

ORDINANCE NO. 92-25

AN ORDINANCE TO BE KNOWN AS THE HERNANDO COUNTY BUILDING CODE: PROVIDING FOR THE ADOPTION OF THE STANDARD BUILDING CODE, 1991 EDITION; PROVIDING FOR MODIFICATION TO CHAPTER 1 OF THE STANDARD BUILDING CODE; PROVIDING FOR MODIFICATION TO CHAPTER 14 OF THE STANDARD BUILDING CODE; PROVIDING FOR MODIFICATION TO CHAPTER 28 OF THE STANDARD BUILDING CODE; PROVIDING FOR LOCAL CODE REQUIREMENTS; PROVIDING FOR THE SEVERANCE OF PARTS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR VIOLATIONS, REMEDIES, AND PENALTIES; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA.

SECTION 1. ADOPTION OF THE STANDARD BUILDING CODE, 1991 EDITION, AND THE 1989 AND 1990 AMENDMENTS AND APPENDIXES B, C, D, E, F, G, H, I, J, M, P, Q, AND R, AND APPENDIXES A, D, G, H, J, K, L, AND M, AS PROMULGATED BY SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL, INC., PROVIDING FOR MODIFICATIONS TO CHAPTERS 1, 3, 8, 13, 14, 28

There is hereby adopted by the County of Hernando, Florida, for the purpose of establishing and prescribing rules and regulations for the construction, alteration, removal, demolition, moving, improving, repairing of equipment, use and occupancy, location and maintenance of buildings and structures that certain building code known as the Standard Building Code, as recommended by the Southern Building Code Congress International, Inc., a non-profit and non-political servicing organization with its principal offices at Birmingham, Alabama, being particularly the 1991 Edition together with Appendixes A, D, G, H, K, L, and M, thereof. The same are hereby adopted and incorporated herein as fully as if set forth in haec verba and from the date upon which this ordinance

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shall take effect, the provisions thereof except as otherwise noted herein shall be controlling in the construction, alteration, removal, demolition, moving, improving, repairing of equipment, use and occupancy, location and maintenance of all buildings and structures within the unincorporated areas of the County.

SECTION 2. MODIFICATION TO CHAPTER 1 OF THE STANDARD BUILDING CODE

Chapter 1 of the Standard Building Code is hereby modified by amending Subsection 103.2.1 and Subsection 103.8.6 as follows:

103.2.1 - Requirements

When required by the Building Official, two or more copies of specifications, and drawings drawn to scale with sufficient clarity and detail to indicate the nature and character of the work, shall accompany the application for a permit. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used, as a substitute for specific information. Plans shall include the following: foundation plan, floor plan, all elevations, electrical plan, mechanical layout, and plumbing layout. All information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design.

103.8.6 Required Inspections

The Building Official upon notification from the permit holder or his agent shall make the following inspections, and such other inspections as necessary, and shall either release that portion of the construction or shall notify the permit holder or his agent of any violations which must be corrected in order to comply with the technical codes:

Building

1. **Foundation Inspection:** To be made after trenches are excavated and forms erected.
2. **Masonry Bond Beam Inspection:** To be made after steel is placed and before concrete is poured.
3. **Frame Inspection:** To be made after the roof, all framing, fire blocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete.
4. **Insulation Inspection:** To be made after all insulation is in place and roof covering installed, before wall and ceiling membranes cover work.
5. **Final Inspection:** To be made after the building is completed and ready for occupancy.

Electrical

1. **Underground Inspection:** To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.
2. **Roughing-In Inspection:** To be made after the roof, framing, fire blocking and bracing is in place, and prior to the installation of wall or ceiling membranes.
3. **Final Inspection:** To be made after the building is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.

Plumbing

1. **Underground Inspection:** To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
2. **Roughing-In Inspection:** To be made after the roof, framing, fire blocking and bracing is in place and all soil, waste and vent piping is complete, and prior to the installation of wall or ceiling membranes.

