

**ADMINISTRATIVE CODE
BOARD OF COUNTY COMMISSIONERS**

CATEGORY: Safety/Risk Management/Disaster Preparedness	CODE NUMBER: AC 7-8
TITLE: Emergency Permitting Procedure to oversee the repair, restoration, and rebuilding of damaged or destroyed structures following a major or catastrophic disaster incident.	ADOPTED: 6/16/98
	AMENDED:
	ORIGINATING DEPARTMENT: Lee County Division of Public Safety, Lee County Division of Development Services

PURPOSE/SCOPE:

The purposes of this administrative code are: to establish an emergency permitting system to be used following a major or catastrophic disaster to expedite the repair, restoration, or rebuilding of safe habitable structures; to assure the quality of rebuilt or reconstructed structures; and to implement the provisions of the county's buildback policy. These provisions implement Section Eight of the Lee County Post Disaster Recovery Ordinance (LCO 95-14 or Post Disaster Ordinance) and will take effect when a major or catastrophic disaster has been officially declared.

The scope of this code includes an overview of the emergency permitting process comprised of damages assessment and determination, notification, and permitting and inspection. The code also sets forth the "damage category" and corresponding "type of emergency permit" according to the degree of damage. Procedures to determine compliance with the County's buildback policy are set forth, as well as procedures describing emergency permitting and inspection requirements. This code also describes the purpose and authority of the Emergency Review Board, and lastly, discusses fee requirements.

POLICY/PROCEDURE:

A. Overview of Emergency Permitting Process

The County's Chief Building Official will implement the following series of procedures to expedite the normal building permit review and issuance process following the declaration of an emergency: a. The magnitude or severity of damage to a structure will be assessed as soon as possible following a major or catastrophic event. b. The assessment process determines which damage category and corresponding type of emergency permit is required to repair, restore, rebuild, or reconstruct a damaged or destroyed structure. c. Assessment and determination of the appropriate damage is followed through with a damage assessment report sent to the structure's owner(s) and an on-site notification of the potential hazards or dangers.

B. Damage assessment: The damage category that a building or structure falls into is determined by the damage assessment process described in Section 8 of the Lee County Comprehensive Emergency Management Plan (see Attachments A & B for forms and reports used to document the results of the damage assessment process).

C. Damage Categories: The following categories of damaged structures may be determined to exist after being assessed in the field:

1. **Minor Damage:** Structures determined to have sustained damage that is 20% or less of the structures' replacement value, as defined in the Post Disaster Ordinance.

2. **Major Damage:** Structures determined to have sustained damage that is greater than 20% and up to 50% of the structures' replacement value as defined in the Post Disaster Ordinance.
3. **Destroyed:** A structure determined to have sustained damage greater than 50% of the structure's replacement value as defined in the Post Disaster Ordinance. This category includes conventional structures that must be demolished, and destroyed structures such as mobile homes or manufactured housing units that must be removed from their sites.

D. Posting of damaged structures: Based on the extent of damage determined by the information gathered by the field inspector on the Detailed Damage Assessment Field Work Sheet (see Attachment A), structures determined to be potentially hazardous or dangerous will be identified on-site by placing the appropriate placard from the list below in a prominent location, as follows:

1. **Limited Entry Placard (Yellow):** This placard will be posted on structures which have sustained either minor or major damage. Entry should only be made at the owner's discretion.
2. **Unsafe Placard (Florescent Orange):** This placard will be posted on inspected structures that have been deemed unsafe to occupy because they have sustained major damage or are destroyed structures.

E. Types of emergency permits: The following types of permits corresponding to the damage category may be issued as part of the emergency permitting process:

1. **Expedited-Minor Permit:** Issued to those structures determined to have received Minor Damage. Such structures, having sustained only little structural damage, are intended to be rebuilt as quickly as possible to their original condition, i.e., as they existed prior to the disaster incident.
2. **Expedited-Major Permit:** Issued to those structures determined to have received Major Damage. Such structures, having received significant structural damage, are intended to be rebuilt as closely as possible to their original condition in a timely manner.
3. **Normal-Destroyed Permit:** Issued to those structures that are determined to have been destroyed due to the extent and nature of damage. Given the need to meet routine or typical new site development and construction standards, projects of this complexity and detail are intended to follow the normal zoning and building process.
4. **Exempt:** Issued to those structures or uses for which emergency permits will not be required due to the minimal extent and type of damage, and use of the property.
5. **Temporary use permits:** Issued for appropriate residential, commercial, and industrial uses according to the provisions of the Lee County Land Development Code, Section 34-3046.

