

FS 553.775 (3) (c) 2. "form for the petition"

a. Village of Estero
9401 Corkscrew Palms Circle
Estero, Florida 33928
(Lee County, Florida)

b. Mr. Steve Sarkozy, Village Manager
Village of Estero-Administrative Offices
9401 Corkscrew Palms Circle
Estero, Florida 33928

*Sarkozy @
estero-fl.gov
239 221 5035*

c. H. Wayne Cecil *HWC*
9185 Astonia Way
Estero, Florida 33967
239-994-6721

c1. The failure to comply with the Florida Building Code is a unlawful fire hazard to my life and property. My personal residence is the adjoining property. The generator is installed less than 3 feet from the property line 12 feet from my personal residence. The generator is not in compliance with the manufacturer's fire hazard setback regulations.

c2. The failure to comply with the Florida Building Code present a unlawful noise pollution hazard to me and my residence. This violates Lee County Noise Control Ordinance 2014-18.

d. 1. Florida Building Code-Residential 6th Edition 2017 Part IV-Fuel Gas Chapter 24 Section G2406 (303) Appliance Location

d. 2. Florida Building Code-Residential 6th Edition 2017 Part IV-Fuel Gas Chapter 24 Section G2408 (305) Installation

d. 3. Florida Building Code-Residential 6th Edition 2017 Part VIII-Electrical Chapter 34 Section E3403 Inspection and Approval

d. 4. Florida Building Code-Residential 6th Edition 2017 Part VIII-Electrical Chapter 34 Section E3405 Equipment Location and Clearances

e. See the March 26, 2019 letter from Derek P. Rooney, Assistant Village (of Estero) Attorney "the Generac....installation guidelines are **subordinate** to applicable law".

f. The manufacturer's installation guidelines are **not subordinate** to applicable law....the guidelines are the actual law where the guidelines are more restrictive for personal safety and minimize fire hazards. See G2408 (305) "Where a code provision is less restrictive than the conditions of the listing of the equipment or the appliance or the manufacturer's instructions, the conditions of the manufacturer's instructions shall apply".

1/17

g. Space for the local building official to respond in writing.

Do you admit or deny the statements contained in this petition? Yes or No

If no, a statement of the interpretation of the provisions of the Florida Building Code that you content are correct

The basis for the interpretation

END

21

Florida Statutes 553.775 (3) (c) 2. "form for the petition"

- a. The name and address of the county or municipality in which provisions of the Florida Building Code or the Florida Accessibility Code for Building Construction are being interpreted.
- b. The name and address of the local building official who has made the interpretation being appealed.
- c. The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any; and an explanation of how the petitioner's substantial interests are being affected by the local interpretation of the Florida Building Code or the Florida Accessibility Code for Building Construction.
- d. A statement of the provisions of the Florida Building Code or the Florida Accessibility Code for building Construction which are being interpreted by the local building official.
- e. A statement of the interpretation given to the provisions of the Florida Building Code or the Florida Accessibility Code by the local building official and the manner in which the interpretation was rendered.
- f. A statement of the interpretation that the petition contends should be given to the provisions of the Florida Building Code or the Florida Accessibility Code and a statement supporting the petitioner's interpretation.
- g. Space for the local building official to respond in writing. The space shall require, at a minimum require the local building official to respond providing a statement admitting or denying the statements contained in the petition and a statement of the interpretation of the provisions of the Florida Building Code or the Florida Accessibility Code for Building Construction which the local jurisdiction or the local building official contends is correct, including the basis for the interpretation.

Florida Building Code-Residential 6th Edition 2017

Part VI-Fuel Gas

Chapter 24 FUEL GAS

SECTION G2401. (101) GENERAL

G2401.1 (101.2) Application. This chapter covers those fuel gas piping systems, fuel-gas appliances, and related accessories, venting systems and combustion air configurations most commonly encounter in the construction of one- and two-family dwellings regulated by this code.

Requirements for gas appliances and related accessories shall include installation, combustion and ventilation air and venting connections to piping systems.

