

BOARD MINUTES FOR 09/07/06

SEPTEMBER 7, 2006

PURSUANT TO A RECESS FROM THE SEPTEMBER 6, 2006 MEETING, THE BOARD OF COUNTY COMMISSIONERS, IN AND FOR WASHINGTON COUNTY, MET ON THE ABOVE DATE AT 9:00 A.M. AT THE WASHINGTON COUNTY ANNEX, BOARD MEETING ROOM, 1331 SOUTH BOULEVARD, CHIPLEY, FLORIDA WITH COMMISSIONERS COPE, CORBIN, STRICKLAND AND FINCH PRESENT. ADMINISTRATOR HERBERT AND CLERK COOK WERE ALSO IN ATTENDANCE.

VICE-CHAIRMAN COPE CALLED THE MEETING TO ORDER, OFFERED PRAYER AND LED IN THE PLEDGE OF ALLEGIANCE TO THE FLAG.

ADMINISTRATOR HERBERT REQUESTED AUTHORIZATION FOR VICE-CHAIRMAN COPE TO SIGN THE LOCAL AGENCY PROGRAM AGREEMENT BETWEEN WASHINGTON COUNTY AND THE FL-DEPARTMENT OF TRANSPORTATION FOR THE CONSTRUCTION OF RUMBLE STRIPS AT THE FOLLOWING LOCATIONS:

1. C.R. 278A (BONNET ROAD) AT C.R. 278 (PIONEER ROAD)
2. C.R. 276 (CLAYTON ROAD) AT S.R. 277

COMMISSIONER FINCH OFFERED A MOTION, SECONDED BY COMMISSIONER STRICKLAND AND CARRIED TO APPROVE OF HERBERT'S REQUEST FOR VICE-CHAIRMAN COPE TO SIGN THE FL-DOT LOCAL AGENCY PROGRAM AGREEMENT FOR THE RUMBLE STRIPS.

ADMINISTRATOR HERBERT EXPLAINED THE MEETING ON SEPTEMBER 6, 2006 WAS RECESSED UNTIL TODAY TO MAKE SURE NO SUNSHINE LAWS WOULD BE VIOLATED. HE THEN INTRODUCED THE BUILDING INSPECTOR, EMORY PITTS, AND TURNED THE MEETING OVER TO HIM.

MR. PITTS THANKED THE PEOPLE FOR COMING AND EXPLAINED THE MAIN TOPIC WOULD BE WIND SPEED AND WHAT IS REQUIRED. HE SAID THE WIND SPEED IS DUE TO HURRICANE ANDREW WHICH HIT MIAMI AND HURRICANE KATRINA. HE ADDRESSED KATRINA ORIGINALLY WAS SET TO HIT PANAMA CITY AND WASHINGTON COUNTY WITH WINDS OF 175 MILES PER HOUR; WHEN IT HIT SHORE, THE WIND WAS 120 MILES PER HOUR. HE SAID KATRINA'S PATH WAS 100 MILES, IT WAS A CATEGORY 3 STORM, 238 LIVES WERE LOST IN MISSISSIPPI.

MR. PITTS SAID HE WANTED TO DISCUSS RESIDENTIAL CONSTRUCTION ON PAGE 4 OF THE HANDOUT HE HAD PROVIDED; THIS PERTAINED TO HOW TO CONSTRUCT FOR WIND ZONES. HE STATED BASICALLY ALL OF FLORIDA HAS ADOPTED THE SSTD 10 METHOD. HE SAID THE WIND SPEED MAP SHOWS THE HIGHEST WINDS COMING OFF THE COAST MAKING EBRO IN THE 130-140 MPH WIND ZONE WITH THE REST OF THE COUNTY IN THE 110-120 MPH WIND ZONE.

MR. PITTS REFERRED TO THE COUNTY HAVING ADOPTED A 110 MPH RANGE AND IS IN THE PROCESS OF AN ORDINANCE TO CHANGE THIS TO 120 MPH RANGE, WHICH IS WHAT IT SHOULD BE. HE SAID MOST ALL THE CONTRACTORS ARE USING THE 1099 CODE AND THERE IS VERY LITTLE DIFFERENCE IN THE 110-120 MPH WIND SPEED SPECIFICATIONS.

MR. PITTS, SAID IF THE CONTRACTORS ARE USING THE MANUAL, THEY MUST MEET THE CRITERIA IN THE MANUAL; THE OTHER ALTERNATIVE IS TO USE AN ENGINEER. HE EXPLAINED THE HIGHER THE ROOF ON A HOUSE, THE MORE WIND IT CATCHES AND PUTS PRESSURE ON THE REST OF THE HOUSE. IF THEY USE CODE 1099, PITTS SAID DOUBLE RE-ENFORCEMENT WIRE SHOULD BE USED AROUND THE SLAB OF A 3' FOOTER; IF FIBER IS USED, IT MUST HAVE RE-ENFORCEMENT WALL TO FOUNDATION BY ANCHOR BOLTS EVERY 1 1/2 FOOT. ANCHOR BOLTS 5/8", 10" LONG WITH 3" WASHER SHOULD BE USED. HE SAID THE STEM WALL DESCRIBED ON PAGE 94 SHOULD BE USED. HE ADDRESSED THE VERTICAL BARS DESCRIBED ON PAGE 102 OF THE HANDOUT. HE SAID WALL SHEATHING ON PAGE 118 (PANELS) SHOULD BE INSTALLED AS DESCRIBED; BUT, ALL SHOULD BE LOOKED AT ON AN INDIVIDUAL BASIS.

MR. PITTS CONTINUED AND ADDRESSED PAGE 119; HOLD DOWN CONNECTORS FOR THE WALLS SHOULD BE INSTALLED WITH 5/8" BOLTS THEN BOLTED ON TOP PLATE. HE REFERRED TO PAGE 135 ON ROOF SHEATHING; IT SHALL BE A MINIMUM OF 15/32 AND THERE

ARE NO EXCEPTIONS ON THE ROOF. HE SAID THIS ALSO SHOULD BE USED ON PORCH CEILINGS.

MR. PITTS ADDRESSED PAGE 136 ON REQUIRED INSPECTIONS BY THE BUILDING INSPECTOR. HE SAID THE ROOF WAS NOT TO BE COVERED UNTIL THE BUILDING INSPECTOR GOT A CHANCE TO INSPECT IT.

MR. PITTS ADDRESSED THE BOARD OF COMMISSIONERS HAD PASSED A SITE EVALUATION ON DRAINAGE; THERE MUST BE A SIX" FALL AWAY FROM THE HOUSE.

PITTS SAID THERE HAVE BEEN SOME ISSUES ON INSPECTIONS OF COLD WATER BOND ON ELECTRICAL; IT DOESN'T MATTER WHERE YOU PUT IT, UNDER THE SINK, IN THE KITCHEN OR IN THE BATHROOM.

PITTS SAID THERE NEEDED TO BE SMOKE DETECTORS INSIDE AND OUTSIDE OF BEDROOMS AND AT THE TOP AND BOTTOM OF ALL STAIRS. ALSO, RECEPTA- CLES SHOULD BE PLACED WITHIN 6' ON ALL WALLS IF THE WALL IS AS MUCH AS 2' OR GREATER.

PITTS SAID THE PLUMBING CODE REQUIRES ONE STACK OUT ROOF WITH A 5' HEAD ON WASTE PIPE, ANTI HAMMER AT WASHING MACHINE AND ICE MAKER.

PITTS SAID THE MECHANICAL EXHAUST HOSE MUST BE PUT ON WITH A RING, NO DUCT TAPE, COPPER WIRE OR MECHANICAL CONNECTOR; HE SAID DUCTS SHOULD BE PROPERLY SUPPORTED.

ON ROOFING, PITTS SAID SIX NAILS PER SHINGLE SHOULD BE USED AND THERE SHOULD BE PROPER FLASHING.

PITTS THEN SAID HE WAS NOT HERE TO MAKE LIFE MISERABLE. HE REQUESTED PEOPLE CONTACT HIM IF THEY HAVE ANY PROBLEMS AND HE WOULD BE HAPPY TO HELP.

ROGER WILLIAMS, CONTRACTOR, WHEN QUESTIONED BY COMMISSIONER FINCH HOW LONG HAD HE BEEN BUILDING HOUSES AND HOW MANY TIMES HAS HE BEEN SHUT DOWN BY THE BUILDING INSPECTOR, SAID HE HAD BEEN BUILDING A LONG TIME. HE SAID HE HAD NEVER BEEN SHUT DOWN; BUT, HE HAS BEEN GIVEN CORRECTION NOTICES AND HAS WENT ALONG WITH THEM.

WILLIAMS SAID THE HOMEBUILDERS ASSOCIATION WAS REALLY THEIR ONLY VOICE; AS FAR AS LEGAL REPRESENTATION, HE SAID HE WAS NOT SURE THEY HAD ANY IN THEIR ORGANIZATION BUT IT MIGHT BE GOOD IF THEY DID.

WILLIAMS SAID THE STD1099 IS THE DESIGN CRITERIA FOR RESIDENTIAL CONSTRUCTION AND IS VERY IMPORTANT AND CRITICAL; HOWEVER, A DESIGN PROFESSIONAL IS NEEDED TO FIGURE IT OUT. ONCE THE PLANS ARE DONE, WILLIAMS SAID A CONTRACTOR KNOWS WHERE THEY ARE HEADED.

HE SAID, IN WALTON COUNTY, IF YOU ARE ABOVE THE WIND SPEED LINE BUT NOT IN THE COASTAL CONSTRUCTION REGION, YOU DON'T HAVE TO HAVE ANY ENGINEERING PLANS. HOWEVER, HE GUESSED THAT WOULD BE UP TO THE BUILDING OFFICIAL TO MAKE THAT DECISION.

IN JACKSON COUNTY FOR THE RESIDENTIAL CONSTRUCTION, ROGER SAID THEY ALLOW PEOPLE TO HAND DRAW THEIR PLANS, SCALE THEIR DIMENSIONS, ETC; HOWEVER, YOU DON'T GET DETAILS THAT SHOW ANCHOR BOLT SPACING, NAIL PATTERNS THE BUILDING OFFICIAL HAS TO UNDERSTAND AND KNOW WHEN DOING HIS INSPECTIONS. IF THIS IS NOT IN BLACK AND WHITE, WILLIAMS SAID THIS CAN'T BE ENFORCED. UP UNTIL NOW, WILLIAMS SAID WASHINGTON COUNTY HAD BEEN IN THE 110 MPH WIND ZONE AND QUESTIONED IF IT WAS NOW IN THE 120 MPH WIND ZONE.

MR. PITTS SAID THE 110 MPH HAS NOT CHANGED YET. WILLIAMS SAID YOU DON'T START CHANGING EVERYTHING UNTIL THE CODE CHANGE IS ADOPTED BY LEGISLATURE OR COUNTY ORDINANCE. LEGALLY, HE SAID JUST BECAUSE THE WIND ZONE IS GOING TO CHANGE OR A CHANGE IS COMING, HE DOESN'T THINK IT CAN BE ENFORCED UNTIL IT IS CHANGED.

MR. PITTS REITERATED THE BIG DIFFERENCE WITH THE WIND SPEED CHANGE IS WHETHER OR NOT YOU PUT ANCHOR BOLTS 18" OR 24" ON CENTER; THIS IS THE ONLY DIFFERENCE HE HAS FOUND. HE SAID HE WAS NOT GOING TO FIGHT THE CONTRACTORS IF THEY WANT TO GO OUT AND PUT 24" ANCHOR BOLTS; HE ASKED WHAT HAVE THEY ACCOMPLISHED ON IT AND EXPLAINED THEY KNOW THEY HAVEN'T DONE WHAT IS REQUIRED BY THE CODE. HE SAID IF IT WAS GOING TO SAVE CONTRACTORS A TON OF MONEY TO SAVE 15

TO 20 ANCHOR BOLTS THEY WOULD PUT IN A HOUSE, UNTIL THE CODE TO ORDINANCE IS IN AFFECT, HE IS NOT GOING TO FIGHT THEM ON IT.

MR. PITTS SAID HE HAD BEEN A BUILDING OFFICIAL FOR 7.5 YEARS IN BAY COUNTY FOR THE CITY OF LYNN HAVEN; HE IS ALSO A LICENSED CERTIFIED BUILDING CONTRACTOR STILL HIMSELF AND DOES WORK OUTSIDE WASHINGTON COUNTY. HE SAID HIS CHOICE WAS NOT TO GO WITH THE 18" ANCHOR BOLTS; BUT, USE THE TIE MAX SYSTEM. HOWEVER, HE SAID THAT IS A CONTRACTOR'S CHOICE.

MR. PITTS SAID IF THEY BUILD IN WASHINGTON COUNTY NOW OR TWO MONTHS FROM NOW, WHEN THE NEW ORDINANCE IS ENACTED, CONTRACTORS ARE GOING TO HAVE TO PUT ANCHOR BOLTS 18" ON THE CENTER BECAUSE THAT IS WHAT FLORIDA STATUTES REQUIRE AND THE FLORIDA BUILDING CODE. HE REFERRED TO HIS LICENSE SAYING, IF HE DOESN'T ENFORCE THE FLORIDA STATUTES AND THE FLORIDA BUILDING CODES, THEY CAN TAKE HIS LICENSE. HE SAID, JUST LIKE CONTRACTORS, THEY ARE OBLIGATED TO CERTAIN THINGS WITH THEIR LICENSES AND POINTED OUT THERE ARE THINGS THEY CAN DO TO JEOPARDIZE THEIR LICENSE. PITTS SAID HE WOULDN'T JEOPARDIZE HIS LICENSE OVER A 6" SPACING OF ANCHOR BOLTS.

AS FAR AS THE WIND SPEED, PITTS SAID HE DIDN'T THINK THERE ARE ANY ARGUMENTS; THEY HAVE HAD THIS CLARIFIED BY FL-DCA AND FL-DCA SAYS THE WIND SPEED FOR WASHINGTON COUNTY IS 120 MPH. HE ADDRESSED, WHEN THE ORIGINAL COUNTY ORDINANCE WAS ADOPTED, THEY TOOK THE ACTUAL MAP, AND HE GUESSED THE STATE FURNISHED A METES AND BOUNDS LEGAL DESCRIPTION TO FOLLOW ON THE MAP AND IT IS SUPER CONFUSION. HE SAID ON THE MAP IT SAYS THE LOCAL JURISDICTION CAN TAKE A MAJOR ROAD, RAILROAD, RIVER, ETC, AND FOLLOW IT TO SIMPLIFY KNOWING WHAT ZONE YOU ARE IN. IN BAY COUNTY, PITTS SAID THEY TOOK HIGHWAY 20 AS THE DIVIDING POINT; EVERYTHING SOUTH OF HIGHWAY 20 WOULD BE 130 MPH AND EVERYTHING NORTH WOULD BE 120 MPH. PITTS SAID HE THOUGHT FL-DCA WOULD BE OKAY WITH THIS; THEY HAVE SAID THIS IS WHAT WASHINGTON COUNTY COULD DO.

COMMISSIONER STRICKLAND SAID, WHEN THE WIND SPEED WAS BROUGHT TO HIS ATTENTION, HE CONTACTED FL-DCA IN TALLAHASSEE TO FIND OUT ABOUT THE WIND ZONES; THEY SAID THE WIND SPEED FOR WASHINGTON COUNTY HAD ALWAYS BEEN 120 MPH. HE SAID THEY DIDN'T KNOW HOW THE COUNTY COULD ADOPT AN ORDINANCE THAT IS BELOW THE STATE GUIDELINES. TO KEEP UP WITH THE STATE REGULATIONS, COMMISSIONER STRICKLAND SAID THEY WOULD HAVE TO CHANGE THEIR WIND SPEED FROM 110MPH TO 120 MPH.

MR. PITTS EXPLAINED THE DOTTED LINE ON THE WIND SPEED MAP IS THE EXEMPTION GIVEN BY THE FLORIDA LEGISLATURE TO THE PANHANDLE OF FLORIDA FROM THE ST. MARKS RIVER NORTH; THEY ONLY HAVE TO DO WIND BORN DEBRIS WITHIN ONE MILE OF THE COAST. PITTS SAID IF YOU ARE GREATER THAN 110 MPH WIND SPEED WITHIN ONE MILE OF THE COAST, THEY HAVE GOT TO DO WIND BORN DEBRIS PROTECTION. HE ADDRESSED THIS PARTICULAR EXEMPTION DOESN'T AFFECT WASHINGTON COUNTY ONE WAY OR THE OTHER; IF HE WERE IN BAY COUNTY, HE WOULD BE TRYING TO FIND OUT.

COMMISSIONER FINCH ASKED IF THE COUNTY HAS THE OPTION OF DOING MINIMUM OR MAXIMUM. PITTS SAID THEY PROBABLY SHOULD BE ASKING AN ATTORNEY THIS QUESTION. HOWEVER, IN HIS OPINION WHEN READING THE CODE, IT SAYS CONSTRUCTIONS WITHIN REGIONS, ETC. SHALL BE DESIGNED BY ONE OF THESE METHODS. HE SAID, IF YOU ARE IN OVER 100 MPH WIND SPEED ZONE, ACCORDING TO THE MAP, YOU SHALL DESIGN IN ACCORDANCE WITH ONE OF THE FOLLOWING; IT THEN GIVES ABOUT SEVEN DIFFERENT OPTIONS OF THE WAY YOU CAN DESIGN AND THE 1099 IS ONLY ONE OF THE OPTIONS.

