



SARASOTA COUNTY
"Dedicated to Quality Service"

May 4, 2010

DCA 10-DEC-085
FILING AND ACKNOWLEDGEMENT
FILED, on this date, with the designated
Clerk, receipt of which is hereby
acknowledged.

Paula P. Ford
Paula P. Ford
Commission Clerk

5/5/10
Date

Mr. Mo Madani
Florida Building Commission
Florida Department of Community Affairs
Building Codes and Standards
2555 Shurmard Oak Boulevard
Tallahassee, Florida 32399-2100

Subject: Request for Declaratory Statement from Florida Building Commission

Dear Mr. Madani:

Please accept this letter as a request for a declaratory statement from the Florida Building Commission. This request relates to previous DCA 09-DEC-347 and DCA 10-DEC-045 (withdrawn) and asks for further clarification. The request involves single family homes that are seaward of the FDEP Coastal Construction Control Line (CCCL). The request relates to a scenario for a future project in the CCCL zone.

The case consists of a existing single story family dwelling (see picture attached) and proposed renovations to such, including a vertical second story addition. All the existing roof and walls will be torn down to the foundation level. The foundation itself will remain unmodified. All proposed rebuilding including the construction of new walls and second story floor and roof will be within the footprint/perimeter of the existing foundation. The existing foundation has been investigated and proven by engineering calculations to be adequate to support the proposed renovations per the requirements of the FBC for existing buildings (i.e. gravity and wind loads without modifying or adding to the original existing foundation in any way. See attached elevations and isometric drawing).

The market value of the existing building is \$200,000 and the proposed rebuilding will exceed \$500,000 and may be close to \$1 million. The cost of the proposed rebuilding will exceed 50% of the market value of the existing building. The current building is not elevated or pile supported to meet FBC Chapter 3109 non exempt standards. The proposed work is considered to be a substantial improvement and is in excess of the 50% of the market value of the existing building. As such, it would constitute rebuilding and would be required to be elevated on a pile foundation. Do you agree?

PLANNING & DEVELOPMENT SERVICES
Permitting and Inspection Services
1301 Cattlemen Road, Building A
Sarasota, Florida 34232
(941) 861-6637 Fax 941-861-6645

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The second case is identical to the first, except the same rebuilt structure has a small horizontal addition outside the perimeter of the existing foundation. It is a single story horizontal addition and extends on the landward and lateral sides of the existing building, but no further seaward than the new structure. The question is: since a new foundation supports the horizontal addition, is the addition required to be elevated on a pile foundation?

Thank you for your attention to these questions. Attached are both pictures and plans.