SECTION G2402 (201) GENERAL

G2402.1 (201.1) Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this chapter, have the meanings indicated in this chapter.

SECTION G2403 (202) GENERAL DEFINITIONS

APPLIANCE. Any apparatus or device that utilizes a fuel or a raw material as a fuel to produce light, heat, power, refrigeration or air conditioning. Also, an apparatus that compresses fuel gas.

APPLIANCE, UNVENTED. An appliance designed or installed in such a manner that the products of combustion are not conveyed by a vent or chimney directly to the outside atmosphere.

DIRECT-VENT APPLIANCES. Appliances that are constructed and installed so that all air for combustion is derived directly from the outside atmosphere and all flue gases are discharged directly to the outside atmosphere.

EQUIPMENT. Apparatus and devices other than appliances.

FUEL GAS. A natural gas, manufactured gas, liquefied petroleum gas or mixtures of these gases.

SECTION G2404 (301) GENERAL

G2404.1 (301.1) Scope. This section shall govern the approval and installation of all equipment and appliances that comprise part of the instructions of the installations regulated by this code in accordance with Section G2401.

SECTION G2406 (303) APPLIANCE LOCATION

G2406.1 (303.1) General. Appliances shall be located as required by this section, specific requirements elsewhere in this code and the conditions of the equipment and appliance listing.

SECTION G2408 (305) INSTALLATION

G2408.1 (305.1) General. Equipment and appliances shall be installed as required by the terms of their approval, in accordance with the conditions of the listing, the manufacturer's instructions and this code. Manufacturer's installation instructions shall be available on the job site at the time of inspection. Where a code provision is less restrictive than the conditions of the listing of the equipment or the appliance or the manufacturer's instructions, the conditions of the manufacturer's instructions shall apply.

7



Florida Building Code-Residential 6th Edition 2017

Part VIII-Electrical

Chapter 34 GENERAL REQUIREMENTS

SECTION E3401 GENERAL

E3401.1. Applicability. The provisions of Chapter 34 through 43 shall establish the general scope of the electrical system and equipment requirements of this code.

E3401.2 Scope. Chapters 34 through 43 shall cover the installation of electrical systems, equipment and components indoors and outdoors that are within the scope of this code, including services, power distribution systems, fixtures, appliances, devices and appurtenances. These chapters specifically cover the equipment, fixtures, appliances, wiring methods and materials that are most commonly used in the construction or alteration of one-and two family dwellings and accessories structures regulated by this code.

E3401.4 Additions and alterations. Any addition or alteration to an existing electrical system shall be made in conformity to the provisions of Chapter 34 through 43.

SECTION E3403 INSPECTION AND APPROVAL

E3403.3. Listing and labeling. Electrical materials, components, devices, fixtures and equipment shall be listed for the application, shall bear the label of the approved agency and shall be installed, and used, or both in accordance with the manufacturer's installation instructions.

SECTION E3405 EQUIPMENT LOCATION AND CLEARANCES

E3405.1 Working space and clearances. Access and working space shall be provided and maintained around all electrical equipment to permit ready and safe operation and maintenance of such equipment in accordance with this section and Figure E3501.1.

E3405.2 Working clearances for energized equipment and panelboards. Except as otherwise provided in Chapter 34 through 43, the dimension of working space in the direction of access to panelboards and live parts of other equipment likely to require examination, adjustment, servicing or maintenance while energized shall not be less than 36 inches (914 mm) in depth. Distance shall be measured from the energized parts where parts are exposed or from the enclosure front or opening where such parts are enclosed.

CHAPTER 35 ELECTRICAL DEFINITIONS

SECTION E3501 GENERAL

E3501.1 Scope. This chapter contains definitions that shall apply only to the electrical requirements of Chapters 34 through 43. Unless otherwise expressly stated, the following terms shall, for the purpose of this code, have the meanings indicated in this chapter.

ENCLOSURE. The case or housing of apparatus, or the fence or walls surrounding an installation, to prevent personnel from accidentally contacting energized parts or to protect the equipment from physical damage.