COMMISSIONER FINCH SAID HE WAS A PRETTY COMMON SENSE SORT OF FELLOW; HE SAID THERE IS A ROOM FULL OF PEOPLE PRESENT, AND SAID HE WAS NOT ARGUING, BUT HE WAS IMPRESSED AND APPARENTLY PITTS IS ON TOP OF EVERYTHING. HE SAID IF THE COUNTY HAS TO DO ALL OF WHAT HAS BEEN SAID AND EVERYBODY HAS TO HIRE THEM A LAWYER OR ENGINEER TO INTERPRET THE LAWS, HE DON'T THINK ANYONE COULD BUILD A HOUSE IN WASHINGTON COUNTY WITHOUT A LOT OF EDUCATION. HE SAID IF ALL THE PEOPLE PRESENT ARE ASSUMING THEY KNOW HOW TO BUILD HOUSES, DO PLUMBING AND ELECTRICAL WORK, ETC, HE IS AMAZED THERE ARE THIS MANY PEOPLE CONFUSED ABOUT HOW TO BUILD A HOUSE. HE ADDRESSED THESE PEOPLE HAVE BEEN BUILDING IN WASHINGTON COUNTY FOR A LONG TIME AND EVERYBODY HAS A MISUNDERSTANDING OF WHAT THE SPECS

ARE. ALL OF A SUDDEN, HE SAID THERE IS A SITUATION AND HE WANTS TO RESOLVE IT. HE SAID HE WANTED A SAFE HOUSE; BUT, HE WANTS TO BE REALISTIC TOO. IF THERE IS A MIN-IMUM OR MAXIMUM, HE SAID HE WANTS THE HOMEOWNER TO HAVE THE OPPORTUNITY TO DO THE MINIMUM. HE SAID HE WAS REALLY CONCERNED THERE WERE THIS MANY PEOPLE WHO THOUGHT THEY KNEW WHAT THEY WERE DOING; BUT, APPARENTLY THEY DON'T. HE SAID HE HAD GOTTEN PLENTY OF PHONE CALLS ABOUT NOT UNDERSTANDING WHY THEY ARE BEING REQUIRED TO DO CERTAIN THINGS; THIS NEEDS TO BE CLEARED UP.

COMMISSIONER FINCH EXPRESSED APPRECIATION TO MR. PITTS FOR EXPLAINING THE CODES AND THOUGHT HE HAD DONE AN EXTREMELY GOOD JOB EXPLAINING THE DIFFERENCE IN THE WIND SPEEDS. HE SAID HE DIDN'T SEE HOW THEY CAN QUESTION WHAT PITTS IS SAYING; BUT, IF THEY HAVE AN OPTION, THEY NEED TO LOOK AT IT.

PITTS SAID THE ONLY OTHER OPTION IS TO HIRE AN ENGINEER; HE DOESN'T KNOW WHAT IT WOULD COST TO HAVE AN ENGINEER TO DESIGN A HOUSE. HE REITERATED THERE WERE TWO WAYS TO BUILD; THEY CAN BUILD BY THE BOOK OR BUILD BY AN ENGINEERING DRAWING. HE SAID HE HAS TO ARGUE THE POINT; HE HAS BEEN BUILDING BY THE 1099 EVER SINCE IT CAME INTO AFFECT IN THE MID 1990'S. HE SAID HE WOULD VENTURE TO SAY, THERE IS NOT AN ADDITIONAL COST OF \$1,000 IN A \$150,000 HOUSE TO BUILD BY THE CODE RATHER THAN BY THE WAY THE COUNTY IS USE TO DOING IT.

COMMISSIONER FINCH SAID HE DIDN'T DISAGREE WITH THIS; BUT, IS THERE A \$1,000 WORTH OF WORK THAT MAKES THE HOUSE THAT MUCH SAFER TO DO SOME OF THE THINGS EVERYBODY IS UPSET ABOUT. FINCH SAID HE HAD LIVED IN WASHINGTON COUNTY CLOSE TO SIXTY YEARS AND HAS NEVER HAD A HOUSE TO BLOW AWAY. HE REFERRED TO HIS DAD'S OLD HOUSE THAT IS STILL STANDING TODAY SITTING ON CYPRESS BLOCKS AND NOT TIED TO ANYTHING. HE SAID IT HAD BEEN THROUGH MANY, MANY HURRICANES AND POINTED OUT HE WAS NOT SAYING IT WAS A GOOD IDEA, BUT IT WAS BEING REALISTIC.

PITTS SAID THE COUNTY DOESN'T HAVE THE OPPORTUNITY TO BE REALISTIC AND MAKE THOSE DECISIONS.

COMMISSIONER FINCH SAID HE THOUGHT THE BOARD OUGHT TO, BEFORE THEY SAY THE WIND SPEED IS GOING TO CHANGE, KNOW WHAT THEIR OPTIONS ARE AND IF THEY HAVE AN OPTION TO CONTINUE WITH THE 110 MPH. HE REFERRED TO COMMISSIONER STRICKLAND HAVING CALLED FL-DCA AND HE UNDERSTANDS THIS.

COMMISSIONER STRICKLAND REITERATED FL-DCA SAID THE 120 MPH WIND SPEED WAS STATE LAW FOR WASHINGTON COUNTY.

COMMISSIONER FINCH SAID HE WANTED TO KNOW LEGALLY WHAT THE COUNTY'S OPTIONS ARE RATHER THAN JUST BY PHONE CALLS, PITTS' OPINION OR HIS OPINION.

COMMISSIONER STRICKLAND SAID THE FL-DCA REPRESENTATIVE ADVISED THE COUNTY COULD GO UP ON THE WIND SPEED BUT COULDN'T GO DOWN.

COMMISSIONER FINCH SAID HE HAD BEEN IN STATE GOVERNMENT AND HE COULD SIT THERE AND TELL PEOPLE THINGS; BUT, HE WANTS SOMEBODY WITH OFFICIAL CAPACITY THAT CAN COME AND ADDRESS THE BOARD AND TELL THEM THAT IS THE WAY IT IS GOING TO BE FOREVER.

ROGER SAID ONCE THEY GET THIS IN WRITING, THEY WILL KNOW WHAT THEY HAVE TO DO. HE SAID THE 110 MPH WIND SPEED IS THE BREAKING POINT; ANYTHING ABOVE 110 MPH IS SST 1099.

MR. PITTS SAID THAT WAS NOT CORRECT AND REFERRED TO THE MAP SAYING ANYTHING 100 MPH OR GREATER; EQUAL TO OR EXCEEDING 100 MPH OR GREATER IS WHAT IS ON THE WIND SPEED MAP. HE REITERATED THAT WAS HIS POINT; THERE IS NO DIFFERENCE IN THE 110 MPH AND 120 MPH WIND SPEED OTHER THAN THE 6" DIFFERENCE IN THE ANCHOR BOLT SPACING.

COMMISSIONER FINCH SAID THERE WAS A ROOM FULL OF PEOPLE WHO HAVE PROBLEMS WITH THIS AND HE DOESN'T KNOW HOW TO RESOLVE THAT.

JACK GLENN, DIRECTOR OF TECHNICAL SERVICES FOR THE FLORIDA HOMEBUILDERS ASSOCIATION, TOLD THE BOARD HE PROVIDES MEMBER SERVICES SPECIFICALLY WITH BUILDING CODE ISSUES RELATIVE TO THE CONSTANT AND EVER CHANGING FLORIDA BUILDING CODE. HE ADVISED A NEW BUILDING CODE WOULD BE IN AFFECT DECEMBER 1ST AND SOME OF THESE ISSUES DISCUSSED TODAY MAY BE RESOLVED BY THE CODE CHANGES. HE SAID THERE WERE 321 PAGES OF CODE CHANGES, PART OF WHICH WILL WRITE PRESCRIPTIVE

REQUIREMENTS INTO THE RESIDENTIAL VOLUME OF THE CODE SO THEY WON'T HAVE TO USE THE DESIGN MANUAL UP TO 140 MPH; THEY CAN STILL USE THE BASE CODE.

HE AGREED WITH MR. PITTS; WASHINGTON COUNTY'S WIND SPEED SHOULD BE 120 MPH. HE SAID THERE WERE SEVENTEEN OTHER COUNTIES IN THE STATE THAT FOLLOW THE MAP THAT WAS PREPARED BY THE UNIVERSITY OF FLORIDA IN 2000. UNDER INSTRUCTIONS BY THE FL-DCA, THE LEGISLATURE AND THE PUBLIC LAWS, LAWS OF FLORIDA 2001-141, HE SAID COUNTIES WERE INSTRUCTED TO ESTABLISH WIND LINES BASED ON PHYSICAL CHARACTERISTICS, ROADS, CANALS, WATERWAYS, ETC. HE SAID THOSE MAPS WERE TO BE IN PLACE BY OCTOBER 1ST OF THAT YEAR; FOR THE COUNTIES THAT DIDN'T DO IT, THE UNIVERSITY OF FLORIDA CREATED A SET OF MAPS. HE SAID THE UNIVERSITY MAPS SHOWED WASHINGTON COUNTY AT 110 MPH; THERE ARE SEVENTEEN OTHER COUNTIES THAT HAVE THAT TYPE OF A MAP THAT HAS AN ERROR. HE SAID THE MAPS WERE BASED ON ASC 799 DESIGNED TO STANDARD #7, CHAPTER 6, WHICH IS WIND SPEED DESIGN STANDARDS. HE SAID IT SAYS SPECIFICALLY IN THAT STANDARD TO READ BETWEEN THE LINES AND TAKE THE HIGHER WIND SPEED AND THERE IS A CONDITION TO ALLOW AN ENGINEER TO INTERPOLATE. HE SAID LAKE COUNTY DID THIS; THERE WERE SEVEN ACRES THAT ARE AT 110 MPH WIND ZONE. HE EXPLAINED THERE WAS AN ISSUE WHERE ROOF SHINGLES ARE REQUIRED TO BE TESTED FOR WIND SPEEDS IF THE WIND SPEED ZONE EXCEEDS 110 MPH; LAKE COUNTY'S ENGINEER INTERPOLATED THE HIGHEST WIND SPEED IN THE COUNTY AT 109 MPH SO THEY WOULDN'T HAVE TO PUT MORE EXPENSIVE SHINGLES ON ROOFS FOR THE ENTIRE COUNTY. HE REITERATED LAKE COUNTY IS 109 MPH AND NOT 110 MPH AND POINTED OUT WASHINGTON COUNTY HAS THAT SAME OPTION. HE SAID THE COUNTY ATTORNEY COULD ESTABLISH WIND LINES AT 110 MPH, 111 MPH, 112 MPH, ETC. THROUGHOUT THE COUNTY; IF THEY DON'T DO THIS, HE BELIEVES THE COUNTY'S TWO WIND SPEEDS ARE 120 MPH AND 130 MPH.

MR. GLENN REFERRED TO THE SSTD 10 OPTION; THE DOCUMENT IS TEN YEARS OLD AND WAS ACTUALLY FINALIZED IN 1996. HE SAID IT IS OUTDATED AND A NEW EDITION WILL BE COMING OUT; THERE WILL BE SUBSTANTIAL CHANGES IN TIE DOWNS AMONG OTHER THINGS. HE SUGGESTED THE BOARD LOOK AT THE AMERICAN FOREST AND PAPER ASSOCIATION WITH THE DESIGN MANUAL IF THEY ARE CONSTRUCTING PREDOMINANTLY WITH WOOD BECAUSE IT GIVES THEM A LOT MORE LATITUDE IN DESIGN. HE REITERATED SSTD HAS BEEN AROUND SINCE 1994 AND WAS ORIGINALLY WRITTEN AFTER HURRICANE OPAL.

MR. PITTS SAID THE NEW ICC MANUAL MR. GLENN SPOKE ABOUT WAS JUST VOTED ON LAST WEEK AND HAS NOT BEEN ADOPTED BY THE STATE OF FLORIDA.

MR. GLENN SAID THE SOONEST IT WOULD SHOW UP IN THE FLORIDA CODE WOULD PROBABLY BE IN 2009; THEY HAVE JUST FINISHED THE CODE CYCLE AND ARE STARTING ANOTHER ONE. HE SAID THE NEW CODE CHANGES WOULD TAKE EFFECT IN DECEMBER 2006; BUT, THE FLORIDA RESIDENTIAL VOLUME HAS BEEN SIGNIFICANTLY CHANGED AS THERE WERE PRESCRIPTIVE CONSTRUCTION STANDARDS WRITTEN INTO THE RESIDENTIAL CODES FOR FOUNDATIONS, FRAMEWORKS, MEASURING WALLS, CONCRETE AND ROOFING THAT WILL ALLOW TO DESIGN TO THE FLORIDA RESIDENTIAL VOLUME FOR WIND SPEEDS UP TO 140 MPH.

MR. GLENN SAID THE WHOLE PREMISES OF THE FLORIDA BUILDING CODE IS IT IS A SYSTEM THAT IS ACCESSIBLE INFORMATION WISE BY EVERYBODY ON WEBB SITE. HE SAID HE WENT AND REVIEWED COUNTY ORDINANCES ON THE WEBB SITE AND WASHINGTON COUNTY'S ORDINANCE CLEARLY ESTABLISHES TWO WIND ZONES; 110 MPH AND 120 MPH. HE SAID, ASSUMING HE WAS BUILDING SOMEWHERE AROUND CHIPLEY, HE WOULD BE DESIGNING A HOUSE AROUND 110 MPH; THIS IS WHAT THE COUNTY ORDINANCE TELLS HIM AND THIS IS WHAT THE MAP IS TELLING HIM.

MR. GLENN REFERRED TO HIS UNDERSTANDING THERE ARE BUILDING PERMITS ISSUED NOW AT 110 MPH AND THERE ARE QUESTIONS IF ADDITIONAL STRAPPING WILL HAVE TO BE ADDED. HE SAID HE THOUGHT THIS WOULD SUBJECT THE COUNTY TO SOME LEGAL CHALLENGES AND ENCOURAGED THE COUNTY TO PROCEED WITH THEIR ORDINANCE, AS HE FEELS THEIR MAP IS WRONG. HE SAID THERE WERE BETTER DESIGN OPTIONS THAN SSTD 10 BECAUSE IT IS AN OUTDATED STANDARD.

MR. PITTS SAID HE HAD NO OBJECTIONS TO THE CONTRACTORS USING OTHER STANDARDS; HE SAID HE WAS NOT FAMILIAR WITH THE OTHER STANDARDS; BUT, HE WOULD BE GLAD TO GET A COPY OF THEM.

MR. GLENN SAID THE AF&PA STANDARD WAS UPDATED WHERE THE SSTD STOPS AT 130 MPH FOR EXPOSURE B AND 120 MPH FOR EXPOSURE C. HE SAID AF&PA GOES ALL THE WAY TO 140 MPH AND EXPOSURE C WAS UPDATED TO THE FLORIDA BUILDING CODE TWO CYCLES BACK SO IT IS A MUCH MORE CURRENT DOCUMENT. HE REITERATED IF IT IS A PRE- DOMINANTLY WOOD CONSTRUCTION, THE AF&PA IS PROBABLY AN ALL AROUND DOCUMENT TO LOOK AT OTHER THAN SSTD UNTIL THE NEW SSTD STANDARD COMES OUT.

MR. PITTS SAID HE THOUGHT MOST OF THE PANHANDLE WAS OPERATING OUT OF THE SBCCI CODE BOOK.

MR. GLENN SAID HE WAS ALSO A FORMER BUILDING OFFICIAL WITH TWENTY EIGHT YEARS IN BREVARD COUNTY; HE RETIRED EIGHT YEARS AGO AND WENT TO WORK WITH THE HOMEBUILDERS TO WORK WITH FLORIDA BUILDING COMMISSION IN DEVELOPING THE FLORIDA CODES. HE SAID HE WAS A MEMBER OF THE STRUCTURAL TECHNICAL ADVISORY COMMITTEE; HE WAS ON THE HURRICANE RESEARCH ADVISORY COMMITTEE; HE WAS ON THE HURRICANE RESEARCH ADVISORY COMMITTEE THAT JUST DID THE WIND MAPS FOR THE WIND BORN DEBRIS REGION FOR THE PANHANDLE. HE SAID WIND ISSUES WERE SORT OF HIS STOCK AND TRADE. HE REFERRED TO THE MAP THAT PITTS HAD TALKED ABOUT HAD CHANGED; UNLESS LEGISLATURE BY SPECIAL SESSION DOES SOMETHING TO CHANGE IT, IT WILL GO INTO AFFECT MARCH 1ST OF NEXT YEAR. HE SAID IT CHANGED THE WIND BORN DEBRIS REGION FOR THE PANHANDLE FOR ANYTHING 130 MPH OR GREATER OR 1500 FEET FROM ANY COASTAL OR INLAND WATERWAY. HE POINTED OUT THE MAP WAS AVAILABLE ON THE FL-DCA WEBB SITE.

HE SAID HE DIDN'T DISAGREE WITH PITTS; BUT, HE WOULD DISAGREE IF HE WAS IN ACTUALITY TRYING TO ENFORCE THE PROVISIONS BEFORE THE COUNTY ORDINANCE IS CHANGED. HE EXPLAINED WASHINGTON COUNTY WAS IN THE SAME BOAT AS SEVENTEEN OTHER COUNTIES WITH THE WIND MAPS BECAUSE OF THE UNIVERSITY OF FLORIDA'S MISTAKE, THEY WERE ALL SET WRONG. HE SAID HE THOUGHT MOST OF THE SEVENTEEN COUNTIES WERE NOW IN THE PROCESS OF CHANGING THEIR ORDINANCE.

MR. PITTS SAID HE DIDN'T THINK MR. GLENN NOR THE COMMISSIONERS REALIZE IT WASN'T AN ISSUE OF WHETHER TO USE 18" OR 24" ANCHOR BOLT SPACING; IT WAS THE FACT THEY WERE USING 32" AND 48" WHEN HE CAME TO WORK FOR THE COUNTY AND THIS HAD TO BE CHANGED; HE CHANGED IT TO WHAT IT SHOULD BE.