F. Emergency Permitting: Emergency permits of the types listed below will be issued based upon the results of a damage assessment inspection. That is, minor damaged structures may obtain an Expedited Minor permit. Priority will be given first to providing emergency permits for minor, i.e., lesser, damaged structures, then to major damaged structures, and so on. Emergency permits will be issued by Lee County Development Services consistent with the time frames set forth below for each type of permit.

1. **Expedited Minor:** Permits of this type may not be issued until four days after the expiration of the initial building moratorium. These permits may be issued without plans or drawings being provided if an itemized list of required materials is presented from the contractor or owner-builder stating the items to be repaired, along with an accurate cost estimate of the repairs. Structures issued this type of permit may be built to their original condition so long as the repair work meets current building and life safety code requirements. The owner-builder or contractor will be responsible for requesting the required inspections from Lee County Development Services. As an alternative, an approved architect or engineer may perform the required inspections so long as their inspection report is provided to Lee County Development Services in a timely manner. As-built drawings will be required following completion of construction.

2. **Expedited Major:** Permits of this type may not be issued until ten days after the expiration of the initial building moratorium. Except for structures having one or more verified flood losses since 1978 that have had damage greater than 20% of the structures replacement value, structures receiving this type of permit can be built to their original condition so long as the repair work meets current building and life safety code requirements and the structures are rebuilt to current regulatory standards as set forth by the Post Disaster Ordinance.

Expedited Major permits for minimal structural components such as damaged glass rooms, trusses on single family houses, cladding (roof and wall sheathing), and non-structural components such as mechanical (including air conditioning), electrical, and insulation, may be issued to a contractor or an owner-builder if an itemized list of required materials signed and sealed by a Florida registered architect or engineer is submitted. All other Expedited Major permits may only be issued if a plot plan indicating the area to be reconstructed is submitted and approved. In addition, before any structural inspections may be performed, construction plans and drawings prepared and sealed by a Florida registered engineer or architect must be submitted for review and approval.

3. **Normal-Destroyed:** Permits of this type will not be issued until 30 days after the expiration of the initial building moratorium. These permits will only be issued upon submission of detailed construction drawings prepared and sealed by a Florida registered architect or engineer. Structures receiving this type of permit can be rebuilt to their original square footage and density, provided they comply with:

- a. federal requirements for elevation above the 100-year flood level;
- b. building code requirements for floodproofing;
- c. current building and life safety codes for repair work performed;
- d. Coastal Construction Control Lines regulations (if applicable);
- e. disability access regulations; and
- f. any required zoning or other development regulations (other than density or intensity), unless compliance with such regulations would preclude reconstruction otherwise intended by the buildback policy as may be determined by the Emergency Review Board.

In addition, these structures will be required to meet the normal inspection process described in the Lee County Land Development Code. Residential structures must comply with the latest 100-Year Base Flood Elevation (BFE). If the previous residential structure was below the currently required BFE, then the submitted construction drawings must comply with the new elevation requirement.

4. **Exempt:** The following structures, uses or repairs are exempt from obtaining expedited or normal permits:
- a. Emergency repairs necessary to prevent injury, loss of life, imminent collapse or additional damage to the structure or its contents such as:
 - i. Temporary roof repairs with plywood or plastic sheeting to make structures habitable or to prevent continuing damage due to rain and wind to building interiors and exteriors,
 - ii. Covering exterior wall openings with plywood or plastic sheeting,
 - iii. Repairs to interior ceilings to make buildings habitable or to drain accumulated water,
 - iv. Repairs to steps, and

- v. Temporary shoring measures to avoid imminent building or structure collapse.
- b. Emergency repairs to buildings or infrastructure that house the following organizations or activities:
 - i. Electrical power
 - ii. Potable water
 - iii. Wastewater
 - iv. Power and communication facilities
 - v. Police, fire, and medical facilities
 - vi. Essential government facilities
 - vii. Response/recovery centers
 - viii. Emergency relief distribution centers
- c. Structures or uses listed in Attachment C.