EQUIPMENT. A general term including material, fittings, devices, appliances, luminaries, apparatus, machinery and the like used as a part of, or in connection with, an electrical installation.

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DEREK.ROONEY@GRAY-ROBINSON.COM

March 26, 2019

E-MAIL

Mr. H. Wayne Cecil, PhD, CPA
9185 Astonia Way
Estero, Florida 33965

Re: Generator Maintenance Operation – Noise Considerations

Dear Mr. Cecil:

Thank you for your patience as the Village reviewed the concerns you have raised in your February 19, 2019 and March 16, 2019 correspondence. In response to your concerns, I have reviewed the applicable provisions of the Village’s land development code, noise ordinance, and Florida Building Code, as well as consulted with the Village’s community development staff and the Building Official. Based upon this review, it is my legal conclusion that the generator in question was installed in conformity with all applicable land development regulations and in conformance with the Florida Building Code. In reference to your assertions that the Village is required to ensure conformance with the generator’s installation guidelines, I must respectfully disagree. The Village is required only to maintain conformity with its own regulations and those pertinent provisions of the aforementioned Florida Building Code; as noted in the Generac installation guide page five from your March letter the installation guidelines are subordinate to applicable law.

NO
NO

With respect to the your concerns relating to the application of the Village’s noise ordinance, I similarly find the generator in compliance, however my opinion on this issue is qualified based a two conditions. First, the Village’s noise ordinance is an interim ordinance carried over from Lee County after incorporation and in its present form is enforced exclusively by the Lee County Sherriff’s Office; the Village is presently unaware of any complaints filed or determination made by the Sherriff’s Office with respect to the generator in question finding a violation has occurred. Moreover, regarding your allegation that the manufacturer’s specifications definitively establish a violation entitling you to litigate against the Village, it should be noted that the provisions of the noise ordinance do not provide for either a per se determination of violation or a third-party right of action to enforce its application against the City or others.

NO

Notwithstanding the forgoing, the second issue involves the question as to whether or not the operation of an emergency generator would constitute a violation of the noise ordinance even if such operation exceeded limits provided for in the noise ordinance. In consultation with Village staff and in consideration of the exemptions provided for in Section 24¼-6 of the interim Village Code, I have concluded that normal maintenance activities constitute “operation of equipment...normal to residential communities” similar to the operation of air conditioners, pool pump, and other appliances incidental to

n/a

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GRAYROBINSON
PROFESSIONAL ASSOCIATION

Mr. Cecil
March 26, 2019

Page 2

GRAYROBINSON
PROFESSIONAL ASSOCIATION

residential usage that may in the course of their operation exceed decibel limits otherwise prohibited by the noise ordinance.

While the Village does not currently find the operation of the generator in question to constitute a violation for the abovementioned reasons, the installation of emergency generators has become more commonplace following Hurricane Irma. As a result of your concerns, the Village staff will be reviewing issues associated with generator usage, including limitations on their maintenance schedules, as part of the Village's development of a permanent noise ordinance. The Village is currently midway through its recodification efforts and the noise ordinance is currently scheduled for review in the next round of amendments this summer, if you would like to be notified of the adoption schedule or if you have specific changes you would like the Village to consider please let me know.

Sincerely,

/s/ Derek P. Rooney

Derek P. Rooney, Asst. Village Attorney

DPR

cc: Steve Sarkozy

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General Rules

⚠ DANGER

Loss of life. Property damage. Installation must always comply with applicable codes, standards, laws and regulations. Failure to do so will result in death or serious injury. (000190)

⚠ DANGER

Electrical backfeed. Use only approved switchgear to isolate generator from the normal power source. Failure to do so will result in death, serious injury, and equipment damage. (000237)

⚠ WARNING

Only qualified service personnel may install, operate and maintain this equipment. Failure to follow proper installation requirements could result in death, serious injury, and damage to equipment or property. (000182)

⚠ WARNING



Electrocution. Refer to local codes and standards for safety equipment required when working with a live electrical system. Failure to use required safety equipment could result in death or serious injury. (000257)

Follow all safety precautions in the owner's manual, installation guidelines manual, and other documents included with your equipment.