MR. GLENN SAID HE DIDN'T DISAGREE WITH PITTS AT ALL IN THAT REGARD. HE SAID HE WAS JUST TALKING FROM A LEGAL PROSPECTIVE AS THE PROCESS AS TO WHERE HE NEEDS TO BE CODE WISE TO BE ON GOOD LEGAL GROUND. HE REITERATED THE ORDINANCE NEEDED TO BE CHANGED AS SOON AS POSSIBLE; BUT, HE DIDN'T THINK LEGALLY, THE COUNTY COULD MAKE IT RETROACTIVE BACK TO EXISTING PERMITS.

MR. GLENN ADDRESSED THE 15/32 PLYWOOD SHEATHING ISSUE FOR ROOFING OR RESHEATHING IS HANDLED DIFFERENTLY IN THE AF&PA MANUAL; THEY CAN STILL USE 7/16. IN ROOF SHINGLES, GLENN SAID, IN ACTUALITY, THEY CAN GO BACK TO PRODUCT LISTING FOR THE SHINGLE; MOST OF THE SHINGLES TESTED FOR 110 MPH AND 120 MPH WIND SPEED ONLY REQUIRE FOUR NAILS AND HAVE ACTUALLY BEEN SUBJECTED TO A WIND ZONE. HE SAID THE SIX NAILS PER SHINGLE, IF YOU GO TO THE TESTING, IS OUT OF THE WAY.

MR. GLENN ENCOURAGED EVERYBODY TO LOOK AT THE DESIGN OPTIONS AND NOT JUST THE SSTD 10 BECAUSE IT IS AN OUTDATED DOCUMENT AND SUGGESTED THEY LOOK AT THE AF&PA MANUAL, GET THEIR WIND MAPS DONE AS SOON AS POSSIBLE, AS THIS IS AN AREA THAT NEEDS TO BE CORRECTED. HE COMMENDED MR. PITTS ON HIS TWENTY MINUTE COURSE ON THE SSTD 10 AND SAID HE GOT AS MUCH OUT OF IT AS HE HAD GOTTEN OUT OF SOME THAT HAVE BEEN FOUR HOURS LONG. HE SAID TO USE THAT DOCUMENT PROPERLY IS ABOUT AN EIGHT HOUR EDUCATIONAL COURSE.

MICHAEL ROSS, A LOCAL PLUMBING CONTRACTOR, QUESTIONED PITTS HAVING SAID THE WATER LINES HAD TO BE TESTED AT 100 PSI. MR. PITTS SAID THEY USE TO BE; THE NEW FLORIDA BUILDING CODES REQUIRE THEY USE WORKING PRESSURE ON THE TESTING.

MR. ROSS THEN QUESTIONED THE AIR CHAMBERS ON THE ICE MAKER AND WASHING MACHINE BOXES. HE ASKED IF IT WAS ACCEPTABLE IF THERE WAS A WATER HEATER RIGHT BESIDE THE WASHING MACHINE BOX AND AIR CHAMBERS ARE ON THE WATER HEATER. MR. PITTS SAID HE WOULD HAVE TO LOOK AT THE CODES AND HE WOULD BE GLAD TO DISCUSS THIS WITH MR. ROSS.

BOB PYNATORO, BUILDING INSPECTOR FROM FT. LAUDERDALE AND A GENERAL CONTRACTOR, SAID THE BUILDING HE WAS DOING IN WASHINGTON COUNTY IS DESIGNED FOR 140 MPH WINDS, WHICH HE IS USE TO IN FT. LAUDERDALE. HE SAID WHAT THIS IS GOING TO COST HIM IN MATERIALS AND LABOR FOR EXTRA STRAPPING, ETC, IS LESS THAN \$1,000 TO GO FROM 110 MPH TO 140 MPH. HE SAID THE COST SAVINGS IS WHAT THEY HAVE TO LOOK AT FOR THE FUTURE; ENERGY COSTS ARE GOING UP AND THEY CAN'T PREDICT HOW THE WIND OR THE NEXT HURRICANE IS GOING TO HANDLE THIS CODE. HE SAID THE HURRICANE COULD COME STRAIGHT TO WASHINGTON COUNTY; THE INSURANCE COMPANIES ARE THE ONES THAT ARE DESIGNING THE CODES AND PUSHING FOR HIGHER CODES. HE EXPLAINED WITH HIGHER CODES, THERE WOULD BE LESS DAMAGE TO THE BUILDINGS AND IT WILL LAST LONGER. HE STATED HE WAS 100% BEHIND THE BUILDING OFFICIAL FOR THE COUNTY AND THE COUNTY NEEDS TO GET THE WIND SPEED DESIGN UP TO 120 MPH.

A JACKSON COUNTY BUILDING CONTRACTOR SAID HE WAS STILL CONFUSED ABOUT THE WIND SPEED. HE SAID IT SEEMED LIKE EVERY COUNTY IS SECTIONED BY ONE OF THOSE LINES ON THE MAP; DEPENDING ON WHICH SIDE OF THE LINE THEY ARE ON, THEY ARE EITHER THE LOWER NUMBER OR THE HIGHER NUMBER. HE SAID IF SOUTH OF THE LINE, THEY WOULD BE AT THE HIGHER WIND SPEED. HE SAID WASHINGTON COUNTY ONLY SHOWS ONE LINE GOING THROUGH IT; BUT, QUESTIONED IF IT WAS 120 MPH ON THE NORTH SIDE AND 130 MPH ON THE SOUTH SIDE OF THE LINE.

MR. PITTS SAID THAT WAS CORRECT; IT IS 130 MPH FOR A BUILDER DESIGNER UP TO THE 120 MPH LINE. HE EXPLAINED AN ENGINEER COULD SAY IN THE MIDDLE OF THAT IS 125 MPH WIND SPEED; HOWEVER, A BUILDER CAN'T DO THAT IF THEY ARE DESIGNING THEIR OWN TRUSSES AS THEY WILL HAVE TO GO BY THE HIGHER WIND SPEED.

THE JACKSON COUNTY BUILDING CONTRACTOR QUESTIONED IF THIS APPLIED IF THEY ARE OUTSIDE OF WASHINGTON COUNTY. MR. PITTS SAID "NO" AS HE HAS NOTHING TO DO WITH JACKSON COUNTY.

THE JACKSON COUNTY BUILDING CONTRACTOR THEN ADDRESSED HE WAS SAYING IF THERE WAS JUST 120 MPH LINE GOING THROUGH WASHINGTON COUNTY AND THEY ARE SOUTH OF IT AND THE 130 MPH LINE IS OUTSIDE OF WASHINGTON COUNTY, WOULD THEY STILL HAVE TO GO BY THE 130 MPH WIND SPEED. PITTS SAID THAT WAS CORRECT.

THE JACKSON COUNTY BUILDING CONTRACTOR SAID THAT WAS CONFUSING; WHEN LOOKING AT A COUNTY AND IT DOESN'T SHOW 130 MPH BUT THEY COULD BE SUBJECTED TO THE 130 MPH WIND SPEED.

MR. GLENN TOLD HIM TO FORGET LOOKING AT COUNTIES AND COUNTY LINES; LOOK AT THE AREA BETWEEN THE LINES AND IT IS THE HIGHER NUMBER OF WHATEVER THE AREA IS BETWEEN THE LINES. HE SAID IT IS THE COUNTY'S RESPONSIBILITY TO DETERMINE WHAT THE WIND SPEED IS FOR THAT GEOGRAPHICAL AREA. WHEN LOOKING AT THE MAP, IF THEY ARE TRYING TO READ THE MAP, GLENN SAID THEY NEED TO LOOK AT THEM AS BELTS OR BANDS AND LOOK AT THE HIGHER NUMBER FOR THE BAND.

COMMISSIONER FINCH ASKED WHAT KIND OF STUDIES WERE DONE TO ESTABLISH WHERE THE LINE GOES. MR. GLENN EXPLAINED, PRIOR TO THE CREATION OF FLORIDA BUILDING CODES UNDER THE STANDARD CODE, FLORIDA HAD THREE WIND SPEEDS, 90-100-110. HE ADDRESSED THERE BEING \$5,000,000 SPENT ON A STUDY WITH A PLATTED RESEARCH ASSOCIATE TO REDESIGN THE WIND MAPS NATIONALLY; THIS IS THE RESULT. HE SAID THEY LOOKED AT 150 YEARS OF HISTORICAL STORMS COMPUTER MODELLED AND BASED ON THIS INFORMATION, THEY DETERMINED WIND SPEEDS DEPENDING ON GEOGRAPHIC LOCATIONS, TERRAINS, ETC., THE WINDS WILL DIMINISH AT GIVEN RATES AS THE STORMS PROCEED INLAND. HE SAID THAT IS WHY THEY SEE WHERE CENTRAL FLORIDA USE TO BE JUST A FLAT 100 MPH FROM ONE SIDE OF THE STATE TO THE OTHER; THERE IS NOW THREE OR FOUR WIND ZONES IN CENTRAL FLORIDA. HE POINTED OUT LAND DOES HAVE AN AFFECT ON A STORM; THIS WAS PROVEN WITH HURRICANE CHARLIE THREE YEARS AGO WHEN IT CAME INTO PORT CHARLOTTE. HE SAID IT WAS THE ONLY STORM THAT CAME IN A DESIGN STORM OVER THE LAST THREE YEARS; CHARLOTTE COUNTY HAD A WIND SPEED OF 140 MPH ON THE COAST AND THAT STORM MADE LANDFALL AT 146 MPH. HE SAID BY THE TIME IT WAS 15 MILES INLAND, IT WAS BARELY A CATEGORY 1 STORM. WHEN LOOKING AT THE EDITION OF THE ASC STANDARD, IT WILL PROBABLY COMPRESS SOMEWHAT. HE ADDRESSED WHAT THE COUNTY IS AT TODAY MAY ACTUALLY BE AT TEN TO FIFTEEN MPH LESS FIVE YEARS FROM NOW.

COMMISSIONER FINCH QUESTIONED THE WIND SPEED HOLMES AND JACKSON COUNTIES ARE BUILDING AT NOW. JACKSON COUNTY BUILDING INSPECTOR, LARRY CARNLEY, SAID JACKSON COUNTY WAS GOING THROUGH SOMETHING NOW ALSO ABOUT THEIR WIND SPEED. HE SAID THEIRS WAS SET BY THE STATE AT 110 MPH AND 120 MPH; UNTIL THE COMMISSIONERS REDUCED THAT, THEY WORKED UNDER THE 110 MPH AND MOVED THE WIND LINES DOWN JUST BEFORE YOU GET INTO BAY COUNTY.

COMMISSIONER FINCH NOTED WASHINGTON COUNTY WAS NOT THE ONLY COUNTY THAT HAS BEEN INTERPRETING THE WIND LINES WRONG. HE SAID HE WONDERED IF BAY COUNTY MIGHT HAVE SOME INFLUENCE THEY WANT TO LEAVE THEM ALONE LIKE THEY ARE IF SEVENTEEN COUNTIES REQUEST THEM TO.

CARNLEY ADDRESSED A COUPLE OF INDIVIDUALS GOT TOGETHER AND STARTED DOING SOME EXTRA TESTS THE STATE HADN'T DONE; THEY CAME TO THE CONCLUSION OF 33' HEIGHT. HE SAID THEY HAD ENGINEERS AND SEVERAL OTHER INDIVIDUALS WHO HAD SPENT HOURS ON IT; THEY CAME IN AND SAID THEY COULD REDUCE THE WIND SPEED BECAUSE OF A RIDGE THEY HAD COMING INTO JACKSON COUNTY THAT DEFLECTS THE WIND WHICH WOULD CAUSE IT TO BE HIGHER THAN THE 33' HEIGHT. HE SAID THE TEST FOR THE WIND SPEED WAS DONE AT 100' ABOVE THE GROUND WITH THEIR FASTEST WIND SPEED CLOCKED AT ABOUT 100 MPH AT THAT TIME. HE SAID THE COUNTY COMMISSIONERS THROUGH THIS PROCESS REDUCED THEIR WIND SPEED.

CARNLEY SAID WHEN HE CONTACTED FL-DCA, THEY TOLD HIM THE SAME THING THEY HAD TOLD COMMISSIONER STRICKLAND; THE COUNTY COMMISSION CAN'T REDUCE THE WIND SPEED BUT COULD LOCATE THE LINES. HE SAID THAT WAS ALL THE COUNTY COMMISSION WAS SUPPOSE TO DO AT THAT TIME WAS DETERMINE WHERE THE LINES SPLIT THE COUNTY AT; WITH JACKSON COUNTY, THEY HAVE TO GET AN ENGINEER OR SURVEYOR TO TELL THEM WHERE THEIR WIND SPEED LINE IS, AS IT IS NOT ON A ROADWAY. HE SAID WHEN SOMEBODY CALLS HIM AND ASK WHAT IS JACKSON COUNTY BUILDING BY, HE TELLS THEM THEY ARE BUILDING BY 110 MPH NORTH OF I-10 AND 120 MPH SOUTH OF I-10. HE SAID HE IS STEPPING OVER THE JACKSON COUNTY ORDINANCE BY DOING THIS; HOWEVER, HE IS PROTECTING HIMSELF FROM THE STATE OF FLORIDA. HE SAID HE STILL GOES BY THE WAY THE WIND LINE IS LAID OUT BY THE UNIVERSITY OF FLORIDA AND BY FL-DCA THAT APPROVED IT.

CARNLEY SAID WHEN THEY SET JACKSON COUNTY'S WIND SPEED UP, THEY SET IT UP AT 110 MPH FASTEST THREE SECOND GUST WHICH DROPPED THEM TO A 90 IN THEIR FASTEST WIND SPEED; THE 100 MPH DROPPED DOWN TO AN 80. HE SAID THIS TOOK THEM OUT OF THE 1099, WHICH WAS THE WHOLE CONCEPT APPROACH THEY TOOK FOR THAT TO GET OUT OF THAT BOOK.

CARNLEY SAID HE DIDN'T KNOW IF THE JACKSON COUNTY COMMISSIONERS WERE GOING TO SUPPORT HIM TO GET THE WIND SPEED CHANGED BACK; HOWEVER, AS LONG AS HE IS BUILDING OFFICIAL, HE IS GOING BY THE WIND SPEED LINE THAT IS DESIGNATED BY THE STATE OF FLORIDA.

MICHAEL HORTON, BUILDING CONTRACTOR, ADDRESSED PAGE 93 OF THE HANDOUT PERTAINING TO "WHEN UPLIFT CONNECTORS ARE PROVIDED AT EVERY FULL LENGTH STUD AND ARE CONTINUOUS FROM THE EXTERIOR WALL INTO THE FOUNDATION WALL, ANCHOR BOLT SPACINGS MAY BE INCREASED TO THREE FEET." HORTON SAID HE HAD A HOUSE THAT HAD ANCHOR BOLTS ON 18" CENTERS AND HIS JOB COULDN'T GO ANY FURTHER UNLESS HE PUT UPLIFTING ANCHORS ON EVERY STUD.

MR. PITTS SAID IF THEY TAKE AN APPROVED STRAP THAT IS ADDED IN THE CONCRETE AND BRING IT UP TO EACH STUD, THEY CAN REDUCE THE ANCHOR BOLTS TO 3' ON THE CENTER. HE SAID THAT WAS AN EXTREME METHOD TO GET BY THE ANCHOR BOLT SITUATION AND POINTED OUT IN THE 1099, IT SHOWS A DIAGRAM OF THIS BEING DONE.

MR. HORTON ASKED WHERE IN THE STATUTE DOES IT TELL HIM HE HAS TO PUT UPLIFTING ANCHORS ON EVERY STUD, TOP AND BOTTOM. MR. PITTS SAID IT WAS IN THE BOOK UNDER THE CALCULATIONS FOR THE SHEATHING AND IT GETS INTO ALMOST ENGINEERING; THEY CAN GO AND FIGURE THE FIBER BEDDING STRIP OF THE 2' X 4', THE UPLIFT STRENGTH OF PLY WOOD, ETC. AND THEY DON'T HAVE TO USE UPLIFT CONNECTORS ON EACH STUD. HOWEVER, PITTS SAID AT THAT TIME, THEY HAVE TO USE THE FULL

WEIGHT OF PLYWOOD ON THE OUTSIDE TO COVER THE TOP PLATE AND THE BOTTOM PLATE CONNECTORS.

HORTON SAID IF THEY WENT TO ONE OF THE OTHER SEVEN MANUALS, DID IT APPLY THE SAME WAY. PITTS SAID IT DIDN'T. HE SAID HE WAS NOT FAMILIAR WITH THE OTHER MANUALS; EVER SINCE HE HAS BEEN IN THE BUILDING INDUSTRY, THEY HAVE USED THE SBCCI CODE IN NORTHWEST FLORIDA AND THAT IS WHAT HE IS FAMILIAR WITH. HE SAID THIS IS WHAT EVERYBODY HAS TAKEN OFF FROM AND USED IS THE 1099; HE DOESN'T AGREE THAT IT IS AS OUT OF DATE AS MR. GLENN THINKS IT IS BUT OTHER THAN THAT, THEY ARE IN DOUBLE AGREEMENT ON IT.

MR. GLENN SAID THE REASON AF&PA WROTE THEIR OWN MANUAL AS WELL AS OTHERS IS BECAUSE SSTD 10 WAS ALREADY CONSERVATIVE.

MR. PITTS REFERRED TO A STATEMENT THAT THE 1099 CODE IS A MINIMUM CODE; HE SAID WHEN YOU GET INTO THE 1099, IT IS NOT THE MINIMUM CODE. HE SAID AN ENGINEER WILL DESIGN A LOT LESS THAN WHAT THE 1099 CODE CALLS FOR.

MR. GLENN SAID THE SSTD 10 HAS ABOUT A 2.5 SAFETY FACTOR IN IT. MR. PITTS REITERATED THAT WAS THE OPTIONS; USE ONE OF THE OTHER DESIGN MANUALS REFERENCED IN THE HANDOUT, THE SSTD 1099 OR AN ENGINEER.