G. Other Permit Requirements:

1. All contractors requesting permits under this administrative code to perform work on residential structures must be either Florida or Lee County registered or certified, licensed contractors. Such contractors will be required to show proof of meeting current insurance and worker's compensation requirements.
2. Permits for repair, restoration, or reconstruction of commercial buildings will only be issued only to properly licensed construction contractors.
3. Non-conforming structures and uses that are damaged or destroyed may be rebuilt, reconstructed, or repaired according to the provisions set forth in sections 34-3241 and 34-3242 of the Lee County Land Development Code (Nonconforming Buildings and Use of Buildings).

H. Buildback Policy Compliance Determination/Verification:

The results of the detailed damage assessment (Attachment A) form the basis for determining the structure's **replacement cost**. The replacement cost is defined by the Total Damage Percent figure on Attachment A, multiplied by the structure's Market Building Value contained in the Lee County Property Appraiser's records before the damage occurred. This figure is then compared to the structure's **replacement value**, which is the structure's Market Building Value before the disaster occurred multiplied by one of the following factors:

1. 1.2, if the disaster incident is classified as major.
2. 1.5, if the disaster incident is classified as catastrophic.

Comparison of the percentage value of the **replacement cost** to the **replacement value** will determine the structure's Emergency Permit Class and the County buildback policy requirements that apply. An inspection report summarizing the results of the detailed damage assessment will be provided to the structure's owner(s) (Attachment B).

Owners of damaged structures who disagree with their inspection report results may elect to use the following alternatives to the County's initial determination of a structure's replacement value or cost:

1. **Replacement Value:** the structure's market value as established by an appraiser licensed in the

State of Florida

2. **Replacement Cost:** one of the following options:
- a. Actual contract amount for replacement.
 - b. For structures located within a defined 100-year flood plain, multiply the structure's area in square feet by the unit of construction cost approved by the county or the Federal Emergency Management Agency (FEMA).

If an owner chooses one of the listed alternatives to determine a structure's replacement value or cost, and the use of an alternative would change a structure's Emergency Permit Class from that determined by the damage assessment report (Attachment A), then the owner must submit documentation supporting the alternative determination, including, but not limited to:

- a. Documentation supporting the structure's appraised market value.
 - b. If the structure is located in a 100 Year Flood Plain, proof of use of an approved unit of construction cost accepted by Lee County or FEMA.
3. A detailed cost estimate to replace or reconstruct damage sustained by the structure to include a cost estimate signed by a general contractor and an affidavit that the cost estimate includes all damages to the structure (NOTE: replacement costs do not include items considered a non-permanent part of the structure such as building plans, surveys, permits, sidewalks, pools, screens, sheds, gazebos, fences, floor covering and furniture, etc.).

I. Emergency Review Board

Consistent with Lee County Ordinance 95-14, Section Four, L., an Emergency Review Board will be established in major or catastrophic disasters to review disputes arising from the implementation of the county's buildback policy. The Emergency Review Board will consist of three representatives from the Post-Disaster Recovery Task Force appointed by the Director of Community Development. Decisions rendered by the Emergency Review Board may be appealed to the Lee County Hearing Examiner through the administrative appeals process of LDC Section 34-145 (a).

Also consistent with Lee County Ordinance 95-14, Section Eight B.3., development regulations affecting setbacks, parking, buffering and open space may be modified by majority action of the Emergency Review Board. Additionally, the listed development regulations may be evaluated for their applicability to allow reconstruction or redevelopment that will most closely comply with the applicable current regulations. These regulations will be prioritized as to their relative importance based upon, among other factors, the site's use, location, size, and the condition of any remaining pre-existing structures.