Never energize a new system without opening all disconnects and breakers.

Always consult your local code for additional requirements for the area in which the unit is being installed.

Improper installation can result in personal injury and damage to the generator. It may also result in the warranty being suspended or voided. All the instructions listed below must be followed including location clearances and pipe sizes.

Before You Begin

Contact the local inspector or city hall to be aware of all federal, state, and local codes that could impact the installation. Secure all required permits before starting the install.

Carefully read and follow all of the procedures and safety precautions detailed in the installation guide. If any portion of the installation manual, technical manual, or other factory-supplied documents is not completely understood, contact an IASD for assistance.

LCNCO
14-18

Fully comply with all relevant NEC, NFPA, and OSHA standards, as well as all federal, state, and local building and electric codes. As with any generator, this unit must be installed in accordance with current NFPA 37 and NFPA 70 standards, as well as any other federal, state, and local codes for minimum distances from other structures.

Verify the capacity of the natural gas meter or the LP tank in regards to providing sufficient fuel for both the generator and other household and operating appliances.

NEC Requirements

Local code enforcement may require that Arc Fault Circuit Interrupters (AFCIs) be incorporated into the transfer switch distribution panel. The transfer switch provided with this generator has a distribution panel that will accept AFCIs (pre-wired transfer switches only).

Siemens Part No. Q115AF - 15A or Q120AF - 20A can be obtained from a local electrical wholesaler and will simply replace any of the single pole circuit breakers supplied in the pre-wired transfer switch distribution panel.

BEFORE
not after

Standards Index

⚠ WARNING



This product is not intended to be used in a critical life support application. Failure to adhere to this warning could result in death or serious injury. (000209a)

Strictly comply with all applicable national, state, and local laws, as well as codes or regulations pertaining to the installation of this engine-generator power system. Use the most current version of applicable codes or standards relevant to the local jurisdiction, generator used, and installation site.

NOTE: Not all codes apply to all products and this list is not all-inclusive. In the absence of pertinent local laws and standards, the following publications may be used as a guide (these apply to localities which recognize NFPA and IBC).

1. National Fire Protection Association (NFPA) 70: The NATIONAL ELECTRIC CODE (NEC) *
2. NFPA 10: Standard for Portable Fire Extinguishers *
3. NFPA 30: Flammable and Combustible Liquids Code *
4. NFPA 37: Standard for Stationary Combustion Engines and Gas Turbines *
5. NFPA 54: National Fuel Gas Code *

10

PAGE

Rooney reference 5



Informal Interpretation Report
Number 8283

Florida
dbpr

Date 05/22/2019

Report 8283

Edition: 2017

Section G2406 (303) INSTALLATION

June 3, 2019

Question:

Does this code section apply to the location of a permanently installed standby natural gas home generator?
(2 story residence and natural gas line linked to existing residential gas line in gated community)

Answer:

Yes this applies, please note that NFPA 37 would dictate, as well as G2408, and manufacturers specifications, or, Look to the listing or manufacturer's installation instructions to determine location requirements. In addition, clearances per sections of the plumbing and mechanical sections must be met in order to maintain clearance from combustibles, windows, soffits and other items.

On 06/03/2019 at 3:22 PM

Commentary:

From the Committee: The definition of appliance includes "a device that utilizes a fuel or raw material as a fuel to produce light, heat, power, refrigeration or air conditioning."

From the Residential volume Chapter 2:

APPLIANCE. A device or apparatus that is manufactured and designed to utilize energy and for which this code provides specific requirements.

EQUIPMENT. Piping, ducts, vents, control devices and other components of systems other than appliances that are permanently installed and integrated to provide control of environmental conditions for buildings. This definition shall also include other systems specifically regulated in this code.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Community Affairs, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.