MR. HORTON SAID IF THEY ARE TO GO BY THE 120 MPH WIND ZONE, DOES THIS MEAN THE COUNTY HAS ADOPTED THE SSTD 1099, AS THIS IS WHAT PITTS IS INSPECTING BY. HE SAID PITTS HASN'T READ ANYTHING ELSE TO GIVE THE CONTRACTORS ANY OTHER OPTIONS WHEN HE IS INSPECTING.

MR. PITTS SAID WHEN SOMEONE TURNS IN A PERMIT APPLICATION, THERE IS A PLACE ON IT TO CHECK WHETHER THEY ARE BUILDING BY A DESIGN ENGINEER, 1099 OR OTHER. IF SOMEONE CHECKS THE OTHER BOX, PITTS SAID THEY WOULD HAVE TO TELL HIM WHAT OTHER CODE THEY ARE DESIGNING BY. HE SAID THAT WAS THEIR RIGHT TO DO SO; BUT, NOBODY HAS DONE THAT. HE ADDRESSED EVERYONE HAS EITHER CHECKED ENGINEERING OR GOING BY THE 1099.

MR. HORTON ADDRESSED MR. PITTS COMING ON BOARD AS WASHINGTON COUNTY BUILDING INSPECTOR IN THE MIDDLE OF THREE HOUSES HE WAS BUILDING. MR. PITTS SAID THE ONLY REQUIREMENTS HE HAD MADE OF MR. HORTON WAS ON ANCHOR BOLTS. HE SAID SOME OF WHAT HORTON IS CONFUSING IS THINGS WHICH HAVE NOT BEEN ENFORCED IN THE PAST; PITTS SAID HE COULDN'T ANSWER FOR THAT PRIOR TO JULY 5, 2006. HE REITERATED THE ONLY CHANGE HE HAS MADE IN THE CODES IS THE REQUIREMENT FOR 18" ANCHOR BOLTS. HE SAID HE DIDN'T MAKE THAT INTO CODE; IT WAS IN THE CODE TO BEGIN WITH OTHER THAN THE CHANGE AND THE WIND SPEED CHANGED THAT.

MR. PITTS SAID WHAT THEY HAD BEEN FINDING ON HORTON'S JOBS AND WEREN'T FINDING ON HIS JOBS PRIOR TO JULY 5, 2006, HE COULDN'T ANSWER; HOWEVER, SINCE THAT DATE, HE IS RESPONSIBLE FOR IT. HE ADDRESSED A LOT OF HORTON'S COMPLAINTS ARE NOT CHANGES IN THE CODE AND NOT THE WAY HE HAS CHANGED THINGS.

HORTON SAID IT WAS CHANGES IN THE WIND SPEED. PITTS SAID IT DEFINITELY WAS NOT CHANGES IN THE WIND SPEED.

COMMISSIONER FINCH ASKED MR. PITTS WHAT COULD BE USED IN WASHINGTON COUNTY TODAY; COULD THEY USE 15/16 OR 5/8 ETC. PITTS SAID IF THEY USE THE 1099 DESIGN MANUAL, THEY COULD USE 15/32 ON A ROOF AND 7/16 ON THE WALL.

RICKY CARTER ADDRESSED THE BOARD STATING THEY HAVE BEEN TALKING TODAY; BUT, SO FAR, THEY HAVEN'T CLARIFIED MUCH. HE SAID HIS BIGGEST CONCERN WAS THE 7/16 OSB AND SAID BLUE LAKES CORPORATION, ONE OF THE LARGEST DISTRIBUTORS IN THE NATION, SHIP INTO THE FLORIDA PANHANDLE HERE FROM GADSDEN COUNTY BACK TO ESCAMBIA COUNTY. HE SAID OUT OF THOSE TEN COUNTIES, NINE OF THOSE COUNTIES ARE SHIPPED 7/16 USED FOR ROOFING AND SHEATHING WITH ONE EXCEPTION, BAY COUNTY; BAY COUNTY USES 15/32.

RICKY QUESTIONED HOW THOSE OTHER NINE COUNTIES CAN GET BY WITH 7/16 FOR SIDING, WALL SHEATHING OR ROOF SHEATHING AND BAY COUNTY REQUIRE 15/32. HE QUESTIONED WHY COULDN'T WASHINGTON COUNTY USE 7/16. HE ASKED FOR A CLEAR UNDERSTANDING WHETHER TOWNSENDS CAN SELL THE 7/16 OR NOT.

PITTS SAID THERE WAS NO CLEAR CUT YES OR NO ANSWER TO IT; IT GOES BACK TO WHAT THE HOUSES ARE DESIGNED ON. HE REFERRED TO THE INFORMATION HE HAD PROVIDED SAID THEY COULD USE 15/32 ON A ROOF.

RICKY SAID THAT WAS NOT THE ONLY ONE AND REFERRED TO PITTS HAVING TOLD THE COMMISSIONERS A FEW WEEKS AGO THERE WAS ONLY TWO WAYS THEY COULD BUILD; WITH AN ENGINEERING STAMP OR SSTD 1099.

WHEN RICKY ASKED COMMISSIONER FINCH IF THIS IS WHAT PITTS HAD SAID, FINCH SAID HE THOUGHT THAT WAS WHAT PITTS HAD SAID. RICKY SAID THERE WERE SEVEN DIFFERENT WAYS. PITTS ADDRESSED THOSE SEVEN DIFFERENT WAYS WERE INCLUDED IN HIS HANDOUT TODAY.

RICKY REFERRED TO A CONVERSATION HE AND PITTS HAD A WEEK AGO FRIDAY; PITTS TOLD HIM THE ONLY TWO WAYS TO BUILD WERE BY THE SSTD 1099 AND THE ENGINEERING STAMP.

MR. PITTS SAID THAT IS THE ONLY WAY ANYBODY IS BUILDING IN WASHINGTON COUNTY; THERE ARE OTHER METHODS OF BUILDING AND THERE HAS ALWAYS BEEN OTHER METHODS.

RICKY ADDRESSED THE WIND CODE NOW BEING AT 110 MPH AND IT MAY TAKE THE BOARD A MONTH OR SO TO GO THROUGH THE PROPER CHANNEL AND PAPER WORK TO GET IT UP TO 120 MPH. HE QUESTIONED IF PEOPLE LIKE MEDLEY BRIDLEY THAT HAD THREE SETS APPROVED AT 110 MPH AND ALREADY HAD THEM BID OFF WOULD BE ABLE TO PROCEED TO BUILD AT 110 MPH.

COMMISSIONER FINCH, CORBIN AND COPE FELT LIKE AS LONG AS THE COUNTY ORDINANCE STATES 110 MPH, THE COUNTY WILL HAVE TO ABIDE BY IT UNTIL IT CHANGES AND QUESTIONED PITTS IF THAT WAS CORRECT. PITTS SAID HE DIDN'T KNOW; HE WOULD HAVE TO ASK FL-DCA. HE SAID HE DIDN'T KNOW HOW A COUNTY ORDINANCE COULD BE LESS THAN STATE LAW.

COMMISSIONER FINCH SAID SOMEBODY HAD TO TELL THE BOARD TO ADOPT THE ORDINANCE THEY ADOPTED ON THE 110 MPH AS THE BOARD WOULDN'T HAVE JUST DONE IT. HE SAID HE STILL DOESN'T UNDERSTAND; BASED ON THE INFORMATION THEY HAVE, HE SAID IT HAS BEEN 120 MPH THE WHOLE TIME AND THE COUNTY HAS BEEN BREAKING THE LAW FOR ALL THESE YEARS.

PITTS SAID FL-DCA HAD TOLD HIM THE ORDINANCE LEAVES THE COUNTY IN GREAT LIABILITY.

COMMISSIONER COPE ASKED WHEN SOMEBODY COMES AND PULLS A PERMIT, DO THEY GET IT FOR A 110 MPH OR 120 MPH. PITTS SAID 120 MPH WAS LISTED ON THEIR APPLICATION.

COMMISSIONER COPE SAID PRIOR TO PITTS COMING ON BOARD, THE COUNTY ISSUED SOME PERMITS, FROM WHAT MICHAEL TOWNSEND HAS TOLD HIM, AND ASKED MICHAEL WHAT WERE THE WIND ZONES ON THESE PERMITS. MICHAEL SAID HE DIDN'T PULL THE PERMITS; HOWEVER, HE KNOWS FOR A FACT THE TRUSSES AT THAT TIME WERE DESIGNED AT 110 MPH.

PITTS SAID HE HAS NOT TURNED ANYBODY DOWN ON ANCHOR BOLTS THAT WAS PLACED TWO FEET ON THE CENTER; HE WAS TRYING TO GO SLOW.

COMMISSIONER COPE SAID IF THE COUNTY ISSUED PERMITS AT 110 MPH, HOW CAN THEY CHANGE IT MIDSTREAM TO 120 MPH. PITTS SAID HE DIDN'T KNOW THE PERMITS WERE ISSUED FOR A WIND SPEED.

COMMISSIONER COPE SAID ONCE THESE PERMITS ARE COMPLETED, HE COULD UNDERSTAND THE NEXT PERMITS BE ISSUED AT 120 MPH. HOWEVER, HE THOUGHT THOSE ISSUED AT 110 MPH, IF THAT IS THE CASE, SHOULD BE ALLOWED TO BUILD AT WHATEVER THEY WERE ISSUED AT.

COMMISSIONER FINCH SAID THE PROBLEM IS THE SHEATHING OF 15/32. PITTS SAID THE WIND SPEED HAS NO BEARING ON THAT IF A PERSON IS USING THE 1099 CODE.

COMMISSIONER FINCH SAID HE DIDN'T UNDERSTAND THAT; NOBODY APPARENTLY KNEW THAT UNTIL TODAY. PITTS SAID HE HAD SAID IN FRONT OF THE BOARD PREVIOUSLY THE ONLY DIFFERENCE IN WIND SPEED BASICALLY IS THE BOLT SPACE.

RICKY ASKED PITTS IF HE HAD MADE A STATEMENT AT MARTIN WOODS SUBDIVISION ABOUT A WEEK AND A HALF AGO, HE WAS GOING TO PUT AN END TO OSB IN WASHINGTON COUNTY.

PITTS DENIED MAKING SUCH A STATEMENT AND SAID HE USED OSB ON HIS OWN CONSTRUCTION JOBS; HE SAID HE HAD THREE HOUSES UNDER CONSTRUCTION NOW THAT HAVE OSB ON THE WALLS AND ROOF.

MR. GLENN SAID THERE WAS NOBODY AT FL-DCA STAFF THAT IS QUALIFIED TO ISSUE AN INTERPRETATION OF THE BUILDING CODE; THERE ARE TWO METHODS CURRENTLY AVAILABLE TO THE PEOPLE. HE REFERRED TO THE FLORIDA STATUTE 553 AND AN INFORMAL INTERPRETATION WHICH ARE HANDLED BY THE BUILDING OFFICIAL ASSOCIATION FOR FLORIDA WEBSITE; A PERSON GOES TO THEIR WEBSITE, WRITES THEIR QUESTION DOWN AND WITHIN A COUPLE OF WEEKS, THEY GIVE YOU AN ANSWER BUT IT IS NOT BINDING.

HE SAID LAST YEAR THE LEGISLATURE ESTABLISHED A BINDING INTERPRETATION PROVISION WHICH IS HANDLED THROUGH THE FLORIDA BUILDING ASSOCIATION BUT THROUGH THE FL-DCA WEBSITE. HE SAID IT WAS THE SAME PROCESS; WRITE YOUR QUESTION DOWN, IT GOES TO ABOUT 45 BUILDING OFFICIALS AND OTHERS, THEY COME UP WITH A CONSENSUS OPINION ON THE INTERPRETATION OF THAT PROVISION OF THE CODE AND PROVIDE IT. HE REITERATED THESE ARE BINDING ANYWHERE IN THE STATE. HE SAID HE HAPPENS TO BE ON THE REVIEW PANEL THAT ISSUES THOSE INTERPRETATIONS AND THE SYSTEM WORKS VERY WELL. HE SAID THERE IS ONE TECHNICAL PERSON AT FL-DCA; THE DIVISION DIRECTOR, MO MADONNEY, AND HE IS NOT EVEN ALLOWED TO INTERPRET THE CODE BY LAW. HE SAID NOT TO RELY ON VERBAL CONVERSATION WITH FL-DCA. HE SAID FIRST AND FOREMOST, THE BUILDING OFFICIAL INTERPRETS THE CODE; TO CHALLENGE THE BUILDING OFFICIAL'S INTERPRETATION, A PERSON WOULD NEED TO GO INFORMAL WITH BOAP OR FORMAL THROUGH FL-DCA.

MR. PITTS ASKED IF FL-DCA PUT THE WIND SPEED MAPS OUT. MR. GLENN SAID THEY CONTRACTED THE COUNTY OUT TO CREATE IT. PITTS SAID THAT WAS THE ONLY QUESTION THEY HAVE ASKED FOR CLARIFICATION ON FROM FL-DCA.

COMMISSIONER COPE ADDRESSED PITTS HAVING DETERMINED HIGHWAY 20 WITH THE BOUNDARY LINE AND QUESTIONED HOW THEY COULD DO THAT WHEN THE LINE GOES ABOVE HIGHWAY 20.

MR. GLENN SAID LEGISLATURE GAVE A LOT OF LATITUDE; IN THE LAW IT SAID THE LINES SHALL BE ESTABLISHED BASED ON KNOWN PHYSICAL CHARACTERISTICS, ROADWAYS, CANALS, WATERWAYS, ETC. HE SAID THE IDEA WAS NOT TO USE RANGE AND TOWNSHIP LINES BUT TO USE SOMETHING THAT WAS COMMON SO THEY DIDN'T SPLIT A LOT IN HALF.

MR. PITTS SAID IF THERE WAS SOMEONE WHO WAS WANTING TO BUILD IN THAT AREA, THEY WOULDN'T HAVE TO DECIDE WHICH SIDE OF THE LINE THEY WERE ON.

DAVID DELANEY, HOMEBUILDER FROM JACKSON COUNTY, SAID HE WAS A STATE CERTIFIED BUILDER IN FLORIDA AND IN ALABAMA. HE SAID HE HAS BEEN AROUND CONSTRUCTION AND BUILDING HOUSES FOR ABOUT 45 YEARS. HE COMMENTED ALL THE BUILDERS KNOW THEY CAN FOLLOW THE CODES TO THE LETTER AND BUILD A SORRY HOUSE; THE INSPECTOR HAS THE RESPONSIBILITY OF FOLLOWING THE CODE AND THEY HAVE SOME VERY GOOD INSPECTORS IN JACKSON COUNTY HE HAS LEARNED A LOT FROM ABOUT THE CODE.

MR. DELANEY SAID WITH MANY THINGS, BUILDERS EXCEED THE CODE; IF THEY FOLLOWED THE CODE EXACT, MANY TIMES THEIR HOUSES WOULDN'T BE STRUCTURALLY SOUND. HE REFERRED TO THERE BEING A BOUNCE TO IT AND MOVEMENT EVEN THOUGH IT MAY NOT BLOW AWAY OR IT MAY BLOW TOGETHER, IT WOULD BE A QUALITY BUILT HOUSE.

MR. DELANEY SAID HE UNDERSTANDS WHERE THE BUILDERS ARE COMING FROM AND HE IS GLAD HE ONLY HAS ONE MORE YEAR BEFORE HE CAN RETIRE AND WON'T HAVE TO FIGHT IT. HE SAID YOU JUST ABOUT HAVE TO HAVE A COLLEGE DEGREE TO BE ABLE TO BUILD; HE FEELS SORRY FOR YOUNG GUYS COMING UP INTO BUILDING. HE SAID THE GOVERNMENT IS ALWAYS HELPING PEOPLE, AS WELL AS THE IRS. HE SUGGESTED NOT TO JUST JUMP ON EVERYTHING THAT COMES ALONG AND SAY THE STATE SAYS THEY HAVE TO DO IT; SOMETIMES YOU HAVE TO MAKE NOISE. HE ADDRESSED THEY MAY NOT GET ANYTHING DONE; BUT, IF THEY DON'T GET THINGS DONE, IT WILL MAKE A LANDSLIDE AND GO RIGHT ON.

DELANEY SAID HE WAS ABLE TO BUILD A HOUSE IN HOUSTON COUNTY \$5,000 TO \$10,000 CHEAPER THAN IN JACKSON COUNTY; HE CAN GET A PERMIT IN 15 MINUTES AND IT COST HIM A FOURTH AS MUCH IN HOUSTON COUNTY. HE SAID HE COULD GET AN INSPECTION WITHIN 15 TO 30 MINUTES AND IT IS MUCH MORE USER FRIENDLY.

DELANEY SAID HE REALIZED THE BUILDING INSPECTOR HAS A JOB TO DO; HOWEVER, THE HOMEBUILDERS ASSOCIATION IS THE ONLY VOICE PEOPLE HAVE. HE REITERATED JUST NOT TO ROLL OVER EVERYTIME SOMEBODY SAYS THE STATE MANDATES SOMETHING; THROW UP A RED FLAG AND SAY SOMETHING ABOUT HOW THEY FEEL AND MAYBE SOMETHING CAN BE ACCOMPLISHED AND NOT GET OUT OF CONTROL.

DELANEY ADDRESSED THE WIND SPEED; THE HIGHEST WIND THEY HAVE HAD IN MARIANNA SINCE 1940 WAS 57 MPH. HE SAID THERE WERE A LOT OF OLD HOUSES THERE SITTING ON LIMEROCK; THAT DOESN'T MEAN TO SAY THEY DON'T NEED TO DO THAT BUT THEY CAN OVERKILL ANYTHING. HE SAID YOU CAN BUILD A CAR THAT NOBODY WOULD GET KILLED IN; BUT, NOBODY COULD AFFORD IT. HE ADDRESSED THERE NEEDED TO BE SOME REASONING.