The Emergency Review Board has the authority to do the following:

1. for single family, two family and duplexes and their accessory structures, apply and modify development regulations for lot area and dimension, setbacks, lot coverage, height, and open space (NOTE: any modifications granted will be the minimum necessary. No modifications will be granted that totally eliminates buffering or open space, or that allow buildings to exceed the special height limitations specified in LDC Chapter 34, Zoning, Division 30, Property Development Regulations, Subdivision II, Height).
2. for multiple family, commercial and industrial buildings, modify development regulations for lot area and dimensions, setbacks, lot coverage, height, buffering, open space, loading space and parking (NOTE: No modifications will be granted that totally eliminates buffering or open space, or that allow buildings to exceed the special height limitations specified in LDC Chapter 34, Zoning, Division 30, Property Development Regulations, Subdivision II, Height).
3. modify street, rear, side, or waterbody setback requirements under the following circumstances:

- a. Street, rear, side, or waterbody setback requirements may be modified to permit the reconstruction of, or additions to, pre-existing structures that are nonconforming with regard to a specific setback so long as:
 - i. the reconstruction will not result in a further diminution of the setback; however, bay windows, chimneys and similar architectural features may be approved that may encroach further into the setback provided the encroachment does not protrude beyond the pre-existing overhang of the building; and
 - ii. street, rear, side, or waterbody setbacks may be modified to allow the replacement of stairs or decking that will provide access into a reconstructed dwelling unit.
 - b. prior to approving a diminution of the street or street easement setbacks a determination will be made through consultation with Lee County Department of Transportation regarding future road widening requirements.
4. modify the parking requirements under the following circumstances, provided that in no instance may parking requirements be modified where the reconstruction involves an increase in density or intensity of use :
- a. to improve ingress and egress to the site.
 - b. to eliminate or reduce the instances where parked vehicles were required to back out onto thoroughfares from the site to gain access to the roadway system.
 - c. to provide for on-site handicapped parking.
5. modify buffering requirements to accommodate modifications to existing parking or additional proposed parking, provided that buffering may not be completely eliminated.
6. other modifications, conditions or variances necessary to reconstruct a pre-existing structure in a timely and expeditious manner, including requests for reconstruction not specifically set forth above. When this occurs, the Emergency Review Board will develop and distribute technical memorandum(s) describing the modification, condition or variance and the rationale therefore..
7. The Emergency Review Board may require documentation as to the actual uses, densities, and intensities in existence at the time of earlier construction through such means as photographs, diagrams, plans, affidavits, permits, etc. before authorizing modifications to the requirements referenced above.

J. Fees: Fees for building and development permits will not be waived unless authorized by resolution of the Lee County Board of County Commissioners, consistent with LDC § 34-235.