3. **Final Inspection:** To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

NOTE: See Section 417 of the Standard Plumbing Code for required tests.

Mechanical

1. **Underground Inspection:** To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.
2. **Rough-In Inspection:** To be made after the roof, framing, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
3. **Final Inspection:** To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas

1. **Underground Inspection:** To be made after trenches or ditches are excavated, and all underground piping and underground tanks authorized by the permit have been installed, and before any backfill is put in place.
2. **Roughing-In Inspection:** To be made after all piping and venting authorized by the permit have been installed, and before any such piping and venting have been covered or concealed, or any fixtures or gas appliances have been connected.

NOTE: See Hernando County Ordinance No. 92-34 (NFIPA 54) and Ordinance No. 92-35 (NFIPA 58) for required tests.

3. **Final Inspection:** To be made on all new gas work

(including L. P. Gas tank set) authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to insure compliance with all the requirements of NFIPA 54 and 58. All fixtures or gas appliances shall be properly connected and the structure ready for occupancy. The installation and construction of the gas system shall be in accordance with reviewed plans.

SECTION 3. ADDITION TO CHAPTER 3 OF THE STANDARD BUILDING CODE

Chapter 3 of the Standard Building Code is hereby modified by adding Section 302 as follows:

302 - Exclusion of Standard Gas Code

All referenced standards concerning fuel gas which name the Standard Gas Code, shall uniformly refer to NFIPA 54 and NFIPA 58 to the exclusion of the Standard Gas Code.

SECTION 4. MODIFICATIONS TO CHAPTER 13 OF THE STANDARD BUILDING CODE

Chapter 13 of the Standard Building Code is hereby modified by adding Subsection 1302.1.8 as follows:

1302.1.8

Monolithic slabs or stemwall slabs for single family residences shall be a minimum of 3 1/2 inches thick with 6" x 6" wire mesh or fibrous concrete placed upon approved vapor barrier over termite-treated soil, free of vegetation. Monolithic reinforcement footers shall have a minimum dimension of 12" x 12" with two (2), #5 rebars for reinforcement.

SECTION 5. MODIFICATION TO CHAPTER 14 OF THE STANDARD BUILDING CODE

Chapter 14 of the Standard Building Code is hereby

modified by adding Subsection 1407.6.3 as follows:

1407.6.3

Commercial buildings with cement block walls having a 30 ft. span or less, and with a maximum of 8 ft. in height, must utilize a minimum of a double lintel with one (1), #5 rebar in each lintel and dowels at least every 10 feet with #5 rods from footing to lintel. Spans of more than 30 feet or more than 8 feet in height, must utilize a minimum of an 8" x 16" pour tie-beam with four (4), #5 rebar in the tie-beam and with #2 or #3 stirrups placed 24" on center, or perform to meet the requirements indicated above. The walls shall also be supported with an 8" x 16" poured pilaster with four (4), #5 rebar and #2 or #3 stirrups 24" on center. As an alternative to a poured pilaster, 16" x 16" pilaster blocks with two (2), #5 rebar from footing to lintel may be utilized. The distance between pilasters shall not exceed 16 ft. on center.

SECTION 6. MODIFICATION TO CHAPTER 28 OF THE STANDARD BUILDING CODE

Chapter 28 of the Standard Building Code is hereby modified by adding Section 2803 with Subsections 2803.1 through 2803.15 as follows:

2803 - LOCAL ALUMINUM CONSTRUCTION

2803.1 - Engineering Design Requirements

Aluminum structures whose types and uses are not specified in Section 2803.2 below shall be designed by an architect or engineer registered in the State of Florida. Sealed engineering drawings conforming with standards established by the Aluminum Association, Inc., Washington, DC, shall be required.

2803.2 - Typical Aluminum Structures for Residential Use Only

The following types of residential aluminum structures must meet the construction standards described in Section 2803.3 - 2803.15 of this ordinance:

- (a) screen rooms

- (b) carports
- (c) glass rooms
- (e) utility sheds.