DELANEY ADDRESSED HIM FIGHTING WORKERS COMPENSATION AS THE STATE HAS PASSED SOME THINGS THAT IS CAUSING A HARDSHIP ON PEOPLE. HE SAID THE BOARD'S RESPONSIBILITY IS TO THE PEOPLE IN THE COUNTY AND NOT THE STATE.

COMMISSIONER FINCH REFERRED TO SOMEONE COULD KEEP DRIVING NAILS IN SOMETHING UNTIL IT EVENTUALLY LOSES ITS STRENGTH. HE SAID HE SEES A POINT WHERE THEY NEED TO BE REALISTIC; IF THEY PUT SIX NAILS IN A SHINGLE, WHAT IS THERE TO SAY NEXT YEAR, THEY WON'T HAVE TO PUT EIGHT NAILS, ETC. HE SAID HE WAS NOT SAYING IT WOULDN'T BE A GOOD IDEA TO HAVE TO PUT SIX NAILS IN A SHINGLE; HE BELIEVES IF SOMEONE PUTS FOUR NAILS IN A SHINGLE, IT WILL PRETTY MUCH STAY THERE OR ELSE IT IS GOING TO BREAK. HE SAID HE DIDN'T THINK BY PUTTING SIX NAILS IN THE SHINGLE, IT WOULD MAKE IT ANY STRONGER.

MILTON STRICKLAND REQUESTED FAIR CONSIDERATION FROM THE COUNTY COMMISSIONERS. HE SAID HE HAS GREAT RESPECT FOR PEOPLE IN ENFORCEMENT BUSINESS AND BUILDING CODE OFFICIALS.

HE ADDRESSED NORTH OF CHIPLEY IS JUST AS FAR FROM THE COAST AS IT WAS FIFTY YEARS AGO; ALL THE CODES ARE DRIVEN BY THE INSURANCE COMPANIES AND INSURANCE IS UNIVERSAL. HE SAID IF HE WAS A BUILDER IN THE COUNTY, HE WOULD HAVE AN ENGINEER PUT IT ON BOLD PRINT WHAT HE WAS SUPPOSE TO DO. HE SAID HE WOULD WANT THAT SAME PERSON THAT MADE THAT DRAWING TO DO THE INSPECTION.

HE SAID CODE ENFORCEMENT IS LIKE A SWORD; THEY CAN CUT A PERSON'S HEAD OFF WITH IT OR THEY CAN USE DELICATE SEARCH. HE ASKED EVERYONE TO LOOK AT THE PANELS BEING ADDRESSED AND SAID IT WAS ABOUT A 32ND PITCH. HE ASKED WAS THIS GOING TO SAVE A HOUSE OR LOSE A HOUSE.

HE ADDRESSED TIMES HAVE CHANGED AND HE HAD A HARD TIME ACCEPTING CHANGE. HE REFERRED TO A FORMER BUILDING OFFICIAL, BO CREEL, HAVING HELPED HIM EVEN THOUGH THEY GOT INTO SOME TERRIBLE CONFRONTATIONS. HE SAID HE HAD GREAT RESPECT FOR CREEL BECAUSE HE CONDITIONED HIM TO CHANGE. HE SAID THE COUNTY IS NOT IN 1958; WHEN LOOKING AT BUILDING TODAY FROM A PRACTICAL POINT, THEY ARE DOING EVERYTHING NOW EXCEPT POURING TRUSSES AND PUTTING A CABLE THROUGH THEM.

HE SAID THE LAST THING A BUILDER NEEDS IS AN ADVERSARY RELATIONSHIP WITH THE BUILDING DEPARTMENT; THEY DON'T NEED TO BE CROSSWAYS ABOUT ANYTHING. HE SAID SOMEWHERE DOWN THE LINE COOL HEADS AND REASONING ARE GOING TO HAVE TO PREVAIL. HE SAID HE KEEPS HEARING ENGINEERING DRAWINGS; HE WAS CONCERNED ABOUT WHAT IS HAPPENING TO EVERYBODY.

IN CHANGING THE WIND CODES, MR. STRICKLAND SAID THE INSURANCE COMPANIES BASE THEIR PREMIUMS ON LOSSES. HE SAID HE BELIEVED IN GOOD CONSTRUCTION. HE ADDRESSED THE CONFUSION AND TOWNSEND, AFTER BEING IN BUSINESS FOR FIFTY YEARS, DON'T EVEN KNOW WHAT TO SALE. HE REITERATED HE BELIEVES IN GOOD CONSTRUCTION AND IT IS WORTH THE MONEY.

MR. STRICKLAND STATED CODES ARE IMPORTANT AND HE BELIEVES IN CODE ENFORCEMENT; HE BELIEVES MR. PITTS DOES A GOOD JOB BUT THEY TRY TO ADDRESS RADICAL CHANGE FOR CHANGE SAKE. HE SAID THEY HAVE ENGINEERED UNTIL IT IS RIDICULOUS AND WAS ASKING FOR REASONING IN LOOKING AT THE WIND ZONE; THINKING HOW THEY MAY SHOOT THEMSELVES IN THE FOOT IF AFTER A WHILE THE INSURANCE COMPANIES COME TO THE POINT THE COUNTY HAS ADOPTED THEIR WIND ZONE TO 120 MPH THE SAME AS BAY COUNTY AND THEIR INSURANCE RATES INCREASE JUST AS MUCH AS BAY

COUNTY. HE SAID THIS WAS A HYPO- THETICAL AND IT MAY NEVER HAPPEN; HOWEVER, HE ASKED WHAT IF IT DOES HAPPEN.

PITTS SAID ACTUALLY THE LINE WAS AT HIGHWAY 20; IT WOULD BE 130 MPH IN BAY COUNTY AND 120 MPH IN EBRO AND THERE IS SOME DIFFERENCE.

MICHAEL TOWNSEND OF TOWNSEND BUILDING SUPPLY SAID HE WAS JUST AS CONFUSED ABOUT BUILDING CODES AS EVERYBODY ELSE IS; HE SAID A LOT OF GOOD POINTS HAVE BEEN MADE ON BOTH SIDES. HE SAID THEY RELY A LOT ON WHAT THE GOVERNMENT AGENCIES AND BUILDERS TELL THEM THEY NEED TO STOCK. HOWEVER, HE SAID HERE LATELY, SOMEBODY TOLD HIM HE COULDN'T STOCK 7/16 OSB BECAUSE THEY CAN'T USE IT; HE SAID HE HAS BEEN STOCKING THIS FOR OVER 60 YEARS IN WASHINGTON COUNTY. HE SAID EVERYBODY AROUND THEM IS SELLING IT, USING IT AND BUILDING WITH IT.

MICHAEL SAID ONE OF HIS CONCERNS AS A BUSINESS MAN IS FOR WASHINGTON COUNTY; MOST OF HIS BUSINESS REGRETTABLY IS NOT BUILDERS. HE SAID IF ALL THE BUILDERS LEAVE WASHINGTON COUNTY, TOWNSEND BUILDING SUPPLY WILL SURVIVE; HOWEVER, WASHINGTON COUNTY WANT IN THE FUTURE.

MICHAEL SAID ECONOMIC GROWTH COMES FROM TWO BIG AREAS; CONSTRUCTION OF RESIDENTIAL HOUSING AND INDUSTRIAL DEVELOPMENT. HE SAID HE WOULD LIKE TO SEE COOPERATION BETWEEN THE PEOPLE AND NOT ARGUING AND NOT PEOPLE AND NOT OFFICIALS WHO ARE NOT WILLING TO HELP. HE SAID THIS IS THE FIRST TIME MANY OF THE PEOPLE HERE HAVE HEARD THEY CAN USE MORE THAN ONE CODE. HE QUESTIONED WHY THEY WEREN'T TOLD THIS AND REITERATED HE JUST WANTED COMMUNICATION AND FEELS EVERYBODY ELSE DOES TO. HE SAID MR. HORTON DOESN'T MIND BUILDING BY THE CODE; EVERYBODY WANTS TO AS IT MAKES PEOPLE CONFIDENT IN WASHINGTON COUNTY TO KNOW THEIR HOUSE IS BEING BUILT TO STANDARDS AND IT IS GOING TO LAST AND WILL BE STRUCTURALLY SOUND. HOWEVER, HE REITERATED BUILDERS JUST NEED TO KNOW WHAT THEY ARE SUPPOSE TO BUILD BY. HE SAID, IF THE CODE WAS NOT BEING ENFORCED PREVIOUSLY AND IT IS BEING ENFORCED NOW, MAYBE IT WOULD HELP IF THERE WAS SOME COMMUNICATIONS SO THEY COULD KNOW BEFORE THEY START BUILDING AND BEFORE THEY ARE ISSUED PERMITS WHAT THEY ARE SUPPOSE TO DO.

HE ADDRESSED IF THERE ARE CODES OUT THERE THAT ARE EASIER TO INTERPRET, MORE LENIENT AND WILL ALLOW THE PEOPLE MORE FLEXIBILITY, THEY NEED TO USE THOSE CODES AND ENFORCE THEM. HE SUGGESTED MAKING THOSE CODES AVAILABLE AND LET PITTS EDUCATE THEM ON THE CODES AND TELL THEM THEY DON'T HAVE TO USE 1099.

MICHAEL REITERATED HIS CONCERN IS FOR THE FUTURE OF WASHINGTON COUNTY AND HE FEELS EVERYBODY PRESENT WANTS TO SEE GROWTH CONTINUE AND WITH COOPERATION BETWEEN THE GOVERNMENT, OFFICIALS AND PEOPLE, HE FEELS LIKE IT CAN.

RANDY WILSON, CONTRACTOR IN WASHINGTON COUNTY, SAID HE HAD BEEN BUILDING IN THE COUNTY FOR ABOUT TWENTY YEARS. HE SAID THE COUNTY HAS NEVER COME UP WITH A STANDARD FOR THE BUILDERS AND POINTED OUT THERE HAD BEEN A NUMBER OF BUILDING OFFICIALS OVER THE PAST FOUR TO FIVE YEARS IN THE COUNTY.

RANDY SAID THE COUNTY REQUIRES THE BUILDER TO PROVIDE A 24 HOUR NOTICE TO GET AN INSPECTION GENERALLY. HE SAID HE IS HAPPY WITH MR. WILLIE VAUGHN AND HAS NEVER MET MR. PITTS; HE DOESN'T KNOW IF PITTS HAS EVER BEEN TO ANY OF HIS JOBS.

RANDY SAID HE HAD TWO CUSTOMERS SUBMIT PLANS TO THE BUILDING DEPARTMENT AND THE PLANS WERE SENT BACK SAYING THEY NEEDED ENGINEER- ING. HE ADDRESSED HIM HAVING ALREADY BID THE TWO JOBS BASED ON THE PLANS SUBMITTED TO HIM WHICH SAYS THEY HAD 7/16 SHEATHING ON THE WALLS AND ON THE ROOF.

HE SAID THE ENGINEER FOR ONE OF THESE CLIENTS DECIDED 2X4 WALLS WOULDN'T WORK; THEY SHOULD BE 2X6 WALLS, ONE LAYER OF OSB WOULDN'T WORK ON THE GARAGE SIDE OF THE WALL, IT NEEDED TWO LAYERS. HE SAID, THEREFORE, HE HAS GOT INTO A LITTLE BIT MORE EXPENSE. WHEN HE SPOKE WITH HIS CLIENT, HIS CLIENT SAID HE WAS NOT SURE IF HE WAS A LIABLE BUILDER; HE SAID HE THOUGHT HE BUILT AS GOOD A HOUSE AS ANYBODY HE KNOWS.

RANDY ADDRESSED WHEN YOU EXPLAIN TO PEOPLE WHY THEY ARE REQUIRED TO DO ADDITIONAL THINGS TO THEIR HOUSE ACCORDING TO CODE AND THIS WILL ADD ADDITIONAL COST, IT IS HARD. HE SAID HE THOUGHT GO-BOLT WAS THE BEST METHOD EXPENSE WISE IN BUILDING A HOUSE AND HE DOESN'T LIKE STRAPPING BECAUSE IF THEY TRY TO GET THE

INTEGRITY OF THE OUTSIDE OF THE HOUSE TO A STANDARD, NOW THEY HAVE STRAPPED AND THE INTEGRITY OF THE INSIDE OF THE HOUSE COMES TO A LOWER STANDARD.

RANDY SAID HE LOVED ANCHOR BOLTS; IF THEY ARE NOT PUT WHERE THEY NEED TO BE, IT WOULD BE BUTCHERING STUDS AT THE BOTTOM AND TO KNOCK A STUD, THEY HAVE JUST DESTROYED THE INTEGRITY OF IT. WHEN THEY DESTROY THE INTEGRITY OF ONE STUD, RANDY SAID THEY WOULD HAVE TO PUT UP ANOTHER STUD TO OFFSET TO HAVE AN INTEGRITY FACTOR ON THE INSIDE. HE PROPOSED TO THE COMMISSIONERS THEY DECIDE WHICH STANDARD THEY ARE GOING TO USE AND SAY THAT IS THE ENGINEERING STANDARDS THEY ARE GOING TO USE.

RANDY SAID HIS CLIENTS HAD TO TAKE THEIR PLANS BACK, GET AN ENGINEER TO REDO THEM AND THIS WAS AN ADDITIONAL EXPENSE TO THEM. HE SAID IF THE COUNTY HAS A STANDARD ALREADY WHICH COMES FROM THE CODE, THERE IS NO POINT TO REVIEW THE PLANS. HE SAID IF THE BOARD DETERMINED THE STANDARDS THEY ARE GOING TO BUILD TO IN WASHINGTON COUNTY THEN THE BUILDERS WILL BUILD TO THAT STANDARD.

RANDY SAID THE BUILDING INSPECTORS IN WASHINGTON COUNTY WILL TELL THE BOARD, THE BUILDERS IN THE COUNTY ARE GOOD BUILDERS AND GOOD CRAFTSMEN. HE ADDRESSED HIM HAVING TAKEN TWO PROJECTS OVER WHERE CONTRACTORS FROM OTHER COUNTIES HAVE COME INTO WASHINGTON COUNTY, STARTED WORK AND NOW ARE GONE. HE SAID NOW HE IS GOING TO HAVE TO REPERMIT THE HOUSES; HE SAID HE THINKS THE BUILDING OFFICIAL OUGHT TO BE DOING OTHER THINGS. HE POINTED OUT THE BUILDING INSPECTORS KNOW WHO IS GOING TO BUILD A HOUSE RIGHT AND WHO HAS BEEN HERE FOR MANY, MANY YEARS.

RANDY ALSO POINTED OUT THERE WERE A LOT OF BUILDERS WHO HAVE JUST STARTED DOING CONSTRUCTION WORK AND A LOT OF THEM DON'T EVEN HAVE A LICENSE. HE SAID HE DIDN'T THINK A LEGITIMATE, REPUTABLE BUSINESSMAN WHEN HE COMES TO A COUNTY OFFICE THAT HE LIVES AND PAYS TAXES IN IS BOGUSSING SOMEBODY AND SHOULDN'T BE SUBJECTED TO ALL THE TIME AND ALL THE THINGS IT TAKES OUT OF THEIR TIME TO BUILD HOUSES. HE POINTED OUT WHEN HE GOES TO BAY COUNTY OR JACKSON COUNTY, HE BRINGS ALL THE INFORMATION THEY REQUIRE AND DO WHAT THEY TELL HIM TO DO; HE BUILDS TO THEIR STANDARDS.

RANDY REITERATED THE BOARD HAD TO DETERMINE WHAT WASHINGTON COUNTY'S STANDARDS ARE GOING TO BE; ONCE THIS IS DONE, ALL THE BUILDERS WILL BUILD ACCORDING TO THESE STANDARDS.

MICHAEL HORTON REITERATED WILSON'S REQUEST FOR THE BOARD TO COME UP WITH A SET OF STANDARDS TO BE USED IN WASHINGTON COUNTY.

PITTS EXPLAINED THE COMMISSIONERS ARE UNABLE TO DO THAT NOR CAN HE; IT HAS TO BE BUILT BY CODE. HE SAID YOU EITHER HAVE AN ENGINEER DESIGN, DESIGN BY THE SSTD 1099 OR ONE OF THE OTHER OPTIONS PROVIDED IN THE HANDOUT. HE SAID IF A PERSON CHOOSES TO DESIGN BY THE SSTD 1099, THEY DON'T HAVE ANY CHOICE BUT TO USE 18" ANCHOR BOLTS.

PITTS SAID USING THE 1099 ON A WOOD FLOOR SYSTEM, THEY CAN GO 4' ON THEIR ANCHOR BOLTS WITH STEM WALL WOOD FLOOR OFF GRADE SYSTEM; IF THEY GO STEM WALL SLAB ON GRADE, THEY GO BACK TO THE 18" SPACING.

A PERSON IN THE AUDIENCE ADDRESSED ONE OF THEIR MAIN CONCERNS WAS THE 110 MPH VERSUS THE 120 MPH WIND CODE; MOST OF THE BUILDERS KNOW THE DIFFERENCE IN THE COST OF CONSTRUCTION AND IT IS ALL RELAYED BACK TO THE CONSUMER. THEY SAID IF THEY COULD CHARGE IN WASHINGTON COUNTY \$225 A FOOT LIKE THEY DO ON THE BEACH, THEY COULD AFFORD TO DO THOSE KIND OF THINGS. THEY POINTED OUT THE CODES WERE ABOUT MINIMUM REQUIREMENTS, NOT MAXIMUM REQUIREMENTS. THEY SAID IF A PERSON WANTS TO PUT THEIR ANCHOR BOLTS ON 12" CENTERS AND STUDS ON 6" CENTERS, THAT IS A PERSON'S OPTION; ACCORDING TO CODE, AT 110 MPH WIND ZONE AND NOT GO THE 120 MPH WIND ZONE, THAT IS WHERE THE BREAKING POINT IS. HE SAID HE WOULD BE GLAD TO SHOW THE BOARD ON THE WIND ZONE MAP WHAT HE IS TALKING ABOUT.

