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Florida Building Codes
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OFFICE OF THE SECRETARY

Petition #	214
Do you have a Local Board of Appeals	No
If Yes, have they rendered a decision on this issue	No
County	Seminole
Jurisdiction	County of Seminole
<hr/>	
Building Official	John Pike
Address/Phone/Email	300 N. Park Ave 1101 E. 1st Street, FL 32771 (407) 665-7460 jpik@seminolecountyfl.gov
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Petitioner Name	Stephen Hicks
Address/Phone/Email	5865 Lake Avenue Sanford, FL 32773 (407) 233-9612 smlhicks@att.net
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Petitioner Representative's Name	
Address/Phone/Email	
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Building Code Version	2017
Sub Code	Residential
Chapter & Topic	Chapter 4 - Foundations
Section	R101.2,R403.1.4,R403.1.6,R404.1.9

If permitted, date of permit application

Enter explanation of how the Petitioner's substantial interests are being affected by the local interpretation of the Florida Building Code

The Seminole county building official contends that the construction of a modular home foundation falls under other type of foundations. There are two types of foundation 1.) a deep foundation and 2,) a shallow foundation which is comely used in home foundations constructions. I am unable to find any different definition or defining the use of other types of foundations used in the construction of a modular home foundation or a conventionally build building foundation.

QUESTION: Can a modular home foundation be constructed utilizing hollow dry stacked Isolated masonry piers utilizing ABS pads placed at grade/ground surface, Instead of the criteria for footings to be sized in accordance chapter 4, without the requirements that footings be placed at the minimum depth of 12 inches below grade/ground surface, wood cap block placed on top of isolated masonry piers instead of the required 4 inches of masonry or concrete, or a masonry cap block, and building anchored directly to the soil instead of the requirement for building to be anchored directly to the foundation or footings?

The ABS pad is 17.5"X25.5", Foundation plan Designed by a state registered engineer.

Enter statement of the interpretation given to provisions of the Florida Building Code by the local building official and the manner in which the interpretation was rendered (If information is entered, it must be exactly as it appears in the hardcopy)

As far as the foundation for a modular structure used as a residence the code allows for different types of foundations as referenced by the attached code article and engineered plan submitted for the permit for a residence in Seminole county. The permit was reviewed and approved by our senior plans examiner after a discussion with the Chief plans examiner in regards to the code referenced. This foundation falls under the other type of foundation referenced in the code and meets the criteria of the 2017 FBC (Residential) code.

Enter statement of the interpretation that the petitioner contends should be given to the provisions of the Florida Building Code and a statement supporting the petitioner's interpretation

My understanding of the 2017 Florida Building Code Residential (FBC-R) a building foundation must be not only engineered but also must be constructed and enforced to meet every Provision of the FBC-R adopted. Ref.; Florida Statutes (F.S.) Title XXXIII, Chapter 553, Section 553.38 (F.S. takes precedent over the 2017 Florida Building Code Residential) States that "The department shall enforce every provision of the Florida Building Code adopted" there are no exception for the construction of a modular home foundation listed.
 A modular home foundation can be engineered/designed by an engineer and not meet every provision of the FBC-R as required by F.S.. Modular home meets the requirements for a HUD building (DOT mobile home) but none of the modular home 2017 FBC-R requirements. a.) HUD - building (DOT Mobile home) requirement allows 17" X 25" ABS pad to be placed above grade. b.) Modular home 2017 FBC-R requirement R403.1.1 list the min. width, thickness and size requirements for concrete footings for light-frame construction, R403.1.4 requires that footings be placed a min. depth of 12 inches below grade. c.) HUD - BUILDING (DOT mobile home) requirement allows wood cap blocks to be used on piers. Modular home, 2017 FBC-R requirement R404.1.9,1 requires a 4 inch concrete or a masonry cap block. d.) HUD - building (DOT mobile home) requirements allows building to be anchored directly to the soil. Modular home 2017 FBC-R requirements R403.1.6 requires cold-formed framing shall be anchored directly to the foundation or fastened to wood sill plates anchored to the foundation.
 This not only effects my interest but the interest of every person living around any building with foundations which are not in full compliance with every provision of the 2017 FBC-R.
 Local building official are required by Florida Statutes to enforce every provision of the FBC-R.

Enter local building official response by 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 which the local jurisdiction or the local building official contends is correct, including the basis for the interpretation

History

Date Paid	03/03/2021
Date Pending Building Official Response	03/04/2021 04:17 PM
Date Building Official Response	04/20/2021
Date Submitted to BOAF	04/20/2021
Date Accepted	05/20/2021

More Information Requested

Date Requested

Please clarify the question being asked in reference to an interpretation of the Florida Building Coded. Additionally, correct the jurisdiction to "Seminole County," not the City of Sanford. Please enter the building official's response.

04/21/2021

Please revise the wording in the first box.

04/22/2021

In reference to ABS pads, please provide specific information on this and the exact plan being proposed. Is this specifically designed by a state registered engineer or architect?

04/26/2021

Enter explanation of how the Petitioner's substantial interests are being affected by the local interpretation of the Florida Building Code

05/13/2021

Time Waiver Granted

Date Extended To

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