2803.3 - Windload Requirements (Reference SBC, 1991 Ed.,
Section 1205)

- (a) Screen walls shall be built to withstand 13 pounds per square foot windload inward and outward to the wall. Maximum density will be 18 x 14 mesh screen.
- (b) Screen roofs shall be built to withstand seven (7) pounds per square foot windload upward and downward to the roof.
- (c) Solid walls (including glass) shall withstand 25 pounds per square foot windload inward, and 25 pounds per square foot outward.
- (d) Solid aluminum roofs shall withstand 20 pounds per square foot down, and 30 pounds per square foot upward to the roof.

2803.4 - General Requirements

- (a) All calculations used in conjunction with this code shall be based on a safety factor of two (2).
- (b) Any aluminum coil that is roll formed into a pan configuration and used in roof or wall construction, shall be a minimum thickness of 0.026 inch.
- (c) Any aluminum coil or roll formed panel used in the construction of a second roof on top of a mobile home shall be a minimum thickness of 0.026 inch.
- (d) Any aluminum coil or flat panel used only to protect insulation in an aluminum roof panel assembly cannot be less than 0.019 inch thickness.
- (e) Any specified minimum thickness of aluminum coil is the total thickness of the sheet, including paint or other protective coating, and is not to exceed 0.002 inch mill tolerance.
- (f) Every panel of screen shall be fastened securely in place with vinyl spline so that each panel is fastened at all four (4) sides, at all purlins and chair rails,

independent of the next panel.

- (g) All extrusions shall be capped to prevent water intrusion.
- (g) Splices of a member shall be properly overlapped, gusseted, welded, or shall fall on a support.
- (i) The minimum pitch (slope) of all open span aluminum pan roofs shall be 1/2 inch per foot.
- (j) No structure shall cause a restriction of water flow so as to create a water dam.
- (k) The size of any screen panel shall not exceed 56 square feet, total.

2803.5 - Screen Enclosures with Screen roof

- (a) All uprights that support beams shall be fastened to the floor by means of angles .050 on both sides with two, 1/4" x 2-1/2" lag or equivalent.
- (b) Bonding (grounding) must comply with National Electric Code. Bonding of the pool enclosure is the responsibility of the electrical contractor.
- (c) Excessive movement in screen enclosure will require 1" x 2" x .044" braces on all corners of roof or equivalent bracing.

2803.6 - Screen and/or Aluminum Framework Under Wood Roofs

- (a) Screen under wood frame roofs, known as rint decks, or built-up marble chip roof, with no more than a 12 foot span, and supporting nothing more than its own dead load, must be supported by T 5 3" x 3" 0.125", not more than 10 feet maximum on center.
- (b) End walls that support no load can be constructed on standard screen channel thickness of .044 inch.
- (c) If the construction of a building requires the load-bearing columns on the screen porch to support a header beam that is loaded with some of the house roof trusses, load-bearing columns along the load-carrying lintel shall be a minimum size of 3" x 3" x 0.125" thick, no more than 10 feet on center maximum, provided beam is adequate.

- (d) All aluminum posts under wood beams require castings or cap plates of same thickness as post and to match perimeter size of column.

2803.7 - Screen and/or Aluminum Framework with Aluminum Roofs

- (a) The framework of these structures shall be constructed of extruded aluminum members with a minimum of 0.044 inch thickness.
- (b) Bottom plate shall be anchored to floor with 1/4" x 2-1/2" lag or equivalent, at least every 24 inches on center, with one angle installed each side of post through 0.050 inch angle with 1/4" x 2-1/2" lag or equivalent. Lag must penetrate in concrete a minimum of 1-1/4 inch.
- (c) Headers of screen walls shall be joined to uprights with minimum of four, #10 screws through 0.050" x 2" angle from the post to the header with screws in shear. When prebuilt screen walls are installed under an existing metal roof and header the new wall shall be through-bolted or be strapped with two screws per connection in shear.
- (d) When chair rail or splash panel is used, the chair rail shall be properly secured with #10 screws in shear with external U-channel or exterior angles. The thickness of the U-channel or exterior angles shall be a minimum of 0.050 inch. Two sides of the 2" x 2" horizontal extrusion shall be fastened to prevent twisting. Chair rails fastened on one side only with ears shall not be allowed.
- (e) The span of metal roof panels tested and approved by the Aluminum Association, Inc., Washington, DC, shall not exceed the spans as specified by the manufacturer.
- (f) The pans shall be made from aluminum alloy with a strength equal to or greater than (3105-H38) and 2-1/2" minimum riser.
- (g) Freestanding carports are those having roof support beams