MR. PITTS SAID HE HAD E-MAILED FL-DCA AND ASKED FOR CLARIFICATION ON THE WIND SPEED MAP AND FL-DCA RETURNED AN E-MAIL BACK AND SAID WASHINGTON COUNTY WAS IN A 120 MPH WIND ZONE.

A CONTRACTOR ADDRESSED THE BOARD ON A HOUSE HE WAS GOING TO TAKE OVER THAT HAD ALREADY BEEN PERMITTED BY A LICENSED CONTRACTOR; HE WAS GOING TO HAVE TO PULL ANOTHER PERMIT.

PITTS SAID IF IT WAS PERMITTED BY A LICENSED CONTRACTOR'S CODE, THE CONTRACTOR TAKING OVER CAN'T WORK UNDER THE OTHER PERSON'S LICENSE. THE CONTRACTOR SAID THEY HAD ALREADY TERMINATED THE CONTRACT AND HE HAS BROUGHT THE PAPERWORK IN TO BE SUBMITTED AND HE IS GOING THROUGH THE PROCEDURES.

PITTS SAID THE HOUSE WOULD BE PERMITTED FOR THE REMAINDER OF THE WORK TO BE DONE. IF THE HOMEOWNERS PULLED THE PERMIT THEMSELVES, THEY WOULDN'T HAVE TO BE ANOTHER PERMIT ISSUED.

COMMISSIONER COPE ADDRESSED THE BOARD HAVING APPROVED TO WAIVE SOME PERMITS BECAUSE OF CONTRACTORS DECLARING BANKRUPTCY AND ANOTHER CONTRACTOR HAD TO FINISH THE HOUSES. COMMISSIONER FINCH SAID THEY HAD VOTED TO GIVE THEM THEIR MONEY BACK IF THEY PAID FOR AN ADDITIONAL PERMIT.

FELECIA REED WITH THE BUILDING DEPARTMENT ADVISED THEY DIDN'T CHARGE THE HOMEOWNER TO COME BACK AND REPERMIT.

MICHAEL HORTON ASKED THE BOARD TO COME UP WITH DIFFERENT PEOPLE IN DIFFERENT LINES OF WORK TO COME UP WITH A BUILDING STANDARD WITH THE BUILDING OFFICIAL WITH THE DIFFERENT CHOICES LISTED IN THE INFORMATION PROVIDED BY MR. PITTS. HE SAID THEY COULD GO ABOVE AND BEYOND THE BUILDING CODES.

MR. PITTS SAID THEY COULD NOT INCREASE THE BUILDING CODES IN THE STATE OF FLORIDA FROM THE WAY IT IS WITHOUT GOING THROUGH THE STATE OF FLORIDA TO DO IT.

HORTON SAID HE WAS WANTING A BOARD OF SOME SORT TO TAKE THE FOUR MANUALS IN THE HANDOUT AND COME UP WITH A GENERAL BUILDING STANDARD. MR. PITTS SAID THIS COULDN'T BE DONE; IT IS THE CONTRACTOR'S EACH INDIVIDUAL RIGHT TO USE ANY ONE OF THE FOUR MANUALS THEY WANT TO USE. HOWEVER, PITTS SAID IT WAS NOT THE COUNTY'S RIGHT OR HIS RIGHT TO IMPOSE ANY ONE OF THOSE STANDARDS ON ANYONE OR A COMBINATION OF ANY OF THOSE STANDARDS. HE SAID THE FLORIDA BUILDING CODE SAYS THIS IS A MINIMUM CODE; HOWEVER, LOCAL JURISDICTION IF THEY PUT AMENDMENTS TO THAT CODE, THEY HAVE TO BE VOTED ON BY THE COUNTY COMMISSION AND SENT TO THE STATE AS AN AMENDMENT AND THEY HAVE TO APPROVE THE AMENDMENTS. HE SAID THE AMENDMENTS, AFTER THE STATE APPROVES THEM, IS AUTOMATICALLY RESCINDED EVERY TIME THERE IS A NEW FLORIDA BUILDING CODE. THE BOARD WOULD HAVE TO GO BACK THROUGH THE SAME PROCESS TO ADD TO THE FLORIDA BUILDING CODE.

COMMISSIONER FINCH SAID IT SEEMED IT WOULD BE A LOGICAL DIRECTION AND REFERRED TO MR. PITTS HAVING SAID EVERYBODY HAS BEEN USING THE 1099 CODE. HE SAID HE THOUGHT THERE NEEDED TO BE SOME KIND OF LOGICAL STANDARDS SOMEONE COULD ASSUME WOULD BE CORRECT WHEN THEY GO TO A JOB. HE SAID HE THOUGHT THIS WAS WHAT EVERYBODY WAS CONFUSED ABOUT; THEY DON'T KNOW FOR SURE WHICH STANDARD SHOULD APPLY AND IF THEY DID HAVE A COMBINATION, ETC, THAT PITTS WOULD ACCEPT THAT WOULD COVER THE BIGGEST PART OF ALL THE CODE MANUALS, IT WOULD HELP. HE EXPLAINED HE THOUGHT THAT WAS ONE OF THE BIGGEST PROBLEMS NOW WAS THEY WERE IN A TRANSITION PERIOD AND PEOPLE ARE TOTALLY CONFUSED. HE SAID THIS WAS NOT PITTS FAULT AS PITTS HAS SAID HE IS DOING EVERYTHING ACCORDING TO THE CODE. HE SAID THEY DO NEED TO TRANSITION WHERE THEY CAN TRANSITION INTO SOMETHING AND EVERYBODY WILL UNDERSTAND WHERE THEY ARE AT. HE SAID HE THOUGHT GENERAL BUILDING PRACTICES THAT EVERYBODY COULD UNDERSTAND WOULD BE A GOOD STEP TOWARD THAT.

PITTS ADDRESSED HIM HAVING TALKED TO THE COMMISSIONERS PREVIOUSLY ABOUT REINSTIGATING THEIR LOCAL LICENSING BOARD WHICH THEY HAVE TO DO. HE REITERATED THE BOARD CAN'T ALTER THE FLORIDA BUILDING CODES FROM WHAT IT IS WITHOUT GOING THROUGH AN AMENDMENT WITH THE STATE OF FLORIDA. PITTS SAID HE DIDN'T DISAGREE THAT WOULD BE A GREAT IDEA AND HE DIDN'T NECESSARILY AGREE WITH EVERYTHING IN THE BOOK BECAUSE HE IS BUILDING BY THE BOOK TOO; HOWEVER, IT IS NOT ONLY BUILDING CODE, IT IS STATUTE.

COMMISSIONER CORBIN SAID HE COULDN'T UNDERSTAND, AND HE HEARS IT FROM EACH AND EVERY CONTRACTOR HE TALKS WITH, THE CONTRACTORS CAN GO TO HOLMES OR JACKSON

COUNTY AND THE CODES ARE DIFFERENT IN EACH COUNTY. HE SAID HE WAS SURE THE CODE DOESN'T CHANGE NORTH OF HIGHWAY 20 FOR HOLMES COUNTY, JACKSON COUNTY AND WASHINGTON COUNTY; IT HAS TO BE THE SAME. HE ALSO REFERRED TO ALL THE CONTRACTORS HE HAS TALKED WITH HAS SAID HOW MUCH TOUGHER WASHINGTON COUNTY REQUIREMENTS ARE THAN JACKSON AND HOLMES COUNTY. HE SAID IT IS COSTING WASHINGTON COUNTY RESIDENTS MORE MONEY TO BUILD A HOUSE THAN IT IS IN HOLMES AND JACKSON COUNTIES.

MR. PITTS SAID HE CAN'T ANSWER FOR JACKSON AND HOLMES COUNTIES; HE HAS SHOWED THE COMMISSIONERS WHAT THE BUILDING CODES SAY AND WHAT THE STATUTE SAYS AND THAT IS WHAT HE IS TRYING TO GO BY. HE STATED WHAT THE OTHER BUILDING OFFICIALS ARE DOING IN THEIR JURISDICTION IS THEIR BUSINESS AND HE IS NOT GOING TO INTERFERE WITH IT. HE SAID A LOT OF TIMES WHEN HE WAS IN LYNN HAVEN, HE WOULD HEAR STORIES ABOUT WHAT BAY COUNTY DIDN'T REQUIRE THEM TO DO AND OTHER JURISDICTIONS DIDN'T REQUIRE THEM TO DO. HOWEVER, HE SAID WHEN TALKING TO BAY COUNTY, THEY WERE DOING THE SAME THING AS LYNN HAVEN WAS DOING. HE SAID HE WOULD RESERVE THAT RIGHT TO SET DOWN WITH THE JACKSON COUNTY AND HOLMES COUNTY BUILDING OFFICIALS TO FIND OUT WHAT IS GOING ON IN THEIR COUNTIES.

MR. PITTS SAID HE WAS A BUILDER AND WANTED TO BUILD THE BEST PRODUCT HE CAN POSSIBLY BUILD; HE WANTS TO LAY HIS HEAD DOWN ON A PILLOW AT NIGHT AND FEEL LIKE HE HAS GIVEN A CUSTOMER THE BEST PRODUCT HE CAN GIVE THEM AND THE SAFEST PRODUCT WHEN A STORM BLOWS IN. HE SAID HE DIDN'T DOUBT EVERY ONE OF THE CONTRACTORS PRESENT DON'T FEEL THE SAME WAY HE DOES ABOUT THIS. HE SAID HE HAS NO CHOICE BUT TO ENFORCE THE FLORIDA BUILDING CODE.

COMMISSIONER CORBIN REFERRED TO HIM BEING A ROAD BUILDING CONTRACTOR BEFORE HE GOT ON THE BOARD OF COMMISSIONERS; FL-DOT COULD BREAK ANY CONTRACTOR WITH A LITTLE BLACK BOOK. CORBIN SAID YOU HAD TO HAVE SOME COMMON SENSE; IF YOU WENT RIGHT BY THAT LITTLE BLACK BOOK, THERE IS NO CONTRACTOR THAT CAN BUILD BY THAT BLACK BOOK AND STATED THERE HAD TO BE SOME COMMON SENSE FROM THE INSPECTORS. HE QUESTIONED PITTS IF HE WAS ALLOWING THAT LATITUDE.

PITTS SAID HE WAS. HE ALSO REFERRED TO ALL KIND OF FIGURES THAT HAVE BEEN THROWN OUT ON WHAT THE ADDITIONAL COST ARE RUNNING AND HE WOULD CERTAINLY LIKE TO KNOW WHAT THE REALISTIC COST ARE. HE SAID A SET OF GO BOLTS OR TIE MAX BOLTS FOR THE ENTIRE HOUSE TO DO EVERY BIT OF THE STRAPPING, ETC, WOULD BE LESS THAN A \$1,000. HE SAID WHERE IS ALL THIS ADDITIONAL COST GOING AS HE IS TALKING ABOUT ANOTHER 20 TO 30 ANCHOR BOLTS AT LESS THAN \$2.00 A PIECE. HE SAID HE DIDN'T UNDERSTAND THE BIG CONCERN FOR IT AND THOUGHT THE CONCERN IS MORE AN EDUCATIONAL PROBLEM THAN EVERYTHING ELSE; HE THINKS PEOPLE DON'T UNDERSTAND THE CODE. HE ADDRESSED HIM NOT WORKING FOR 7.5 YEARS IN ANOTHER JURISDICTION WITHOUT ANY PROBLEMS WITH THE CONTRACTORS BY BEING A BIG BULLY. HE SAID HE WAS WILLING TO WORK WITH PEOPLE AND DO ANYTHING HE CAN TO HELP THEM; HOWEVER, HELPING THEM IS GOING TO INCLUDE FOLLOWING THE CODE AS LONG AS HE IS THE BUILDING OFFICIAL. HE REFERRED TO HIS LICENSE HE SWORE TO UPHOLD IS LIKE A POLICE OFFICER SAYS HE WILL FOLLOW THE CODE.

COMMISSIONER CORBIN SAID EVERY POLICE OFFICER STOPS A SPEED SUSPECT BUT THEY DON'T GIVE THEM A TICKET. HE SAID THEY HAVE THE DISCRETION OF GIVING THEM A WARNING TICKET OR A PAYING TICKET. HE REFERRED BACK TO THE BLACK BOOK FL-DOT USES AND SAID THE INSPECTORS HAVE THE LATITUDE OF COMMON SENSE; THERE ARE CERTAIN THINGS IN THE BLACK BOOK THAT DON'T WORK IN EVERY COUNTY AND EVERY SOIL CONDITION, ETC, LIKE IT DOES FOR WHOMEVER PRINTED THAT BOOK. HE REITERATED THE NEED TO HAVE GOOD COMMON SENSE WHEN DEALING WITH THE BUILDERS, INSPECTOR OF ROADS, ETC; THAT IS ALL HE ASKED OF PITTS WAS TO USE GOOD COMMON SENSE WHEN DEALING WITH THE PEOPLE.

PITTS SAID HE CERTAINLY INTENDED TO AND HE HAS NEVER HAD THAT COMPLAINT ON HIM BEFORE THAT HE DIDN'T USE COMMON SENSE. COMMISSIONER CORBIN SAID HE WASN'T SAYING PITTS WASN'T USING COMMON SENSE NOW; HOWEVER, HE IS SAYING THAT IS VERY IMPORTANT.

COMMISSIONER FINCH SAID HE THOUGHT ONE OF THE BIGGEST PROBLEMS, FROM WHAT HE HAS HEARD, IS THERE WAS MISUNDERSTANDINGS. HE ADDRESSED PEOPLE HAVING A HOUSE GOING WITH A SET OF PLANS WITH THE ASSUMPTION THEY WERE GOING TO USE CERTAIN TYPES OF WOOD AND MATERIALS; DURING THE PROCESS, THE COUNTY CHANGED BUILDING OFFICIALS. HE SAID THE CONTRACTORS GOT HIT WITH SOME CHANGES THEY WERE NOT PREPARED FOR. HE REITERATED HE THOUGHT IF THEY COULD GET THROUGH THE TRANSITION PERIOD, THINGS WERE GOING TO BE A LOT BETTER. HE FEELS THEY OWE IT TO THE CONTRACTORS TO WORK WITH THEM; ESPECIALLY THOSE THAT HAVE BUILDINGS UNDER CONSTRUCTION.

PITTS REFERRED TO A HOUSE HE HAD LOOKED AT YESTERDAY THAT ONE OF THE CONTRACTORS THAT HAVE BEEN TO THE PODIUM TODAY TALKED ABOUT PLYWOOD IN BUILDING; HE MADE HIM DO SOME WALL CLIPPINGS, MADE HIM CLIP SOME WALLS THAT WEREN'T CLIPPED WHEN THE BUILDING DEPARTMENT FIRST LOOKED AT IT AND MADE HIM DO SOME ELECTRICAL CHANGES. HOWEVER, PITTS SAID DURING THE INSPECTION HE NOTICED THE HOUSE HAD 7/16 PLYWOOD ON THE ROOF AND HE DIDN'T SAY ANYTHING ABOUT IT. HE SAID HE HAS TRIED HIS BEST TO USE COMMON SENSE; THE HOUSE HAD 7/16 ON THE WALLS AND THE ROOF AND HE HAS NOT MENTIONED THIS TO THAT CONTRACTOR. HE SAID THAT SAME CONTRACTOR HAS BEEN OUT OF SCHEDULE WITH INSPECTIONS; THEY HAVE CALLED THE BUILDING DEPARTMENT SAYING THEY NEEDED AN INSPECTION, HE LEFT HIS OFFICE AND RAN OUT AND DONE IT AND CAME RIGHT BACK TO THE OFFICE. HE SAID THE BUILDING DEPARTMENT HAS TRIED THEIR BEST TO WORK WITH THE CONTRACTORS AND FEEL MOST OF THEM WOULD TELL THE BOARD THIS. ALSO, PITTS SAID HE THOUGHT MOST OF THEM WOULD TELL THE BOARD THEY ARE INTERESTED IN FOLLOWING THE CODES, KNOWING THE CODES AND BUILDING WHAT THEY ARE SUPPOSE TO BUILD. HE STATED HE FELT 95% OF THE CONTRACTORS WANT TO DO THE RIGHT THING; HOWEVER, THEY ARE NOT EDUCATED IN THE RIGHT THING.

PITTS SAID ORIGINALLY THIS MEETING WAS SET UP FOR EDUCATING THE CONTRACTORS AND WAS SET UP BEFORE ANY OF THE CONFLICTS THE BOARD HAS BEEN CALLED ON STARTED. HE SAID FELECIA HAD MENTIONED DOING THIS MEETING A MONTH AGO TO EDUCATE PEOPLE. HE REFERRED TO HIM WORKING FOR THE COUNTY FOR TWO MONTHS AND THEY ARE DOING THEIR BEST TO EDUCATE PEOPLE AND GET THEM UP TO SPEED; HE DOESN'T THINK ANY OF THE CONTRACTORS WILL GREATLY RESENT WHAT THEY ARE TRYING TO DO WHEN IT IS ALL OVER IF THEY WILL WORK WITH HIM ON IT FOR A LITTLE WHILE.

COMMISSIONER CORBIN SAID HE FELT THIS MEETING WAS VERY IMPORTANT AND FELT LIKE IN THE FUTURE, ANOTHER EDUCATIONAL MEETING WILL BE VERY GOOD BECAUSE MOST OF THE CONTRACTORS ARE WORKING AND DON'T HAVE TIME TO JUST SIT DOWN AND STUDY BECAUSE WHEN THEY COME HOME AT NIGHT, THEY ARE TIRED, ETC. HE SAID MAYBE AS THERE ARE CHANGES AND UPDATES, ANOTHER MEETING COULD BE HELD.

