

St. Johns County Board of County Commissioners



BUILDING SERVICES DIVISION
Building Department

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8/20/10

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

DECA10-DEC-175
FILING AND ACKNOWLEDGEMENT
FILED, on this date, with the designated
Clerk, receipt of which is hereby
acknowledged.
Paula P. Ford 8/27/10
Paula P. Ford Date
Commission Clerk

RE: Request for Declaratory Statement

Dear Mr. Madani

I am currently reviewing a three story single family structure located seaward of the Department of Environmental Protection (DEP) Coastal Construction Control Line (CCCL).

The plans show the first floor of 1,297 s/f of garage and 6,757 s/f of conditioned storage that are located below the 100- year storm elevation.

Request for clarification to Section 3109.4.2

Section 3109.4.2 Walls below the 100-year storm elevation.

No substantial walls or partitions shall be constructed below the level of the first finished floor of habitable structures. All other walls shall be designed to break away.

Exceptions:

1. Stairways and stairwells;
2. Shear wall perpendicular to the shoreline;
3. Shear walls parallel to the shoreline, which are limited to a maximum of 20 percent of the building length in the direction running parallel to the shore;
4. Shear walls parallel to the shoreline, which exceed 20 percent of the total building length(including any attached major structure) when they meet the following criteria;
 - 4.1 A certification is provided by a Florida-registered professional engineer that certifies that the increased length of shear walls, over 20 percent, are located landward of the 100-year erosion limit;
 - 4.2 A hydraulic analysis is provided and certified by a Florida-registered professional engineer that evaluates the potential impact of flow increase on the subject property and adjacent properties;

- 4.3 The hydraulic analysis demonstrates that although the overall shear wall coverage is more than 20 percent, the increased shear wall length will not result in substantial increase of flow velocities and drag forces on the structural components of the proposed structure and neighboring structures; and
 - 4.4 The provisions under Section 3109.4.2 (Exception 4) do not include any low-rise building as defined in Section 1609.2.
5. Wind or sand screens constructed of fiber or wire mesh;
 6. Light, open lattice partitions with individual wooded lattice not greater than ¾ inch (19mm) thick and 3 inches (76 mm) wide;
 7. Elevator shafts;
 8. Small mechanical and electrical rooms; and
 9. Break-away or frangible walls.

Question 1. Is it the intent of Section 3109.4.2 exception 8 to prohibit general receptacle and lighting wiring?

Question 2. Is it the intent of Section 3109.4.2 exception 8 to prohibit heating and air conditioning to spaces below the 100 year storm elevation?

Question 3. Is it the intent of Section 3109.4.2 exception 8 to prohibit a bathroom, kitchen, or laundry room?

Question 4. Is it the intent of Section 3109.4.2 exception 9 to allow finished habitable rooms as long as they are constructed of Break-a-away or frangible wall design?

Thank you for your consideration

Sincerely,

James Paula Plans Examiner
St. Johns Building Department
4040 Lewis Speedway
St. Augustine, Fl. 32084

Phone Number 904-827-6815