearing to consider proposed Ordinance No. 2012-008, amending Ordinance No. 98-013, as amended and codified in Chapter 22, Article II of the County Code, relating to the Basic Wind speed of the Building Code Regulations and revising the term limits for the Members appointed to the Board of Adjustment and Appeals.

SUMMARY:

1. In 2011, the Florida Building Commission adopted a new method for determining wind load design for the new 2010 Florida Building Code which is to become effective March 15, 2012. The University of Florida, under contract with the Florida Building Commission, provided all Counties throughout Florida with new wind speed maps. The wind speed for Sarasota County will change from one wind speed to multiple wind speeds depending on location and building type being constructed.

The 2010 Florida Building Code states that “the exact location of wind speed lines shall be established by local ordinance using recognizable landmarks such as major roads, canals, rivers, and lake shores whenever possible”. In order to comply with the 2010 Florida Building Code staff has incorporated the new wind speed lines into Sarasota County’s Geographical Information System (GIS) system. By doing this, Sarasota County will comply with the Florida Building Code and it will provide applicants, property owners, contractors, design professionals and staff with a simple and uncomplicated manner for determining the wind speed for their project by utilizing the GIS maps.

Staff discussed this information with the Development Services Advisory Committee (DSAC) on January 25, 2012. In addition, the information was shared with the Gulf Coast Builders Exchange and the Home Builders Association. The changes regarding wind speed are directed by the State as determined by the University of Florida.

2. Secondly, and unrelated to wind speed, staff is proposing a correction to the term limit on advisory board members for the Building Code Board of Adjustments and Appeals from four (4) years to three (3) years. This change was inadvertently missed when originally directed by the Board of County Commissioners to change all advisory board members terms from four (4) to three (3) years.

FINANCIAL IMPACT: There is no financial impact regarding the proposed changes to this ordinance.

ORDINANCE 2012-008

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, RELATING TO BUILDING CODE REGULATIONS FOR SAFE AND SANITARY CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, AND MAINTENANCE OF BUILDINGS OR STRUCTURES WITHIN THE UNINCORPORATED AREA OF SARASOTA COUNTY, FLORIDA; AMENDING ORDINANCE NO. 98-013, AS AMENDED, AS CODIFIED IN CHAPTER 22, ARTICLE II OF THE SARASOTA COUNTY CODE; AMENDING SECTION 22-33(d) ADOPTION OF THE BUILDING CODES AND LOCAL AMENDMENTS RELATING TO BASIC WIND SPEED; AMENDING SECTION 22-34 AMENDMENTS TO CERTAIN PROVISIONS OF THE FLORIDA BUILDING CODE RELATING TO ADMINISTRATION, AND SPECIFICALLY AMENDING SECTION 108.2.2 OF THE LOCAL AMENDMENTS TO THE FLORIDA BUILDING CODE RELATING TO TERM OF APPOINTMENT FOR BUILDING CODE BOARD OF ADJUSTMENT AND APPEALS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

In this Ordinance, all ~~struckthrough~~ language shall constitute language removed from the code, and all underlined language shall constitute language added to the code.

Section 1. Section 22-33(d) of the Sarasota County Code is hereby amended as follows:

Section 22.33. Adoption of Building Codes.

(d). ~~The wind borne debris requirements in Section 1606.1.4.2 of the most current addition of the Florida Building Code shall apply within Sarasota County for the development of wind loads, this wind borne debris region has a three second gust wind velocity of 130 per hour.~~ Basic Wind Speed. The ultimate design wind speed in miles per hour, determined by the most current addition of the Florida Building Code, shall apply within Sarasota County. The exact location of the ultimate design wind speeds, depending on the risk category and location are identified on Sarasota County's GIS map.

Section 2. Section 22-34 of the Sarasota County Code, specifically 108.2.2 of the Local Amendments to the Florida Building Code, is hereby amended as follows:

Section 22-34. Amendments to certain provisions of the Florida Building Code relating to administration.

108. BOARD OF ADJUSTMENTS AND APPEALS

108.2.2 Term of Appointment. The term of appointment shall be ~~four (4)~~ three (3) years. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. The Board of County Commissioners shall have the authority, in its discretion, to remove from the Board of Adjustments and Appeals any member on the grounds of continued absence from regular meetings of the Board.

Section 3. Severability.

If any provision of this article Ordinance is held or declared to be invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining provisions.

Section 4. Effective Date.

This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State of Florida that this Ordinance has been filed with said office.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA THIS ____ day of _____, 2012.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

By: _____
Chairman

ATTEST:
KAREN E. RUSHING, Clerk of the
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners
of Sarasota County, Florida

By: _____
Deputy Clerk