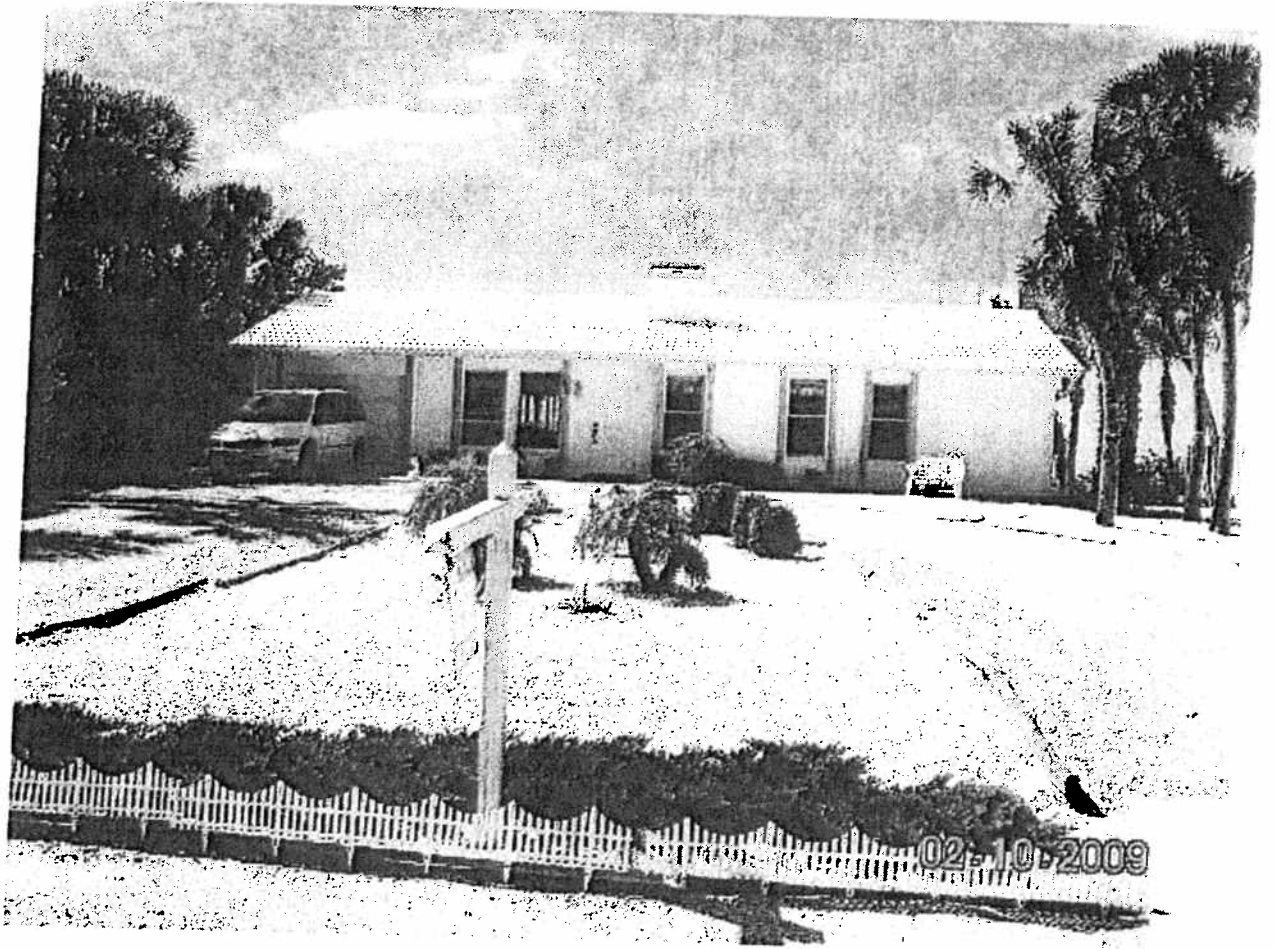
Sincerely,

A handwritten signature in black ink, appearing to read "Paul E. Radauskas". The signature is fluid and cursive, with a large initial "P" and "R".