with both ends resting on post, and shall require either diagonal bracing straps, rigid diagonal bracing, 3" x 3" x 0.125" extruded aluminum, or 2-1/2" O.D. galvanized steel set in concrete at least 24 in. sq. by 24 in. deep.

2308.8 - Glass Room Enclosures

- (a) Under built-up roof, the minimum post size shall be a full 3" x 3' x 0.125", not to exceed 54-1/2 inches on center or 8 feet in height.
- (b) Under new aluminum roofs, see table for size and spacing of posts.
- (c) Under aluminum roofs on existing screen rooms, if existing 2" x 2" posts are used or the screen room is changed to a glass room they shall be replaced with a full 2" x 3" x 0.050", or add a continuous 1" x 2.050" channel to 2" x 2" post, not to exceed 54-1/2 inches on center or 8 feet in height. Exception allowed by engineering specifications.
- (d) All doors to be minimum 1-1/2 inches prime aluminum doors with locks and threshold. Door glass shall conform to Section XXVII of the Standard Building Code. Windows within 12 inches of door must be safety glass.
- (e) Sliding door enclosures shall meet glass section of the Standard Building Code, 1991 Edition.
- (f) All glass room enclosures shall comply with requirements of the National Electrical Code, 1990 Edition.

2308.9 - Vinyl Windows

- (a) Vinyl windows shall be installed according to manufacturer's recommended procedures and shall follow good, sound construction and engineering practices.
- (b) Vinyl enclosed rooms shall not require electrical outlets.

2308.10 - Fastenings

- (a) All fastenings, unless specified differently, shall be a maximum of 24 inches on center.
- (b) All receivers for aluminum pan roofs fastened to fascia

boards must be fastened at the end of each truss or rafter with one 1/4" x 1-1/2" lags and 3/4" washer 24 inches on center.

- (c) All receivers for aluminum pan roofs fastened to masonry walls must be fastened with 1/4" diameter approved masonry fastener, maximum 18 inches on center.
- (d) All aluminum pans shall be fastened through the back plate of each pan with minimum of three #8 screws with 3/4 inch washer under each screw when receiver is installed to fascia. Aluminum pans installed to outside beam shall be fastened with three #8 screws with 3/4 inch washer per screw.
- (e) All receivers for aluminum pan roofs fastened to masonry walls under existing soffit shall be fastened with 1/4" x 1-1/2" anchor or equivalent, maximum 18 inches on center. Aluminum pans will be fastened with three #8 screws.

2308.11 - Aluminum Siding and Gutters

Properly licensed aluminum contractors may contract for installation of aluminum siding. Siding shall be installed in accordance with the manufacturer's recommended procedures and other requirements contained in this code.

2308.12 - Insulation of Aluminum Roofs

When aluminum roofs are insulated from above, this material shall be covered with a suitable product to resist the elements. Any continuous sheathing cover or aluminum skin shall be fastened a minimum of 12 inches around the perimeter and 18 inches on center in the field with a minimum of one #8 S.M.S. with a 3/4 inch washer.

Individual insulation boards may be slid into pans to accomplish a secure placement or may be glued into the pan with appropriate adhesive.

2308.13 - Utility Rooms Built-in Under Aluminum Roofs

Walls of these structures shall be designed to withstand the windload requirement of Section 1205 of the Standard Building

Code, 1991 Edition.

