



THE CITY OF KEY WEST

Building Department

Executive Summary

To: Jim Scholl, City Manager

From: Ronald Wampler, Chief Building Official

Date: January 22, 2015

Re: Revision of Chapter 14 Buildings and Building Regulations, Code of Ordinances

ACTION STATEMENT: Chapter 14 has not been edited in many years and several articles and code sections were in great need of revision and/or editing to maintain continuity with current Florida Codes and Building Department operations.

BACKGROUND: The Building Department is responsible for enforcement of rules and regulations from different sources. The Florida Building Code is revised and re-adopted by the Florida Building Commission every three years. The City of Key West Land Development Regulations are revised several times annually. The Building Department must interact and coordinate permit applications and plan review with Planning, HARC, Floodplain Administration and the City Fire Marshal. The City of Key West Code of Ordinances Chapter 14 Buildings and Building Regulations is important in the day to day operations of the Building Department and was due for a general revision and editing.

PURPOSE AND JUSTIFICATION:

1. The property owners and businesses of Key West receive insurance discounts that are proportionate to the effectiveness of the City Building Department as evaluated by the Insurance Service Organization (ISO) and the Community Rating System (CRS). Revising and editing Chapter 14 will improve the City Building Department's evaluation.
2. The City Floodplain Ordinance requires floodplain plan review, FEMA flood elevation certificate review, and substantial improvement determination and documenting of those processes for CRS review. Incorporating a floodplain plan review fee will recover those associated costs.
3. Due to additional duties mandated by the State we are now responsible for in-depth-review and coordination with State Board of Health licensing of Public Pools. The Public Swimming Pool permit fees have been increased to reflect the additional plan review and coordination with Florida Board of Health licensing before issuing a Public Pool C/O.
4. Simplification of the Mechanical, Electrical and Plumbing permit fee calculation which will often result in lower permit fees for those licensed contractors.

5. Inclusion of the existing City exception for indoor minor repairs and increasing the dollar amount from \$500.00 to \$1000.00.
6. Requiring a total height certificate measured from the crown of the frontage street before issuance of a Certificate of Occupancy for a new structure or addition.
7. Modification of the City hurricane requirements to agree with Florida Building Code.
8. There are presently over 300 cisterns and well structures throughout the City. A new Cistern Safety Program will be initiated in Article II to license and monitor them free of charge. Five year renewable licenses for cisterns over 20 years old will issued after evaluation by a licensed structural engineer. Cisterns may also be inspected after demolition as an owner's option.
9. Article IV Moving Building has had the minimum insurance limits increased.
10. Article V Floating Homes now includes the definition of a 'houseboat' to differentiate from a 'floating home'. The City has jurisdiction of floating homes.
11. Article VII and VIII now include mandatory side yard setback rules.
12. Article VIII has been revised to require that gutter downspouts and other storm water be retained on the owner's property.

OPTIONS: 1. Approve the revisions and editing of Chapter 14, Code of Ordinances.
2. Keep the existing Chapter 14 without change which will not improve our ISO or CRS scores.

FINANCIAL IMPACT: No net financial impact to City-wide budget since building department revenue balances expenses.

RECOMMENDATION: Staff recommends that the City Commission approve this request.