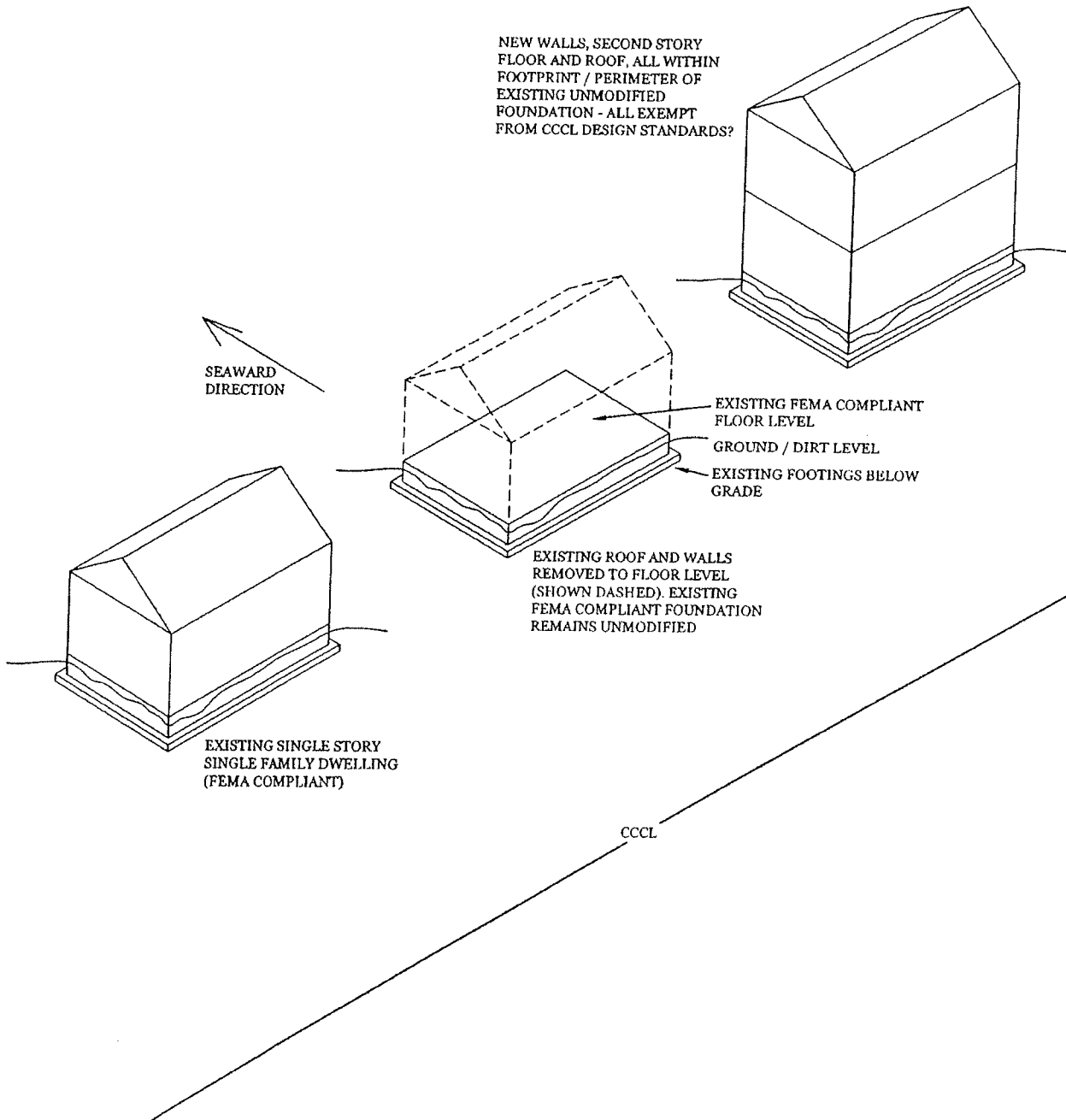
Paul E. Radauskas, C.B.O.
General Manager

