

FILED
Department of Business and Professional Regulation
Senior Deputy Agency Clerk
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Date 10/8/2019
File #

PETITION FOR DECLARATORY STATEMENT BEFORE THE FLORIDA BUILDING COMMISSION

Date: October 8th, 2019
Company: Arbor Properties, Inc.
Address: 4910 N. Monroe Street, Tallahassee, FL 32303
Name: William G. Thames, Jr.
Title: President
Telephone: 850-656-7667
Email: wgthames@icloud.com

Petitioners Attorney or Representative

DS 2019-064

Christian Griffith
Development Associate
Arbor Properties, Inc.
850-656-7667
Christian@arborproperties.com

Statute(s), Agency Rule(s), Agency Order(s) and/or Code Section(s) on which the Declaratory Statement is sought:

2017 Florida Building Code, Mechanical, Sixth Edition. Section 504.1 Clothes Dryer Exhaust

Background:

Arbor Properties, Inc. ("Arbor") is a vertically integrated real estate firm specializing in the development, construction, and management of apartment properties. Arbor's current apartment portfolio exceeds 3,600 units located across Northwest Florida and the coast of Mississippi. Gordon Thames, a licensed general contractor in Florida and Mississippi, leads Arbor as President and has over 30 years of experience in multifamily development and construction. Arbor has constructed 97% of its units in house under the name Arbor Construction, LLC and builds its units to a high standard because of its long-term ownership model.

Arbor is currently in the design phase of a future project in Bay County that will likely consist of 274 +/- multifamily dwelling units. One specific building type is a three story "breezeway building" which is displayed in exhibit "A". The breezeway building features an open breezeway with 240 square feet of openings on each end for a total of 480 square feet of ventilation (displayed in exhibit "A"). Each unit will be all electric and feature its own laundry room with an electric domestic dryer that Arbor is planning to vent into the breezeway of the building. Each breezeway will have four dryer exhaust vents.

The specific ventilation system was designed by Ingenuity Engineers, an accredited national firm, and has been previously approved in other jurisdictions. The proposed design vents the dryer in the "breezeway" of the apartment building, which requires 1'-2' of tubing. Additionally, the proposed design meets all domestic clothes dryer manufacturer exhausting instructions and each vent is independent of all other systems.

Section in Question:

Section 504.1: Clothes Dryer Exhaust

"Clothes dryers shall be exhausted in accordance with the manufacturer's instructions. Dryer exhaust systems shall be independent of all other systems and shall convey the moisture and any products of combustion to the outside of the building."

Questions:

- 1.) Does venting the electric clothes dryer in question into a breezeway, specifically depicted in exhibit "A", meet the requirement of section 504.1 with regard to exhausting electric clothes dryer exhaust outside of the building?

Petitioners Answer to the Question:

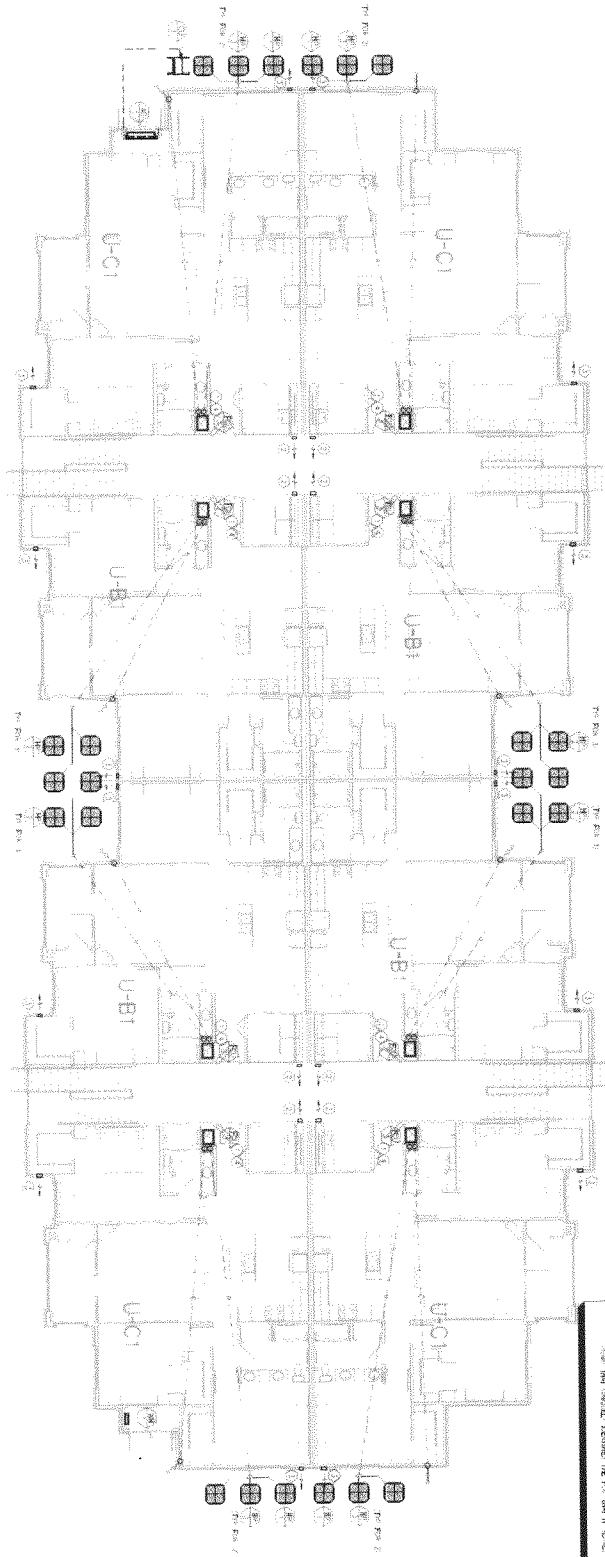
1. We believe the answer to the question is "Yes." Exhausting the dryer vent into the open breezeway depicted in exhibit "A" does meet the requirements of section 504.1. In fact, Arbor has constructed over 700 units across Leon County, the City of Tallahassee, Bay County, The City of Lynn Haven, and The City of Panama City that feature dryer vents in the breezeways that satisfy section 504.1.

Respectfully submitted, Arbor Properties, Inc.

By: William G. Thames, Jr.

William G. Thames, Jr. President

Date: 10/8/19



GENERAL NOTES

CONTRACTOR TO VERIFY ALL WORK SHOWN ON THIS PLAN AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

REFERENCE NOTES

- 1. GENERAL NOTES TO THIS PLAN ARE TO BE REFERRED TO FOR ALL CONDITIONS.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
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- 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

Exhibit "A" 1 of 2



Exhibit "A" 2 of 2

Typical breezeway that features 240 square feet of ventilation on each side (480 SF total).



Exhibit "B" 1 of 7

Dryer vent into breezeway. Built in Leon County in 2013.



Exhibit "B" 2 of 7

Dryer vent into breezeway. Built in Leon County in 2013.



Exhibit "B" 3 of 7

Dryer vent into breezeway. Built in Leon County in 2017.



Exhibit "B" 4 of 7

Dryer vent into breezeway. Built in Leon County in 2017.



Exhibit "B" 5 of 7

Dryer vent into breezeway. Built in The City of Tallahassee in 2019.

Note Rinnai Gas Tankless Water Heater vent at Breezeway



Exhibit "B" 6 of 7

Dryer vent and Rinnai Water Heater into breezeway. Built in The City of Tallahassee in 2019.



Exhibit "C" 1 of 1

Typical breezeway that features 240 square feet of ventilation on each side (480 SF total).