MR. PITTS INFORMED THE COMMISSIONERS HE IS WORKING NOW ON A HANDOUT FOR BUILDERS; IT WILL BE BASED ON 1099 AND REFERRED TO SOMEONE TODAY HAVING SAID THERE WAS A LOT BETTER DESIGN MANUAL THAN THE 1099. HOWEVER, HE SAID EVERYBODY IN THE PANHANDLE USES 1099. HE SAID HE HAD A HANDOUT IN HIS OFFICE THAT CAME FROM ANOTHER JURISDICTION THAT HAS SOME INCORRECT INFORMATION ON IT; HE WILL GO THROUGH IT AND IT WILL BE A HANDOUT HE COULD HAND THE CONTRACTORS AND SAY THIS IS WHAT THEY WILL HAVE TO DO; HOWEVER, IT WILL BE THE BASIC INFORMATION.

COMMISSIONER CORBIN SAID MAYBE THIS HANDOUT NEEDS TO BE HANDED OUT WHEN THE PERMITS ARE ISSUED; PITTS SAID IT WOULD GO TO THE CONTRACTORS AND ESSENTIALLY USED FOR THE HOMEOWNERS. HE SAID ONE DAY IT IS GOING TO BE OF USE TO THE HOMEOWNERS IN REVIEWING THE PLANS AND TELLING THEM UPFRONT WHAT IS WRONG WITH THEIR PLANS.

PITTS REFERRED TO SOMEONE PREVIOUSLY ADDRESSING THEY HAD TAKEN THEIR PLANS TO AN ENGINEER AND THE ENGINEER FOUND ALL KINDS OF THINGS THAT HAD TO BE DONE; HE SAID THAT HOUSE OBVIOUSLY DID NOT NEED TO BE BUILT AT 1099 STANDARDS BUT NEEDED SOME ENGINEERING. HE SAID IT EITHER NEEDED A REAL HIGH PITCH ROOF OR SHORT WALLS IN IT, ETC; THERE WAS SOMETHING WRONG WITH THE HOUSE EVIDENTLY IF A LICENSED ENGINEER LOOKED AT IT AND SAID ALL THESE CORRECTIONS NEEDED TO BE DONE. HE SAID THE COUNTY DIDN'T PERMIT THAT HOUSE AND BUILD IT; THIS WOULD HAVE PUT

THE COUNTY LIABLE. HE SAID THERE HAD BEEN ALL KIND OF HOUSES BUILT WITH 10&12 AND 12&12 ROOF PITCHES ALL OVER THE COUNTY THAT WERE NOT ENGINEERED. HE SAID THE FLORIDA BUILDING CODE PLAINLY STATES THOSE HOUSES HAVE TO BE ENGINEERED.

MARK ODOM SAID HE WAS NOT A HOME BUILDER; HE AND HIS PARTNER DEVELOPED A BUSINESS THAT CATERED TO OUTBUILDING CONSTRUCTION AND OWN A COMPANY KNOWN AS BETTER BUILT BUILDINGS. HE ADDRESSED DARYL FORE IS A CERTIFIED BUILDING CONTRACTOR AND BETTER BUILT IS A QUALIFIED BUSINESS. HE REFERRED TO THEM FIRST STARTING DOING SMALL PORTABLE BUILDINGS AND PEOPLE STARTED ASKING FOR OPEN POLE BARN, THEN ENCLOSED POLE BARN. HE SAID THE COMPANY HAS GROWN NOW AND THEY DO UP TO PROFESSIONAL OFFICE SPACE TO COMMERCIAL BUILDINGS.

UNLIKE MOST BUILDERS, MARK SAID EVERYTHING THEY DO IS 100% ENGINEERED. HE SAID HE HAS BEEN IN FRONT OF THE COMMISSIONERS FOR A YEAR AND A HALF, BEFORE MR. PITTS AND MR. VAUGHN CAME, ARGUING FOR LEVEL BUILDING ENFORCEABLE PRACTICES. HE SAID HE HAD COMPETITION JUST LIKE HOMEBUILDERS DO; HE STATED HIS COMPETITION WAS PANHANDLE SALVAGE OR BAILEY'S LUMBER OR J & H, ETC.

HE SAID THEY SELL #3 WOOD, HE SELLS #2; THEY BUILD 1.5" BY 1.5" ANGLE IRON TRUSSES BY 1/8" THICK, HE BUILDS 2X2X1/4" THICK. HE ADDRESSED IT TAKING A LOT OF SALESMANSHIP TO SALE HIS BUILDINGS BECAUSE HIS TRUSSES WEIGH 11 POUNDS A FOOT AND HIS COMPETITION'S WEIGH 6 POUNDS A FOOT. HE SAID WHY IS HIS STEEL SO MUCH HEAVIER, WHY DO THEY BUILD TO THE 6' STUD WALLS AND NOT JUST DO THE 6 STRINGERS BETWEEN THE POST; HE SAID THIS WAS BECAUSE HIS ENGINEER MAKES HIM.

HE SAID WHEN THEY GOT INTO THE BUSINESS, HE THOUGHT ENGINEERING WAS COMPLETELY UNAFFORDABLE; THE CONSUMER PAYS THE COST AND HE IS GLAD THEY DO. HE ADDRESSED THEM HAVING INSPECTION FAILURES LIKE ANYBODY HAS; MR. VAUGHN HAS CAUGHT THEM ON SOME. HE SAID HE CAN'T THINK OF A TIME MR. VAUGHN WASN'T JUSTIFIED IN FAILING AN INSPECTION WHEN HE WENT OUT TO LOOK AT THE PRODUCT HIMSELF. HE SAID HE FEELS LIKE IF THE INSPECTORS ARE DOING THIS TO HIM; THEY ARE DOING IT TO THEIR COMPETITION ALSO.

HE SAID ANY OPERATION, NO MATTER HOW MUCH YOU TWEAK IT, CAN ALWAYS IMPROVE. HE THINKS RANDY WILSON MADE A STATEMENT YOU CAN SET IT UP WITH FOUR ENGINEERS AND FOUR ENGINEERS ARE GOING TO ENGINEER IT DIFFERENTLY. HE SAID THAT IS EXACTLY RIGHT BECAUSE ENGINEERS HAVE SAFETY PERIMETERS TO DEAL WITH AND IT IS THE ENGINEER'S BRAIN TO INPUT IN HIS CAD DRAWING A SAFETY FACTOR OF 1 OR 4. HE SAID YOU CAN MAKE A 1 1/4" ANGLE IRON EXPAND 50' ON A POLEBARN IN THEORY; HOWEVER, WHEN YOU WALK ON IT, THE ROOF COLLAPSES AND YOU KILL SOMEBODY, DOES THAT MEAN JUST BECAUSE AN ENGINEER'S STAMP IS ON IT, YOU SHOULD LET IT PASS.

MARK SAID AS HARD AS MR. PITTS IS ENFORCING THE FLORIDA BUILDING CODE AND THE OTHER STANDARD PRACTICES OF THE BUILDING CODE, HE THINKS THE BUILDING INSPECTOR'S DEPARTMENT SHOULD HAVE THE RIGHT TO REQUEST FLOW TABLES, THE REACTIONS, THE PRESSURES, ETC. HE SAID BRAD KENT WAS HIS ENGINEER AND HE IS VERY STRICT; THIS IS BECAUSE HE DON'T WANT TO GET SUED. HE SAID THE GOOD THING ABOUT THIS FOR BETTER BUILT BUILDINGS IS HOPEFULLY, THEIR BUILDINGS WILL BE THE LAST ONE STANDING WHEN THE HURRICANE COMES THROUGH. HE SAID WHEN THE BUILDING DEPARTMENT SEES 50 SETS OF PLANS COME THROUGH A MONTH FROM BETTER BUILT BUILDINGS AND THEY HAVE GOT TO HAVE 800 TO 1300 POUNDS OF CONCRETE PER POST TO KEEP THE BARN ON THE GROUND DURING A STORM AND THE NEXT ENGINEER ROLLS THROUGH WITH A 160 POUNDS OF SACRETE SAYING IT WOULD PASS ON THE SAME BARN, THE BUILDING INSPECTOR SHOULD HAVE THE RIGHT TO QUESTION HOW THAT ENGINEER THAT SAID THE 160 POUNDS OF SACRETE WOULD PASS CAME UP WITH HIS CALCULATIONS.

MARK SUGGESTED HAVING A MONTHLY CONTRACTORS BREAKFAST WHERE THE BUILDING INSPECTORS AND THE CONTRACTORS ATTEND; IT CAN BE A QUESTION AND ANSWER SESSION. HE SAID IF THERE IS OTHER BUILDING CODES, GET SOME EDUCATION ON THEM. HE SAID IF THERE IS A SITUATION BETWEEN THE BUILDING INSPECTORS AND HOMEBUILDERS, MAYBE A PHONE CALL ADVISING WHY THEY CAN'T DO CERTAIN THINGS RATHER THAN JUST FAILING THE INSPECTION.

MARK REFERRED TO IT ALL BEING IN DELIVERY AND ABOUT COMMUNICA- TION. HE MADE REFERENCE TO SOME POLICE OFFICERS WHO COULD MAKE YOU MAD WITH GIVING YOU A

TICKET FOR SPEEDING AND THERE ARE OTHERS YOU WANT TO HUG WHEN THEY GIVE YOU A TICKET. HE ADDRESSED IN SOUTH FLORIDA, HUNTERS WORK WITH THE GAME OFFICIALS TO CREATE A BETTER HABITAT. HE SAID IN THE PANHANDLE, IT SEEMS LIKE MOST OF THE GAME OFFICERS TREAT PEOPLE LIKE THEY ARE THE SCUM OF THE EARTH. IF THEY ARE OUT POACHING AT NIGHT BECAUSE THEY ARE CLEANING A DEER CAUCUS AT 6:30 A.M. BECAUSE THEY JUST BUSTED THEM OUT OF A STAND WHEN THEY WERE IN THE STAND FIFTEEN MINUTES. HE REITERATED IT WAS ALL ABOUT IMPROVING RELATIONSHIPS AND NOT HAVING AN ADVERSARIAL RELATIONSHIP. HE SAID HE WAS GLAD MR. PITTS AND MR. VAUGHN ARE HERE BECAUSE THEY ARE RUNNING PEOPLE OUT OF THE COUNTY THAT AREN'T LICENSED TO WORK. IF THERE IS A TEN MAN TEAM THAT DOESN'T HAVE WORKERS COMPENSATION INSURANCE, WHERE HE AND OTHER CONTRACTORS DO HAVE TO HAVE IT, IT IS AN UNLEVEL PLAYING FIELD. MARK SAID IF IT IS ONLY \$1,000 DIFFERENCE IN A \$150,000 HOUSE TO BUILD TO CODE, HE FEELS IT PAYS. IF IT WAS PERMITTED WITHIN THE LAST SIXTY DAYS, HE AGREED THERE SHOULD BE SOME NEGOTIATION. HE ADDRESSED IF IT WAS A \$1,000 A HOUSE AND DELANEY IS BUILDING A DOZEN HOUSES IN A SUBDIVISION; THAT IS \$12,000 AND THAT IS SOME PEOPLE'S ANNUAL SALARY. HE STATED IF IT WAS A \$1.00 A HOUSE THE CONTRACTOR DOESN'T COUNT FOR, IT IS EROSION OFF THEIR BOTTOM LINE AND WHEN THEY ARE EMPLOYING 40 TO 50 PEOPLE, THAT MATTERS. HE RECOMMENDED EVERYBODY KEEP A COOL HEAD AND WORK THROUGH THE TRANSITION; HE FEELS EVERYBODY WANTS A STANDARD. HE SAID NOW IF THEY COULD JUST AGREE TO WHAT THE STANDARD IS AND IF THEY CAN'T AMEND THE FLORIDA BUILDING CODE STANDARDS, WHICH HE KNOWS THE COUNTY CAN'T MAKE THEIR OWN RULES, THE STATE OF FLORIDA IS THE BODY THAT GOVERNS THE COUNTY AND THEY HAVE TO ADHERE TO IT. HE SAID HE DIDN'T THINK THE COUNTY COMMISSION INTENTIONALLY LOWERED THE WIND SPEED IN THE ORDINANCE BELOW THE STATE LEVEL; IT WAS JUST SOMETHING THAT JUST HAPPENED. HE SAID HE BELIEVED WASHINGTON COUNTY IS 120 MPH WIND SPEED.

MARK SAID IT SOUNDED TO HIM LIKE THEY SHOULD KIND OF WALK LIKE THEY ARE IN A CHINA SHOP FOR THE NEXT THREE MONTHS FROM THE INSPECTORS, HOMEBUILDERS AND THE CONSTRUCTION INDUSTRY; THEY JUST WORK TOGETHER TO END UP WITH A FINAL SOLUTION. HE SAID HE DON'T THINK THIS CHANGE IS A BAD CHANGE FOR HIS INDUSTRY; WHICH IS THE ENCLOSED RESIDENTIAL STORAGE MARKET AND THE COMMERCIAL BUILDING ASPECT. HE SAID IT WAS A WELCOME CHANGE TO HIM; BUT, HE IS NOT A HOMEBUILDER; SO, HE IS NOT PUTTING HIMSELF AGAINST THE HOMEBUILDERS AT ALL.

COMMISSIONER COPE ADDRESSED POLEBARN KITS ARE SOLD, HOMEOWNERS BUY THEM, HOMEOWNERS PUT THEM UP AND SOMETIMES THE HOMEOWNERS HIRE SOMEONE TO PUT THEM UP AND THEY DON'T GET PERMITS AND THE COUNTY DOESN'T KNOW ABOUT THEM.

COMMISSIONER COPE ADDRESSED MR. PITTS HAVING TOLD HIM THERE WERE PEOPLE BUILDING HOUSES OR ADDITIONS TO HOUSES THAT ARE NOT PERMITTED THAT ARE LARGER THAN 500' AND QUESTIONED HOW TO CORRECT THIS.

MARK SAID IT WAS JUST LIKE POVERTY; THEY ARE NEVER GOING TO CURE IT. HE EXPLAINED THERE WERE ALWAYS GOING TO BE GROWTH BUILDERS; THERE WERE ALWAYS GOING TO BE MATERIAL SALES PLACES TOSELL THE POLEBARN KITS. HE SAID THE ONLY THING THEY CAN DO IS BAN TOGETHER AS CONTRACTORS.

COMMISSIONER FINCH ADDRESSED HE AND MARK TALK FREQUENTLY AND ARE VERY GOOD FRIENDS. HE SAID EVERYTHING HASN'T BEEN AS ROSY WITH THE BUILDING DEPARTMENT FROM MARK'S END AS IT MAY BE RIGHT NOW; MARK HAS HAD SOME PROBLEMS. MARK AGREED.

FINCH SAID THAT IS WHERE SOME OF THE CONTRACTORS HERE ARE AT TODAY; THEY ARE NOT BEING PERSONALLY CRITICAL BUT ARE BRINGING THINGS TO LIGHT BECAUSE THEY HAVE BEEN CAUGHT. HE SAID IT IS NOT THAT THEY INTENTIONALLY WERE DOING THINGS WRONG; BUT, THIS IS THE WAY THEY STARTED OUT. HE REITERATED HE HOPED AS THEY GET THROUGH THIS TRANSITIONAL PERIOD THEY CAN ESTABLISH AN UNDERSTANDING OF WHAT MR. VAUGHN WANTS AND WHEN THEY LEAVE TODAY, SOME OF THE CONTRACTORS CAN FEEL BETTER ABOUT IT. HE REITERATED HE WAS AN OLD TIMER; HE HAS A HOUSE BUILT WHICH HE IS SATISFIED WITH AND HE DOESN'T BELIEVE IT IS GOING TO BE BLOWN AWAY ANY SOONER THAN SOME OF THE HOUSES THAT HAVE STRAPS AT EVERY STUD.

MARK SAID THE BUILDING DEPARTMENT HAS HAD HIM UPSET SOMETIMES; HOWEVER, HE DOESN'T THINK MR. VAUGHN TOOK IT PERSONAL. IN HIND SIGHT, MARK SAID MOST OF HIS CONCERNS WAS EVERYBODY BEING ON A LEVEL PLAYING FIELD. HE SAID JUST BECAUSE IT HAS AN ENGINEERING STAMP ON IT, SHOULDN'T JUST MAKE YOU TURN A BLIND EYE IF THEY OVERLOOK AN OBVIOUS DEFICIENCY IN THAT ENGINEERING PLAN. HE REFERRED TO SOMEONE HAVING SAID YOU CAN BUILD A GREAT HOUSE AND NEVER USE THE FIRST SENSOR IN IT AND IT NOT BLOW AWAY; YOU CAN HAVE A HOUSE THAT IS MADE OF SOLID SENSORS AND IT CAN CRASH THE FIRST TIME WHEN A 40 MPH WIND SPEED COMES THROUGH.

DURING THE PLAN REVIEW, MARK SAID IF THEY ARE EXPANDING 100' ON A 1/4" ANGLE IRON, ASK THE ENGINEER TO SEE HOW THEY CAME UP WITH THAT CALCULATION. HE POINTED OUT THERE WERE PROSTITUTES IN ENGINEERING AND THEY ARE PROSTITUTES IN BUILDING; THEY WILL SELL THEIR STAMP FOR \$250 EVERY SINGLE DAY AND THEY ARE GOING TO BE LONG GONE. HE QUESTIONED WHAT PENALTIES ARE THEY GOING TO HAVE; THE PERPETUAL ENGINEERING ASSOCIATION CAN'T DO ANYTHING TO THEM BECAUSE THEY ARE NOT AN ENGINEER ANYMORE.