Attachments: Pictures
Elevations & Isometric Drawing

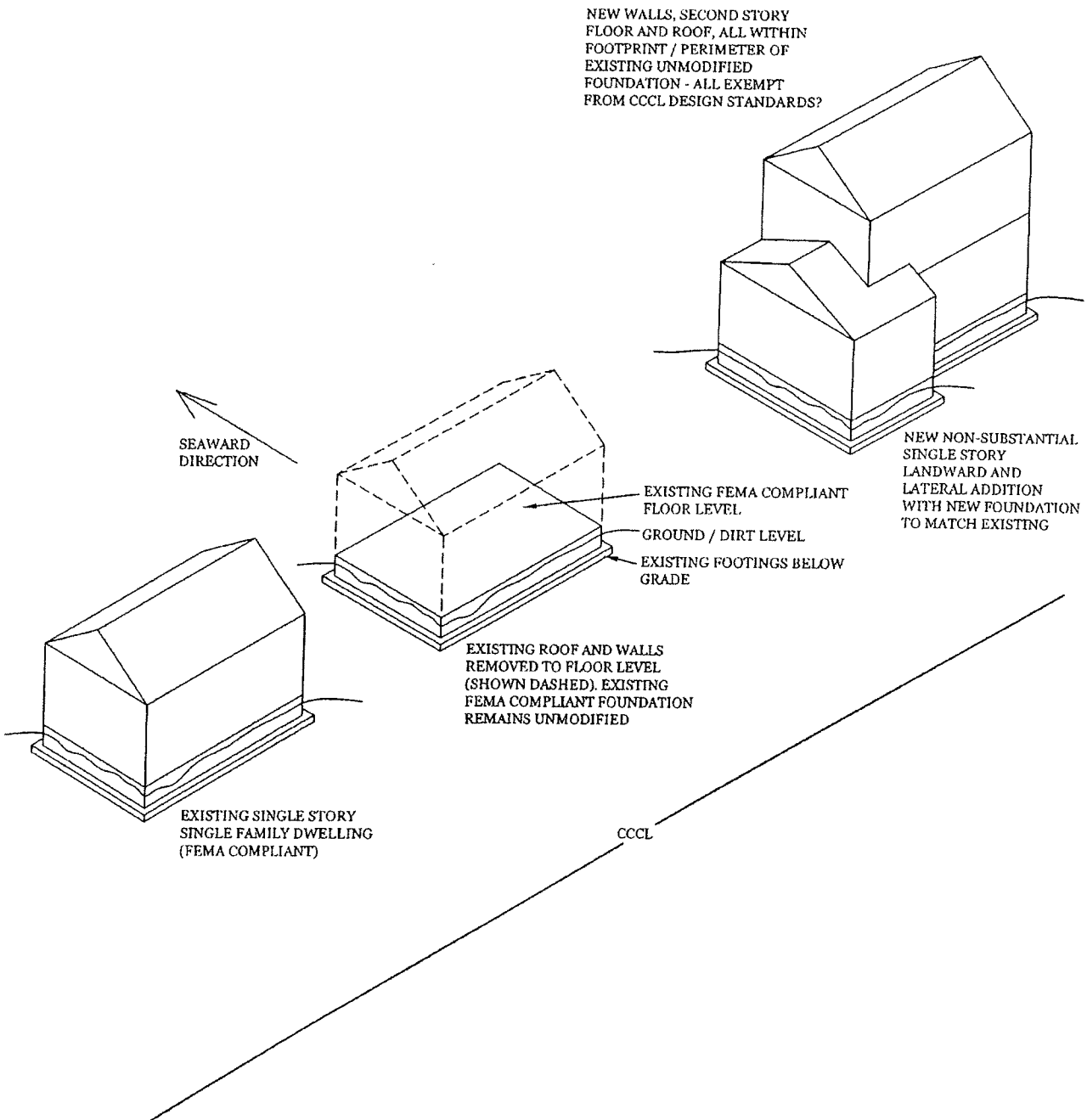
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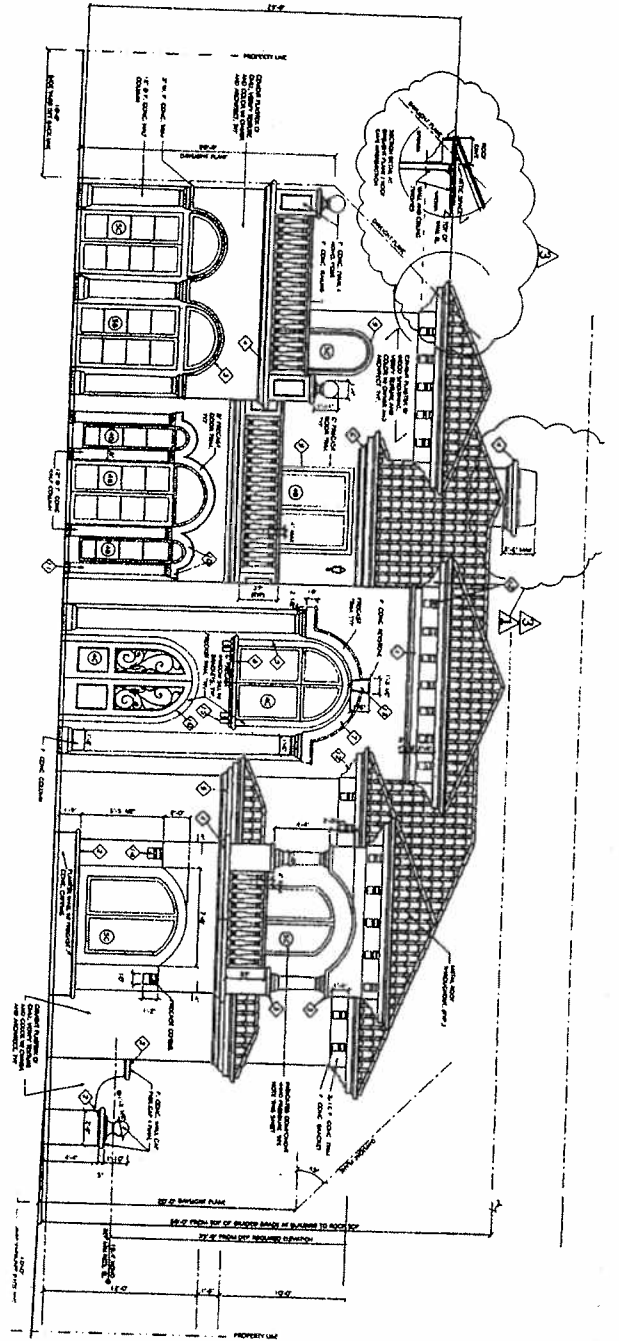
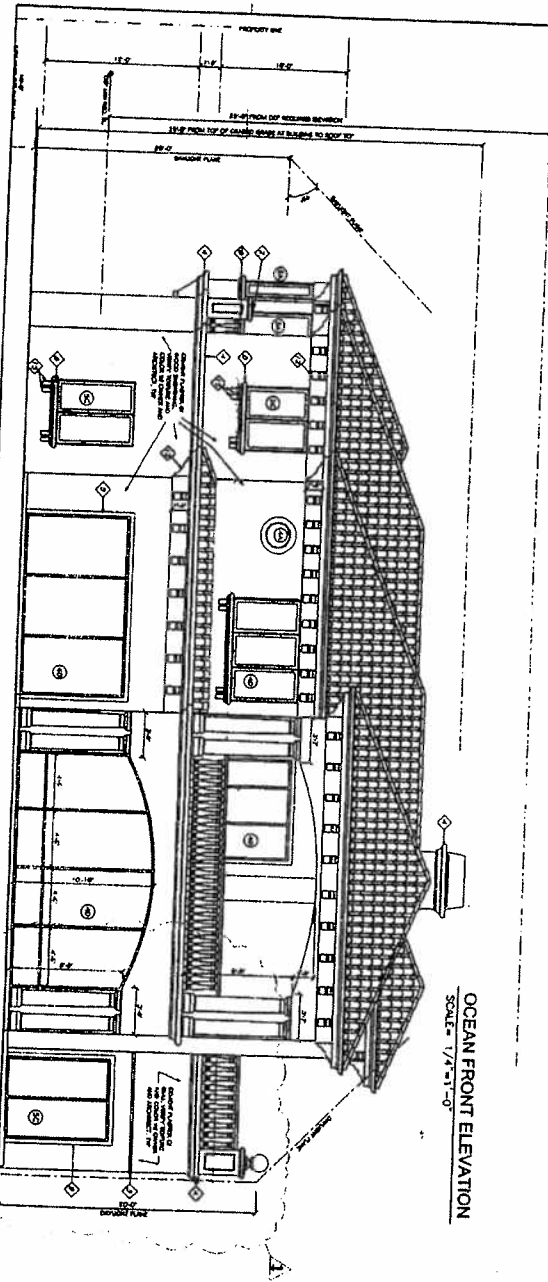