[Handwritten initials]

9

- Outlook
- + New message
- Favorites
- Folders
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 - Sent Items
 - Deleted Items
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 - Toll Brothers
 - ATeresa King
 - Conversation Hist...
 - CPA Letter Daily
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Search

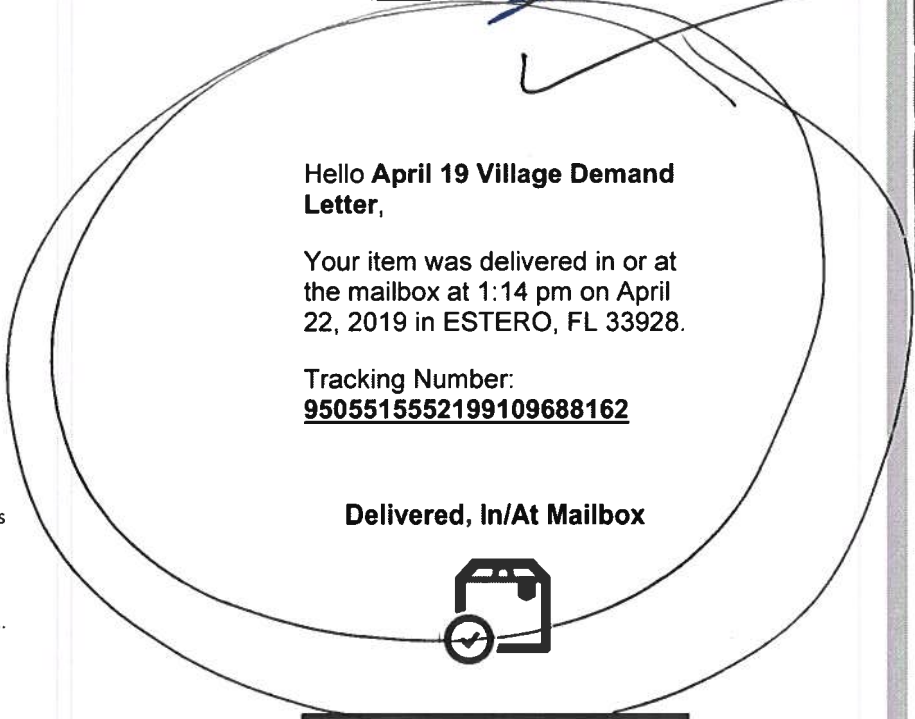
Reply Delete Archive Junk Sweep Move Categor

USPS® Item Delivered, In/At Mailbox 9505515552199109688162

This message is from a trusted sender.

auto-reply@usps.com
 Mon 4/22/2019 1:17 PM
 waynececil@hotmail.com

No response



Hello April 19 Village Demand Letter,

Your item was delivered in or at the mailbox at 1:14 pm on April 22, 2019 in ESTERO, FL 33928.

Tracking Number:
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Tracking & Delivery Options
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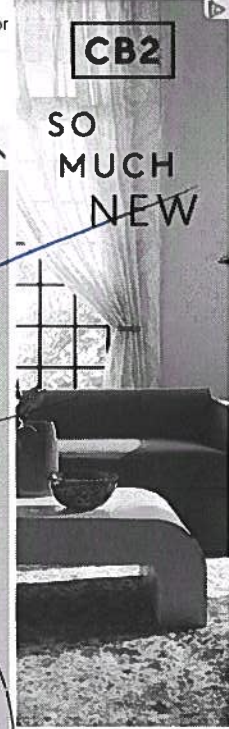
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SHOP

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VIA US MAIL DELIVERY VERIFICATION

April 18, 2019

H. Wayne Cecil, PhD, CPA
9185 Astonia Way
Estero, Florida 33967

~~Handwritten signature~~
USPS Tracking Number
9505515552199109688162
Delivered on April 22, 2019

Mr. Sarkozy-Village Manager
Village of Estero-Administrative Offices
9401 Corkscrew Palms Circle
Estero, Florida 33928

Mr. Sarkozy,

This is a demand letter to the Village of Estero. Please direct the "local building official" (Florida Statutes 553.775) to comply with the remedy. If the local building official disagrees with this analysis, direct the local building official to sign a reply letter sent via US mail not later than Friday, May 17, 2019. Please be sure the letter is on Village of Estero letterhead. Please be sure the letter cites the specific version of the Florida Building Code(s) and exact section references. Please be sure the letter is copied to the Village Mayor and Village Attorney Sanders.

