Master Plan Files – 2012 Codes

In a past newsletter we notified contractors that Flagler County extended the master file approvals until the implementation date for the 2010 Florida Building Code on March 15, 2012 even though it was longer than the allowable 1 year master files remain valid in the County. Time is rapidly approaching and the purpose of this message is to head off potential delays in permitting. All master files must reflect compliance with the 2012 codes as applicable for the work scopes proposed by the master file document.

Mechanical Contractors: There are three options available for tie down submittals. 1-Site specific engineering; 2-Product approval under the 2012 code; 3-Master files with two copies of original seals from the designer specifically stating that they are for master file purposes. If this option is chosen, we will keep one original and return one to the contractor for use. The contractor will then make the required number of submittal copies required for the package (2 in Flagler County and 3 in Beverly Beach) of the original with the Flagler County approved stamp-stamps from other jurisdictions will not be accepted.

Pool Contractors: Two original seal copies specifically stating they are for master files must be submitted for review. One original will be returned to the contractor to make photocopies. Master file copies from other jurisdictions will not be accepted. Be aware that one of the past issues has been the venting system identified on the master plans. While they may not be required if they are shown on the master plans they will be required to be installed. One circumstance occurred where the contractor said the venting shown was not required and he was correct however the engineer would not agree to eliminate the venting as shown.

All other master file documents, if allowed will follow the same procedure as outlined above. Please take the necessary actions to avoid permits being held up due to the lack of attention to this matter.

Thank you
Gary Hiatt, CBO
Flagler County