

Jared Blount

B.O. Interpretation

From: Jared Blount
Sent: Monday, December 15, 2025 9:05 AM
To: Tim Tolbert
Cc: Bryce Moore; ggordon@csharpe.com; Rhonda C. Royals; Bobby J. Whitmire
Subject: RE: [EXTERNAL] RE: [EXTERNAL]Beach Colony Threshold Requirement Clarification

Tim,

Thank you for the thorough response. I will submit an interpretation request to the FBC to hopefully achieve some clarity.

Thanks,

Jared H. Blount, M.Eng., P.E.
Structural Engineer

Direct : 251-725-3925
Office : 704-541-6071
www.atslab.com

From: Tim Tolbert <JTOLBERT@myescambia.com>
Sent: Wednesday, December 10, 2025 12:00 PM
To: Jared Blount <jblount@atslab.com>
Cc: Bryce Moore <bmoore@atslab.com>; ggordon@csharpe.com; Rhonda C. Royals <rcroyals@myescambia.com>; Bobby J. Whitmire <bjwhitmire@myescambia.com>
Subject: [EXTERNAL] RE: [EXTERNAL]Beach Colony Threshold Requirement Clarification

My opinion, the original intent of the requirement did not include windows and doors at all. Language was added to 110.8.1 a few years ago including repair and restoration projects. As a result, door and window replacement projects, a structural system that's part of an enclosed building design, are included in threshold plans. This and discussions at Florida Building Commission meetings about the subject sparked those requirements. Be advised that I do not consider stucco work part of a threshold requirements at this time.

In my view someone should submit for a Declaratory Statement from the Florida Building Commission to clear this up. I cannot submit for that because I currently sit on the Commission.

Thanks,

Tim Tolbert, Building Official
Director of Building Services
Escambia County
3363 West Park Place
Pensacola, Florida 32505-5250
jtoltbert@myescambia.com
Office (850) 595-3550
Cell (850) 554-4059

From: Jared Blount <jblount@atslab.com>
Sent: Wednesday, December 10, 2025 10:05 AM
To: Tim Tolbert <JTOLBERT@myescambia.com>
Cc: John B. Belew <jbbelew@myescambia.com>; Bryce Moore <bmoore@atslab.com>; ggordon@csharpe.com
Subject: [EXTERNAL]Beach Colony Threshold Requirement Clarification

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Mr. Tolbert,

I understand from C-Sharpe's discussion with you that Special Inspection was indicated as being required for the Beach Colony window and stucco replacement project. Before we proceed in that direction, I want to confirm the requirement in writing so we can advise the owner appropriately. For the reasons below, ATS didn't warrant the project to require threshold inspection and didn't propose any services or fees to the owner concerning your request.

Beach Colony is a reinforced concrete structural frame with non-load-bearing metal stud infill walls. The permitted scope consists of window and stucco replacement within these non-structural infill assemblies on the ground floor level only. No work is proposed that modifies or repairs any structural concrete, shear walls, or other primary structural components.

Under FBC Section 110.8 and F.S. 553.79, Special Inspectors are required only for structural alterations or structural repairs in threshold buildings, specifically when the scope of work may affect the structural integrity of the structure. Because these window replacements occur entirely within non-structural infill walls, and do not involve alteration of any structural members, this scope does not appear to meet the conditions that trigger Special Inspection.

We have the capability to provide Special Inspection if it is required; however, we want to avoid revisiting our proposal and assigning unnecessary cost to the owner if the Florida Building Code does not mandate it. Our client and their contractor, C-Sharpe, are on what all parties agreed was a tight schedule until our knowledge of your request. For these reasons, could you please confirm the specific code section that requires Special Inspection for this type of non-structural window replacement work?

Thank you for helping us ensure the permit is processed in full compliance with the Florida Building Code.

Thanks,



Jared H. Blount, M.Eng., P.E.
Structural Engineer
Direct : 251-725-3925
Office : 704-541-6071
Email : jblount@atslab.com
Fairhope, Alabama

Your opinion is vital to our efforts to continually improve our services. Please tell us how we're doing. [Client Satisfaction Survey](#)

Services provided will be governed by the General Conditions of Service available at: [Sales Order Acknowledgement](#)

This e-mail may be confidential, privileged, or otherwise protected by law and intended solely for the named addressee. If you are not the intended recipient or if you received this email in error, you are not authorized to read, print, retain, copy, or disseminate it, and you must notify the sender immediately and delete it.

Florida has a very broad public records law. Under Florida law, both the content of emails, email addresses and IP addresses are public records. If you do not want the content of your email, your email address, or your IP 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 person.