See the emailed March 26, 2019 letter from Mr. Rooney. The letter is without merit.

STATEMENT No. 1 "...the generator...was installed in conformity with the Florida Building Code."
See the December 10, 2018 email from Chief Building Inspector Steven T. Fontz. Fontz writes the installation was not in conformity with the Florida Building Code and the manufacturer's specs.
"I pulled the Generac installation specifications for the model installed" "The specifications require.....".
"I called the contractor and they are moving the unit." "I will follow up when these items are completed."
This has not been completed by the contractor. This has not been followed up by Chief Building Inspector.

Completion of the above does **not** bring the installation into compliance with the Florida Building Code.
There are additional manufacturer's installation requirements...."do not install within 3 feet of AC units,....do not install in areas prone to water." See December 14, 2018 email to the Mr. Norm Bruhm, and the February 19, 2019 letter to the Village Manager, and the March 16, 2019 letter to Mayor Boesch that state the required remedy.

STATEMENT No. 2. "...as noted in the Generac installation guide page five from your March letter the installation guidelines are subordinate to applicable law." **FALSE**
The Florida Building Code requires installation to comply with the manufacturer's requirements.
Florida Statutes Part IV Chapter 550.70-553.898 Florida Building Code.
Florida Building Code-Residential 6th Edition 2017 Part VIII Electrical
Florida Building Code-Residential 6th Edition 2017 Part VI-Fuel Gas

STATEMENT No. 3. "...The Village noise ordinance....is enforced exclusively by the Lee County Sherriff's office."

The Lee County Sheriff Office is not the enforcement agent relative to LCNCO 14-18 Section Six A.
See the Village Design Review Board Meeting minutes for June 27, 2018 approved by the Board July 25, 2018 and posted on the Village internet site for public notice. The Village required compliance per the LCNCO per directive from a commercial property owner, and not enforcement by the Lee County Sherriff's office. The current issue relates to residential properties. Do not attempt to contend Estero residential properties carry less rights regarding compliance with excessive noise per LCNCO 2014-18 than commercial properties. Attorney Nancy Stroud was involved in the meeting and had no objections to DRB compliance requirements and approved minutes being posted on the Village internet site.

Refer directly to the Lee County Land Development Code Chapter 6 "An issued permit.....will not be.....authority to violate, cancel, alter or set aside.....other County ordinance."

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STATEMENT No.4....."in consideration of the exemptions provided for in Section 24 1/4-6 of the interim Village Code." The letter refer to "air conditioners, pool pumps, and other appliances" and "operation of equipment normal to residential communities". The above only operate when electric power is present (normal). A standby gas generator is exactly the opposite. A standby generator only fully operates only when there is no electric power. The exemptions are not even remotely comparable to a permanently installed standby generator.

The stated exceptions are "lawn care, soil cultivation, domestic power tools, lawn mowers, maintenance of trees, hedges, gardens, saws and tractors, street sweepers, mosquito fogging, tree trimming and limb chipping and other normal operations". The issue is not about any stated exception. If the exception applied to standby generators, it would have been included per the list. See LCNCO Section Six (3) b. that explicitly states "generator".

The generator cuts on and off automatically during a power interruption. All of the exceptions require immediate personal usage/attention. A standby generator turns on and off without personal attention and can run continuously for 24 hours day after day after day. All the listed exceptions are not even remotely comparable to residential standby generators.

STATEMENT No. 5 (by omission of time periods) the letter ignores the explicitly stated exception(s) **only apply** "between the hours of 7:00 am to 10:00 p.m."