**ATTACHMENT A
DETAILED DAMAGE ASSESSMENT FIELD WORK SHEET**

**LEE COUNTY, FLORIDA
DETAILED DAMAGE ASSESSMENT FIELD WORK SHEET**

1. Property Address:		2. STRAP #:	
3. Owner's Name		4. Contact #:	
5. Owners' Address (if different from above):			
6. Renter's Name (if applicable):			
7. Type of Structure Damaged:			
<input type="radio"/> Residential <input type="radio"/> Multi-family <input type="radio"/> Commercial <input type="radio"/> Industrial		<input type="radio"/> Wood Frame <input type="radio"/> Masonry <input type="radio"/> Metal Building <input type="radio"/> Mobile Home	
8. Primary Residence: <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Don't Know			
9. Insurance:			
Owner Insured:		<input type="radio"/> Yes	<input type="radio"/> No
Renter Insured:		<input type="radio"/> Yes	<input type="radio"/> No
		<input type="radio"/> Don't Know	<input type="radio"/> Don't Know
Structural Damage :			
		Percent of Damage	
Damage Multiplier		Minor (.2)	Major (.5)
			Destroyed (1)
Component	Percent of Structure		
Roof/Trusses	20	<input type="checkbox"/> 4	<input type="checkbox"/> 10 <input type="checkbox"/> 20
Exterior Walls	20	<input type="checkbox"/> 4	<input type="checkbox"/> 10 <input type="checkbox"/> 20
Interior Walls	15	<input type="checkbox"/> 3	<input type="checkbox"/> 7.5 <input type="checkbox"/> 15
Floors/Flooring	10	<input type="checkbox"/> 2	<input type="checkbox"/> 5 <input type="checkbox"/> 10
Foundation	20	<input type="checkbox"/> 4	<input type="checkbox"/> 10 <input type="checkbox"/> 20
Plumbing	5	<input type="checkbox"/> 1	<input type="checkbox"/> 2.5 <input type="checkbox"/> 5
Electrical	5	<input type="checkbox"/> 1	<input type="checkbox"/> 2.5 <input type="checkbox"/> 5
A/C & Heat	5	<input type="checkbox"/> 1	<input type="checkbox"/> 2.5 <input type="checkbox"/> 5
Sub Totals		_____ %	_____ %
10. Total Damage (add Subtotals) Percent:			
11. Damage Category:	a. <input type="checkbox"/> Minor 20% or less	b. <input type="checkbox"/> Major 20.01% to 50%	c. <input type="checkbox"/> Destroyed Exceeds 50%
12. Building experienced previous flood loss <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Don't Know			
13. Structural Information:			
a. Should power remain off?	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Undetermined
b. Is the building uninhabitable?	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Undetermined
c. Is engineering needed for repair?	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Undetermined
d. Should structure be demolished?	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Undetermined
e. Is (was) there water in the structure?	<input type="radio"/> Yes	<input type="radio"/> No	If Yes, Depth _____
f. Were pictures taken? If so, Team _____	Roll _____	Frame _____	
14. Comments:			
15. Placard Issued:			
a. <input type="radio"/> Inspected, no restriction on use, no placard issued		b. <input type="radio"/> Limited entry (Yellow)	
c. <input type="radio"/> Unsafe to enter or occupy (Fluorescent Orange)			
16. Team: Member names:			
Form completed by _____ (Please print) Date _____			

**INSTRUCTIONS FOR COMPLETING
DETAILED DAMAGE ASSESSMENT FIELD WORK SHEET**

ADDRESS - address of damaged home or exact location (i.e., fourth house from south corner of Furman Ave. on Duquesne Drive on east side.)

STRAP # - leave blank unless team has access to the Lee County Property Appraiser File in the field.

OWNERS NAME - if somebody is on site, ask for the owner's name. Otherwise check the Lee County Property Appraiser's File by address.

RENTERS NAME - if somebody is on site, ask if they rent or own; if they rent, get their name.

TYPE OF STRUCTURE DAMAGED - check off the type of structure (i.e., residential home) and the construction (i.e., wood frame).

PRIMARY RESIDENCE - if someone is on site, ask if this is their primary residence.

INSURANCE - if someone is on site ask questions. For example, if the person on site states he is a renter and his contents are not insured, check "No" in the Renter Insured section .

STRUCTURAL DAMAGE - the structure's components are grouped into eight areas, each indicating a percentage of the total structure. Each damage category (minor, major, destroyed) has a percent of damage multiplier that adjusts the percent of damage for each component (i.e., if the Roof/Trusses received minor damage, then the percent of damage is multiplied by the multiplier for minor damage ($20 \times .2 = 4$). Sum the marked structural components by damage category and enter the number in the "Sub Total" category.

Check out the structure and look for each component to determine the amount of damage sustained. See instructions for Structural System Approach for Damage Assessment. Use these guidelines to determine the amount of damage (minor, major, destroyed) each component of the structure sustained and place a check or an "X" by the amount of damage each structural component sustained. The Damage Scale standards can also be used as Rule of Thumb guides to gauge the overall damage to the structure based on water depth and observations of wind storm damage, by construction type. The scales are geared to coastal areas of Florida.

TOTAL DAMAGE - sum the Sub Totals for each damage category to come up with a total percent damage and enter the figure in the "Percent" field.

DAMAGE CATEGORY - indicate which category the structure falls into based on the Total Damage Percent field determined in the previous step.

BUILDING EXPERIENCED PREVIOUS FLOOD LOSS - if someone is on site, ask. Also, check with the EOC for records of known flood losses from previous events.