2308.14 - Mobile Home Roof-Overs

- (a) Any contractor installing beam and roof cover systems must provide engineering data.
- (b) All vents to be extended through the new roof. Gas vents installed through new roof shall be extended by a gas contractor.
- (c) All gable type roofs with more than 4" of dead air space shall be vented.

2803.15 - Foundations and Ground Slabs

- (a) The minimum thickness of concrete floor slabs poured directly on the ground shall be 3 1/2" thick with 6" x 6" wire mesh or fibrous concrete placed upon an approved vapor barrier over termite-treated soil, free of vegetation.
- (b) Concrete slabs used in conjunction with all aluminum framed screen rooms, pool enclosures, glass rooms, patio covers, utility sheds, and attached carports with aluminum roofs shall require an 8" x 12" concrete footer with two (2), #5 rebar.
- (c) Maximum height of 4" x 4" x 16" solid masonry units (split, rock-faced block) used as perimeter wall on raised slabs shall be 32" above grade.
- (d) Footers for raised slabs shall be 16" wide x 8" deep, below grade, and with two (2), #5 rebar continuous. Raised slabs shall be on compacted fill with 6" x 6" x #10 wire mesh and an approved vapor barrier. Concrete shall be a minimum of 3 1/2" thick.
- (e) In the event a ground slab is on fill above grade, a haunch or bell footer shall be into undisturbed virgin soil or minimum 90% compaction soil.
- (f) Where no concrete slab is to be used for a screen enclosure or patio cover, a 6" wide x 12" deep continuous curbing with one(1), #5 rebar may be used. This curb shall be minimum 6" into undisturbed virgin soil or

minimum 90% compaction soil.

- (g) All free-standing carports shall have posts set in concrete piers minimum 8" square by 24" deep. The post shall have a rod, plate or flange securely attached in such a manner to prevent slippage from the concrete.

SECTION 7. LOCAL CODE REQUIREMENTS

A. Trash Control

It shall be the responsibility of the building contractor to ensure each job site is sufficiently equipped with a trash container to prevent building materials and trash and debris from blowing around surrounding areas. If a building contractor fails to properly contain the trash on his job sites, the following actions shall be taken by the Building Official:

1st Offense:	Red Tag on Job Site
2nd Offense:	Letter of Reprimand plus Red Tag
3rd Offense:	Action by Construction Licensing Board

B. Disposal of Building Materials

It shall be a violation of this Ordinance for any person to bury any type of building material or natural vegetation, excluding grass and sod.

SECTION 8. SEVERANCE OF PARTS

Should any section, paragraph, sentence, phrase, clause or other part or provision of this ordinance be declared by any court to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION 9. REPEALER CLAUSE

Upon the effective date of this ordinance, those previously enacted ordinances and amendments thereto which regulate the construction activities addressed by this ordinance, namely

Hernando County Ordinance No. 91-02 and subsequent amendments thereto, are hereby repealed.

SECTION 10. VIOLATIONS, REMEDIES, AND PENALTIES

Any entity violating any provision of this ordinance shall be subject to the penalties provided for herein. The Director or his authorized representative shall issue notice to all entities violating any provision of this ordinance and shall order that such violations cease. Should any entity fail to comply with such notice, or order, the Governing Body or its authorized official may institute appropriate action to bring such entity before a court of law for adjudication. Any entity violating any provision of this ordinance shall, upon conviction, be guilty of a misdemeanor and shall be fined or imprisoned or both fined and imprisoned, in accordance with the provisions of Chapter 125.69 of the Florida Statutes.

SECTION 11. INCLUSION IN THE CODE

It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "ordinance" may be changed to "section", "article", or other appropriate designation.

SECTION 12. EFFECTIVE DATE

This ordinance shall become effective as provided by law.

ADOPTED in Regular Session this 22nd day of

December, 1992, A.D.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

By *John Richardson*
JOHN RICHARDSON, CHAIRMAN

Attest *Michelle L. Huntman*, Deputy Clerk
KAREN NICOLAI, CLERK