See Florida Constitution Article II Section 7. "Adequate provision shall be made by law for the abatement of...excessive and unnecessary noise". See Florida Constitution Article I. Section 9. "No person shall be deprived of life, liberty, or property without due process". I own the air space above/inside 9185 Astonia Way and the Village shall not permit the adjacent property owner to pollute that air space per LCNCO 2014-18. See Florida Constitution Article I Section 23. Every natural person has the right to be let alone and free from governmental intrusion into the person's private life except as otherwise provided herein. All service providers to the Village and adjacent property owners are subject to the Florida Deception and Unfair Trade Practices Act (Florida Statutes Title XXXIII Part II ss.501.201-213). The principals of the Village, namely the Village Council, are directly subject to FDUTPA.

Per my December, 14 2018 email to the Mr. Norm Bruhn, my February 19, 2019 letter to the Village Manager, and my March 16, 2019 letter to Mayor Boesch, complete the required remedy.

The required remedy is for the Village Building and Permit Services to suspend or revoke the unlawful permits and require the 9183 Astonia Way property owner to 1) remove the generator OR 2) relocate the generator to at least 24 feet from the receiving real property line.

If the Village Mayor/Council and Village Manager disagree with the above analysis, this letter hereby request, per Florida Statutes 553.775, the Village reply and provide the name and contact information of "the local building official" and "the local board of appeals" related to both the fuel gas permit and electric permit for the generator.

The "interim Village Code" is not on the Village internet site. The Village internet site under the Documents link "Charter" incorrectly links to House Bill 1373 and not actual law per Chapter 249-2014, Laws of Florida. The Rooney letter does not address installation of the generator inside the drainage easement and any required waiver from the drainage easement owner. The Rooney letter does not address the Florida Fire Prevention Code. These are additional relevant issues (should the Village not agree with the required remedy). The Rooney letter "Re: Generator Maintenance Operations" does not include permitting. This is an example of "the dog that does not bark" and has information content. The Rooney letter is four paragraphs. The fourth paragraph (25 %) is completely irrelevant-what the requirements might be in the future. The Rooney letter is a failed attempt to not address the issue by diverting focus from the present issue. The letter is without merit.

Thanks in advance for attention to these issues.



H. Wayne Cecil, PhD, CPA



61G20-2.007 Binding Interpretations of the Florida Building Code, Forms Adopted.

(1) Petitions for binding interpretations of the Florida Building Code shall be made through the Building Code Information System on the Internet in accordance with the provisions of Section 553.775, F.S. ✓

(2) A fee of \$250 shall be paid by petitioner by credit card or electronic check upon such submission to cover processing costs. ✓

(3) The following form is adopted for use in conjunction with issuance of a binding interpretation: Florida Building Commission, Petition for Binding Interpretation, Form No. 9N-2.007(1), November, 2005 (electronic version). ✓

(4) The petitioner shall print two (2) completed petitions for submittal to the enforcement agency that rendered the decision that is the subject of the petition. The enforcement agency shall stamp each of the petitions submitted with the time and date of receipt, retain one copy and return one to the petitioner, who shall retain the stamped petition for submittal in the event that receipt of the petition or the time thereof become material to the dispute.

(5) Within 5 working days after receipt, the local building official shall respond to the petition through the Building Code Information System, or in writing, including statements (1) admitting or denying the statements contained in the petition (2) of the interpretation of the provisions of the Florida Building Code deemed correct by the local building official or jurisdiction, and (3) containing the basis for the interpretation, and shall return the petition with his or her response to the petitioner. The petitioner may file the petition with the Commission at any time after it is returned to him or her or after 10 days if the local building official has not responded. The Commission shall immediately publish the petition online on the Building Code Information System, accept online comments from interested parties for a period of seven calendar days, and provide copies of the petition to a panel. The panel shall conduct proceedings as necessary to resolve the issue, considering the petitioner's arguments, the building official's response and comments made on the petition, and shall issue an interpretation within 21 days of the petition's submittal, based either on code language or the intent of the code. The 21 days may be waived only upon consent of all parties. The interpretation shall be provided to the Commission, which shall post it online on the Building Code Information System and in the Florida Administrative Weekly. The interpretation shall be binding to all parties and all jurisdictions subject to the code unless it is superseded by a declaratory statement issued by the Florida Building Commission or by a final order entered after an appeal proceeding conducted. Appeals to interpretations shall be filed within 30 days of issuance of an interpretation and shall be conducted in accordance with Chapter 120, F.S., and the uniform rules of procedure.