STRUCTURAL INFORMATION - determine the following:

- **Should power remain off?** If the structure is unsafe to live (i.e., the roof leaks, part of the walls are badly damaged) check YES.
- **Is the structure uninhabitable?** If the structure is not safe, check NO .
- **Should structure be demolished?** If the structure is beyond repair because of the extent of damage, check YES.
- **Is engineering needed for repair?** If the walls or roof trusses are damaged, engineering is needed. Check YES.
- **Water in the structure?** Check for water lines or marks on the walls of hallways or interior closets. Indicate the depth of water in the structure.
- **Were pictures taken?** Number the roll of film and which frame or number the picture is. Also, mark the film by which team took the pictures.

PLACARD ISSUED - indicate the placard attached to the structure or on the curb.

TEAM - print legibly the names of the team members and name of the person completing the form.

**INSTRUCTIONS
STRUCTURAL SYSTEM APPROACH FOR DAMAGE ASSESSMENT**

DAMAGE CATEGORIES

- Destroyed:** All structural systems damaged, dwelling cannot be inhabited.
- Major:** Four or more structural systems damaged 50% or less. Extensive repairs necessary and habitation not possible for 30 days or longer.
- Minor:** One to three structural systems damaged. Habitation is possible with emergency, temporary or permanent repairs.

OBSERVABLE SYSTEMS

In making visual inspection of structure, four structural systems are observable:

1. **Foundation:** The foundation is damaged if it is undermined, partially missing, sagging or shifted. If this occurs, then chances are that the floor, plumbing, electrical, heat/AC, exterior and interior walls are damaged.
2. **Floor:** The floor is damaged if it has shifted, is sagging or submerged in water. If this occurs, then chances are that the exterior and interior walls are damaged, including the electrical and heat/AC systems.
3. **Exterior Walls:** The exterior wall is damaged if it is shifted, cracked, destroyed or missing. If this occurs, then chances are that the roof, electrical, plumbing and interior walls are damaged.
4. **Roof:** The roof is damaged if it is shifted, sagging, collapsed or submerged. If this occurs, then chances are that the interior and exterior walls are damaged.

NON-OBSERVABLE SYSTEMS

The following four structural systems cannot be readily be observed either by visual inspection or walk-through; however, they may have damage if the following conditions are observed:

1. **Interior Walls:** Damaged if you can see them from the exterior of the structure.
2. **Plumbing:** Damaged if the water supply and/or waste water systems/plumbing are broken or contaminated, or if there is damage to the foundation, floor or exterior walls.
3. **Heat/AC:** Damaged if system was submerged, or if unit vents or heat distribution system is missing, crushed or disconnected.
4. **Electrical:** Damaged if submerged or the service entrance or part of the exterior distribution system is missing.

**DAMAGE SCALE STANDARDS
FOR DETERMINING/VERIFYING BUILDBACK POLICY COMPLIANCE**

STANDARD 1 - GENERAL FLOOD (SLOW RISING WATER)			
If water depth reached above floor was:	Then, estimated damage if building, dwelling or structure		
	Concrete Block	Frame Construction	Mobile Home
Covered floor	Minor (5%)	Minor (10%)	Major (25%)
2 feet	Minor (10%)	Minor (20%)	Major (40%)
3 feet	Minor (20%)	Major (30%)	Destroyed (60%)
4 feet	Major (30%)	Major (40%)	Destroyed (70%)
5 feet	Major (40%)	Major (50%)	Destroyed (80%)
6 feet	Major (50%)	Destroyed (60%)	Destroyed (90%)
7 feet	Destroyed (60%)	Destroyed (70%)	Destroyed (100%)
8 feet	Destroyed (70%)	Destroyed (80%)	Destroyed
9 feet	Destroyed (70%)	Destroyed (90%)	Destroyed
10 feet	Destroyed (75%)	Destroyed (100%)	Destroyed
STANDARD 2 - IMPACT DAMAGE (WINDSTORM, FLASH FLOOD)			
If structure condition is:	Concrete Block	Frame Construction	Mobile Home
Roof damage into attic <u>or</u> one outside wall damaged.	Minor (7%)	Minor(10%)	Minor (18%)
Roof off <u>or</u> two outside walls damaged.	Minor (15%)	Minor (20%)	Major (50%) Major (30%)
Roof off, one outside wall damaged <u>or</u> three outside walls damaged.	Minor (25%)	Major (30%)	Destroyed (65%) Major (45%)
Roof off, two outside walls damaged <u>or</u> three outside walls damaged.	Major (35%)	Major (40%)	Destroyed (75%) Major (45%)
Roof off, three outside walls damaged.	Major (50%)	Major (50%)	Destroyed (80%)
Roof off, outside and inner walls damaged.	Destroyed (60%)	Destroyed (60%)	Destroyed (90%)
Roof off, outside and inner walls damaged, one or more rooms damaged.	Destroyed (65%)	Destroyed (70%)	Destroyed (100%)
Roof off, outside and inner walls damaged, extensive damage & interior damage.	Destroyed (80%)	Destroyed (90%)	Destroyed (100%)
Roof off, outside and inner walls damaged, extreme damage to structure	Destroyed (90%)	Destroyed (90%)	Destroyed (100%)
Total destruction to foundation.	Destroyed (100%)	Destroyed (100%)	Destroyed (100%)