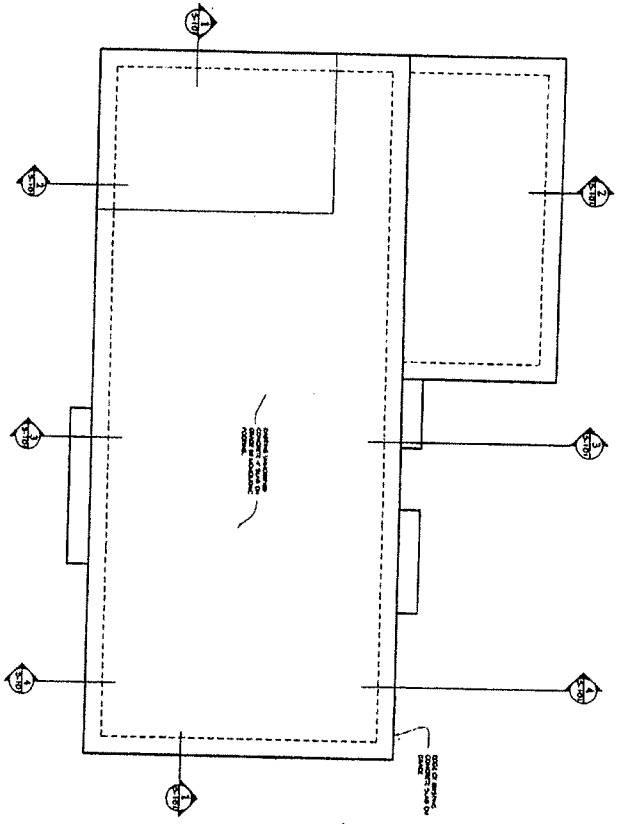
CASE #1



CASE #2







EXISTING FOOTING
SCALE = 1/4" = 1'-0"