(6) The interpretation rendered by the panel of building code administrators shall become final upon the earlier of the resolution of any appeal of that interpretation before the Florida Building Commission or the expiration of the time period in which to initiate such appeal.

Rulemaking Authority 553.775 FS. Law Implemented 553.775(3)(c) FS. History—New 2-28-06, Formerly 9B-3.055, 9N-2.007.

(4) completed ~~by~~ April 18, 2019
(5) local building official has not responded
HUC

13
HUC

The Village of Estero is currently in the process of ensuring all online content is in formats accessible to optical character readers (OCR) and screen readers. Until that process is completed, some previously available documents are not available online. If you have problems accessing any web content, please contact the Village at 239-319-2832 or coleman@estero-fl.gov.



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Community Development

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Mary Gibbs, AICP
Director of Community Development

239-221-5036 Phone
239-319-2235 Fax
gibbs@estero-fl.gov

The Community Development Department coordinates the land use, zoning, site development and permit process. It provides information to the public, builders and developers about the Village's land use policies and procedures.

As Director, Gibbs advises and assists the Village's Planning and Zoning and Design Review Boards in all of their meeting preparations, hearings and deliberations.

Applications

- Building Permit Applications
- Development Order/ Development Review Applications
- Planning Applications
- Zoning Applications

Fee Schedule

- Community Development Fee Schedule

CHECK PERMIT STATUS & SCHEDULE INSPECTION

Land Development Code

LAND DEVELOPMENT CODE

LDC UPDATE WEBSITE

Ms. Mary Gibbs
Permitting Official

Staff Directory

17
[Signature]

9401 Corkscrew Palms Circle
Estero, Florida 33928

Phone: 239-221-5036
Fax: 239-319-2235

**Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.*



Walter McCarthy
Development Review Manager



mccarthy@estero-fl.gov*



Matt Noble
Principal Planner



noble@estero-fl.gov*



Stanley Knight
Code Compliance Officer



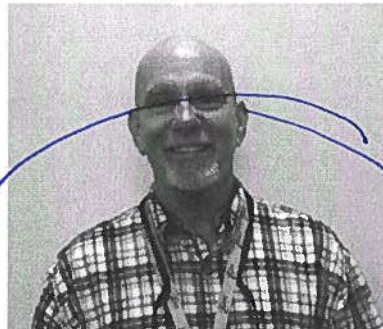
knight@estero-fl.gov*



Mark Muraczewski
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Steve Fontz
Inspector



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Sheryl Hopping
Permit Supervisor



hopping@estero-fl.gov*



R203 Permit Messages For Permit (1712790-1)

Event ID	Inspection	Inspection Date	Status
Fuel/Gas Inspection			
104852	Final Gas	7/30/2018	Pass
104529	Rough Fuel/Gas	7/26/2018	Pass

15

BUILDING PERMIT STATUS



Permit Number: 1712790-1

Job Address:

9183 ASTONIA WAY | GAS
HOOK UP

Job Name: GAS HOOK UP

Permit Status: Permit Closed

Permit Issued Date: 7/17/2018 8:02:59 AM

Submitted Into Plan Review Date: 7/6/2018 10:25:04 AM

Application Date: 7/6/2018 10:17:37 AM

Required Plan Reviews

The reason for this section: The disciplines listed below are required to review and signoff on your plans in order for you to obtain a valid permit.

Discipline	Status	Date
FUEL/GAS	APPROVED	7/6/2018 10:56:41 AM

Permit Application Checklist

Description	Received	Front Desk	Permit Issued	Closeout
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17/17