COMMISSIONER FINCH SAID YOU COULD BE JOHN DOE, ENGINEER OR COULD BE MILTON STRICKLAND, BUILDER AND HE DON'T HAVE ANY CREDENTIALS; HE GUARANTEES THE QUALITY OF THE HOUSE IS GOING TO BE BETTER THAN JUNIOR COMING OUT OF COLLEGE THAT HAS AN ENGINEERING DEGREE. HE SAID YOU COULD ALSO BE JOHN DOE, PLUMBER AND THESE GUYS THAT CAN'T EVEN READ OR WRITE CAN DO PLUMBING AND GIVE PEOPLE A QUALITY JOB; HOWEVER, THEY MAY NOT HAVE A CERTIFICATE.

FINCH SAID HE WAS NOT KNOCKING HAVING A LICENSE; HE DOESN'T HAVE A PROBLEM WITH THAT. HOWEVER, HE SAID WE DO NEED TO HAVE SOME COMMON SENSE AND REALIZE THIS IS NOT BAY COUNTY OR ANY OTHER COUNTY; IT IS WASHINGTON COUNTY. HE SAID THEY WANT THE COUNTY TO GROW, SURVIVE AND DEVELOP; BUT, HE DON'T WANT IT TO BE KNOWN AS SOMEWHERE YOU CAN'T GET A PERMIT TO DO SOMETHING. HE ADDRESSED THE NEED TO BE REALISTIC ABOUT THINGS. HE SAID HE REALLY BELIEVED THEY ACCOMPLISHED A LOT AT THE MEETING TODAY AND FEELS THE HANDOUT PITTS WAS TALKING ABOUT PROVIDING WOULD BE A GOOD THING. HE SAID HE HAD LEARNED A LOT FROM THE MEETING.

COMMISSIONER FINCH REFERRED TO A COUPLE OF TIMES, CERTAIN ONES HAVE MENTIONED BO CREEL. HE SAID HE WAS HERE WHEN BO CREEL WORKED FOR THE COUNTY; HE DIDN'T HAVE A PERSONALITY TO GET ALONG WITH ANYBODY; IT WAS TERRIBLE AND HE GOT CALLS AFTER CALLS. HE SAID HE WAS LOOKING FOR A BUILDING INSPECTOR WITH SOME PERSONALITY THAT CAN GO OUT AND TALK TO A PERSON IF HE IS WRONG; TALK TO THEM DECENT AND TELL HIM HE HAS MADE A MISTAKE AND TRY TO GET IT CORRECTED. HE SAID THE ATTITUDE OF THE BUILDING INSPECTOR OR ANYONE ELSE GOES A LONG WAY.

MARK AGREED AND SAID IF SOMEONE PUTS 7/16 ON A ROOF AND THE INSPECTOR TELLS THE PERSON, THE NEXT TIME HE SEES 7/16 ON A ROOF, HE WOULD HAVE TO TAKE ACTION ON IT, THAT WOULD GO A LONG WAY.

COMMISSIONER CORBIN SAID, THAT TO HIM, IS WHAT HE CALLS COMMON SENSE. HE SAID IF YOU HAVE EVER BEEN A CONTRACTOR FOR THE FL-DOT ROAD DEPARTMENT AND YOU GET AN INSPECTOR THAT DON'T HAVE ANY COMMON SENSE AND YOU ARE DOING A SHOULDER THAT HAS A ONE AND ONE SLOPE, ETC, AND HE PUTS THAT BOARD ON IT. HE SAID THERE IS PLENTY OF INSPECTORS WHO WOULD GO 100' WITHOUT SAYING IT DON'T MEET THE BOARD.

COMMISSIONER COPE SAID HE PERSONALLY FEELS THE COMMISSION OUGHT TO ACTIVATE THE LICENSING BOARD AGAIN IF IT IS NOT ACTIVE; HE SAID HE DOESN'T KNOW THE MEMBERS ON IT. IF IT IS NOT AN ACTIVE BOARD, COPE SAID THEY NEED TO GET SOME MEMBERS WILLING TO SERVE ON IT AS IT IS AN IMPORTANT BOARD AND SHOULD BE A VERY ACTIVE BOARD. HE ASKED SOME OF THE BUILDING CONTRACTORS AND PEOPLE IN THE BUILDING MATERIAL BUSINESS TO SERVE ON THE BOARD.

MR. PITTS SAID ONLY ONE MEMBER COULD BE A PERSON OF THE GENERAL PUBLIC; THE OTHER FOUR MEMBERS WOULD BE A PLUMBER, ELECTRICIAN, MECHANICAL CONTRACTOR AND A GENERAL CONTRACTOR.

COMMISSIONER CORBIN SAID HE WOULD LIKE FOR THE PRESENT MEMBERS OF THE LICENSING BOARD TO BE CONTACTED TO SEE IF THEY WANT TO CONTINUE TO SERVE. MR. PITTS SAID THE BOARD HAS ALREADY TAKEN ACTION TO DO THIS.

MR. PITTS SAID THE MOST DISTURBING THING HE HAS HEARD TODAY IS IT IS HARD TO GET PERMITS FROM THE WASHINGTON COUNTY BUILDING DEPARTMENT AND SAID IF ANYONE HAS A PROBLEM WITH GETTING PERMITS, HE CERTAINLY WANTED TO BE CALLED. HE SAID HE HAD BEEN IN WASHINGTON COUNTY FOR TWO MONTHS AND CAME FROM A CITY HE COULD DRIVE ACROSS IN TEN TO FIFTEEN MINUTES; THEY GAVE PERSONALIZED SERVICE. HE SAID WITH THE VAST AREA OF WASHINGTON COUNTY AND HOW HARD IT IS FOR EVEN TWO PEOPLE TO COVER THE COUNTY IN A DAYS TIME IF THEY HAVE FOUR INSPECTIONS AT THE FOUR CORNERS OF THE COUNTY. HE SAID THEY DID WANT TO IMPROVE THEIR RESPONSE TIME ON PERMITTING AND HE PLANS TO TRY TO GET IT IF SOMEONE CALLS FOR AN INSPECTION BY 8:00 A.M., THEY WILL GET THE INSPECTION THAT DAY. THEY ARE CERTAINLY GOING TO TRY TO RESPOND QUICKER TO THE NAIL INSPECTION; THEY HAVE TO RESPOND QUICKER TO EMERGENCY ELECTRICAL OUTAGE.

PITTS REITERATED IF PEOPLE ARE HAVING TROUBLE GETTING PERMITS, PLEASE COME BY AND TALK TO HIM ABOUT IT. HE SAID HE THOUGHT THEIR PERMITTING PROCESS IS FAIRLY EASY AND THERE ARE SOME THINGS THEY ARE REQUIRED TO DO SUCH AS GETTING SEPTIC TANK PERMITS, DRIVEWAY PERMITS, ETC, THAT MAY TAKE A LITTLE TIME. IF THERE IS ANY WAY THEY CAN BETTER THEIR PROCESS, PITTS REQUESTED THE PEOPLE LET HIM KNOW. HE SAID A LOT OF REASONS FOR A LOT OF PEOPLE BEING SO UPSET IS DUE TO MISINFORMATION. HE REFERRED TO SOMEONE ASKING HIM IF THE BUILDING DEPARTMENT HAD MADE SOMEONE PULL 7/16 PLYWOOD OFF OF A HOUSE AND HE SAID ABSOLUTELY NOT.

HE REFERRED TO RICKY CARTER HAVING ASKED HIM IF HE HAD TOLD SOMEBODY HE WOULD HAVE THE OSB OUTLAWED. HE REITERATED HE WAS A BUILDER AND HAD THREE HOUSES GOING ON RIGHT NOW; ALL THREE OF THEM HAVE OSB ON THE WALLS AND ROOF. HE SAID HE LIKES IT PERSONALLY BETTER THAN HE DOES PLYWOOD. HE SAID HE INTENDED TO ENFORCE NOTHING OTHER THAN THE BUILDING CODE; HE WILL NOT TRY TO ENFORCE HIS PERSONAL BELIEFS ON THE PEOPLE. HE SAID HE MENTIONED HE THOUGHT THE GO BOLT SYSTEM IS A FAR SUPERIOR SYSTEM THAN ANYTHING ELSE; HOWEVER, WHEN HE GOES AND INSPECTS A HOUSE, WHETHER THEY HAVE THE GO BOLT SYSTEM OR NOT, IT WILL NOT MAKE A DIFFERENCE.

PITTS SAID ALL OF THE CODE CHANGES ARE INSURANCE DRIVEN AS IT WAS MENTIONED EARLIER; BUT, WHEN IT IS PASSED IN THE STATE STATUTE, THEY DON'T HAVE ANY CHOICE BUT TO FOLLOW IT. HE REFERRED TO SOMEBODY HAVING MENTIONED WASHINGTON COUNTY WAS 50 MILES FROM THE COAST AND SAID THE CITY OF CHIPLEY IS. HOWEVER, HE SAID THE SOUTHERN END OF THE COUNTY IS ONLY APPROXIMATELY 20 MILES FROM THE COAST AND NOT A WHOLE LOT DIFFERENT THAN WHAT THEY ARE GOING TO FIND IN BAY COUNTY. HE SAID HE DID FEEL WASHINGTON COUNTY DOES NEED TO BE FOLLOWING A LITTLE MORE STRICT CODE THAN WHAT HAS BEEN DONE IN THE PAST. HE ADDRESSED HIM PERSONALLY NOT FEELING THE CODES THEY ARE HAVING TO FOLLOW IS OUT OF LINE; HE IS BUILDING IN LYNN HAVEN AND BAY COUNTY AND FOLLOWING A LITTLE BIT MORE STRICT CODE THAN WHAT HE IS ASKING THE COUNTY TO FOLLOW BECAUSE OF THE FLASH CHANGE IN WIND SPEED.

PITTS SAID HE DOES BELIEVE EDUCATION IS THE MOST IMPORTANT THING; IF YOU ARE A LICENSED CONTRACTOR, THEY GO ONCE EVERY TWO YEARS TO GET THEIR 14 HOURS CONTINUED EDUCATION AND THEY WANT TO GET THE EASIEST 14 HOURS THEY CAN POSSIBLY GET. HE ENCOURAGED THEM TO TAKE SOMETHING THAT PERTAINS TO THEIR TRADE; IF THEY ARE A GENERAL CONTRACTOR AND HIGH WINDS IS AN ISSUE, TAKE EDUCATION ON HIGH WINDS. HE SAID HE GETS 20 PLUS HOURS A YEAR ON AN AVERAGE OF CONTINUING EDUCATION AND ALSO GETS OTHER CONTINUING EDUCATION ALONG WITH THIS. HE SAID HE MAKES SURE HE GOES TO THE BUILDING OFFICIAL'S CONFERENCE WHEREVER IT IS HELD AND GETS 21 TO 22 HOURS A YEAR OF CONTINUING EDUCATION SO HE ENDS UP WITH 40 SOME ODD HOURS BI- ANNUAL. HE POINTED OUT THEY CAN'T KEEP UP WITH THE BUILDING CODES GETTING 14 HOURS EVERY TWO YEARS AND THEY HAVE TO DEPEND ON SOMEONE LIKE HIM OR MR. VAUGHN TO KEEP THEM ABREAST OF THE CHANGES IN THE CODE. HE SAID IF THE CONTRACTORS WAIT UNTIL THE END OF THEIR TWO YEAR LICENSE CYCLE TO GET THEIR CONTINUING EDUCATION, THEY HAVE MISSED A BUNCH OF CHANGES BEFORE THEY CAN THEIR CDU AND THEN IT DEPENDS ON THE TYPE OF INSTRUCTOR THEY GET TO TEACH THE CLASS.

PITTS SAID THEY NOW HAVE THE CLASS ON THE INTERNET WHICH HE RECENTLY HAD TO DO HIMSELF BECAUSE HE HADN'T BEEN ABLE TO GO TO CONFERENCE. PERSONALLY, HE SAID THAT WAS A JOKE AS YOU DON'T LEARN A THING FOR 14 HOURS ON THE INTERNET OF CONTINUING EDUCATION OR HE DIDN'T. HE SAID HE WOULD DO ANYTHING HE COULD TO HELP THEM ALL BUILD A BETTER STRUCTURE THAN WHAT THEY HAVE BEEN BUILDING; ALL THEY HAVE TO DO IS CALL HIM AND HE WILL COME OUT TO THEIR JOB SITES AND DO WHAT THEY CAN DO. HE ASKED THEM TO JUST UNDERSTAND WHERE HE IS COMING FROM AND BEAR WITH HIM FOR A LITTLE WHILE; THEY WILL SEE WHAT HE IS ASKING THEM TO DO IS NOT THAT FAR BEYOND WHAT THEY ARE DOING RIGHT NOW AND IS VERY LITTLE CHANGE.

PITTS SAID THE BIG ISSUE HAS BEEN THE WIND SPEED; THE WIND SPEED MAKES NO DIFFERENCE. HE SAID THERE IS JUST NOT A WHOLE LOT OF CHANGES IN THE WAY THEY HAVE BEEN BUILDING AND IN THE WAY THEY WILL HAVE TO DO IN THE FUTURE.

COMMISSIONER STRICKLAND SAID WHEN MR. VAUGHN CAME ON AS BUILDING INSPECTOR, THE BOARD RECEIVED A LOT OF COMPLAINTS ON HIM; THAT WENT AWAY AFTER TIME WITH HIM WORKING HANDS ON WITH EVERYBODY. HE SAID HE FEELS MR. PITTS HAS JUST COME ON BOARD AND THERE WERE SOME THINGS THAT WENT ON IN THE PAST THAT SHOULDN'T HAVE WENT ON. HE SAID HE BUILT A HOUSE SIX YEARS AGO; HIS HOUSE IS NOT TOP NOTCH AND THAT WAS BEFORE VAUGHN AND PITTS CAME ON BOARD. HE TOLD THE PEOPLE PRESENT IF THEY WOULD JUST WORK WITH PITTS AND VAUGHN AND WORK WITH THE BOARD, HE FEELS LIKE THEY CAN MAKE A DIFFERENCE.

COMMISSIONER STRICKLAND ADDRESSED ABOUT TWO WEEKS AGO, HE TOOK SOME GUYS TO MR. PITTS' OFFICE AND THEY SAT DOWN AND TALKED TOGETHER; WHEN THEY LEFT, EVERYBODY WAS HAPPY. HE SAID HE KNOWS EVERYTIME THERE IS A NEW GUY COMING IN TO DO SOMETHING, THEY HAVE TO WORK THROUGH IT AND EVERYTHING WILL WORK BETTER.

STRICKLAND SAID HE APPRECIATED THIS CLASS TODAY AND EVERYONE COMING OUT AND SHOWING THEIR CONCERNS; THERE ARE MORE PEOPLE AT THIS MEETING THAN AT A REGULAR BOARD MEETING.

COMMISSIONER FINCH ASKED MR. PITTS TO BE AS LENIENT AS POSSIBLE FOR A LEARNING PERIOD; THEY NEED TO REALIZE THE BUILDERS PRESENT KNOW WHAT THEY ARE DOING AND HAVE BUILT FOR YEARS. HE POINTED OUT THEY WERE INTERESTED IN DOING THINGS RIGHT OR THEY WOULDN'T BE HERE TODAY. HE ASKED PITTS TO KEEP THIS IN PROSPECTIVE AND IF THERE IS A PROBLEM, HE ASKED THEM TO TRY AND WORK IT OUT IN A PROFESSIONAL MANNER. HE SAID HE WOULD APPRECIATE THE PEOPLE CALLING HIM IF THEY DON'T FEEL THEY ARE GETTING A FAIR SHAKE ON IT AND THEY WILL TALK ABOUT IT. HE SAID HE CERTAINLY HOPED TO HAVE SOME KIND OF TRANSITION IF IT IS NOT THAT MUCH MORE EXPENSIVE TO DO WHAT THE CODE SAYS; HE WAS UNDER THE IMPRESSION IT WAS A BIG CHANGE. HE SAID HE DON'T KNOW FROM WHAT HE HAS HEARD TODAY IT IS A BIG CHANGE; IT IS MORE ABOUT EDUCATION. HE SAID HE APPRECIATED EVERYONE COMING TODAY AND TO PLEASE CALL HIM IF HE CAN HELP THEM; THE BOARD WANTS TO WORK WITH THEM.

COMMISSIONER CORBIN SAYS HE FEELS THE SAME AS COMMISSIONER FINCH; THEY DON'T WANT TO DO THINGS EVERYTIME JUST TO SAY THEY DID IT. HE REITERATED TO PITTS TO USE COMMON SENSE AS PEOPLE CAN'T DO EVERYTHING JUST LIKE THE BOOKS SAY. HE ALSO REQUESTED COURTESY BE GIVEN TO THE PEOPLE. HE ALSO BELIEVES IF THEY GET THROUGH THE TRANSITION PERIOD, EVERYTHING WILL BE ALRIGHT. HE ADDRESSED THERE BEING CHANGES AND MAYBE THEY WILL BE CHANGES FOR THE BETTER; HE HOPES PITTS MAKES THOSE CHANGES CONSIDERING THE OTHER BUILDING INSPECTOR MIGHT HAVE BEEN LETTING THOSE THINGS GO AND NOT MAKE IT DOUBLE EXPENSE FOR THE CONTRACTORS TO GO CHANGE FOR A DIFFERENT PLYWOOD, ETC. HE SAID IT WAS NOTHING THAT COULDN'T BE WORKED OUT IF PEOPLE WERE WILLING TO TALK.

HE TOLD EVERYONE PRESENT TO FEEL FREE TO CALL HIM ANYTIME THEY WOULD LIKE TO TALK TO HIM.

COMMISSIONER COPE THANKED EVERYONE FOR COMING TODAY AND ASKED THE LICENSING BOARD BE TAKEN SERIOUS. HE SAID IF ANYONE WAS INTEREST- ED IN SERVING ON THIS BOARD, PLEASE GIVE HIM THEIR NAME.

COMMISSIONER FINCH OFFERED A MOTION, SECONDED BY COMMISSIONER CORBIN AND
CARRIED TO ADJOURN. _____

CLERK

VICE-CHAIRMAN

END OF MINUTES FOR 09/07/06