LEE COUNTY LIMITED ENTRY

OFF LIMITS TO UNAUTHORIZED PERSONNEL

Warning: This structure has been damaged and its safety is questionable. Enter at your own risk.

Restrictions in use:

- Entry for emergency purposes only
- Other

Date: _____ Time: _____

This facility was inspected under emergency conditions for Lee County/
_____ on the date and time noted.

Facility Name and Address:

Inspector ID/Agency

An inspector has surveyed this structure. Final determination as to its safety is the owner's responsibility. If there is doubt as to the structure's safety, then the owner should obtain the services of a professional engineer or architect for an in-depth inspection of the structure.

DO NOT REMOVE THIS PLACARD UNTIL AUTHORIZED BY
LEE COUNTY DEVELOPMENT SERVICES

UNSAFE



LEE COUNTY

DO NOT ENTER OR OCCUPY

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Warning:

This structure has been seriously damaged and is unsafe. Do not enter. Entry may result in death or injury.

Date: _____

Time: _____

Comments:

This facility was inspected under emergency conditions for Lee County/

_____ on the date and time noted.

Facility Name and Address:

Inspector ID/Agency

DO NOT REMOVE THIS PLACARD UNTIL AUTHORIZED BY
LEE COUNTY DEVELOPMENT SERVICES

ATTACHMENT B

DAMAGE ASSESSMENT INSPECTION REPORT

STRAP 21-44-25-P3-00100.0900
 Site Address 2625 ORTIZ AV Fort Myers
 Owner Name TIITF/DEPT OF CORRECTIONS
 Tenant Name
 Building 1 of 2

Occupancy
 SF MF COM IND ???

Structure Type
 WD MAS MET MH ???

Primary Residence
 Yes No ???

Owner Insured
 Yes No ???

Tenant Insured
 Yes No ???

Previous Flood Damage
 Yes No ???

Visible Damage
 Wind Storm Surge
 Flood Fire Theft

Preliminary Damage Estimates

	Structure Value	Contents Value (est)
	266,697	213,358
	Structure Damage	Contents Damage
Surge Only	16,002	102,412
Wave & Surge		
Wind	8,001	
Total	126,414	

Structural Damage by Building Subelement

	None	Minor	Major	Destroyed
Roof and Trusses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Exterior Walls	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Interior Walls	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Floors and Flooring	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Foundation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Plumbing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electrical	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
AC/Heat	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Total Damage				%

Standing Water Present
 Yes No Prior

	Yes	No	???
Utilities Off	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Uninhabitable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Engineering Needed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Structure Demolished	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Photo Taken	<input type="radio"/>	<input type="radio"/>	
Team		Roll	Frame

Overall Damage Category
 Damage Value

Utilities Available

	Yes	No	Not Served	Trx Lines Damaged
Water	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="checkbox"/>
Electricity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="checkbox"/>
Telephone	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="checkbox"/>
Gas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="checkbox"/>

Placard Issued

- Inspected, Unrestricted Use/Occupancy
- Limited Entry
- Unsafe to Enter or Occupy
- Habitable, Repairs Necessary
- Approved to Connect Utilities
- Water Electric Gas

Inspector

Date

LIST OF EXEMPTED STRUCTURES OR USES

1. Structures and improvements exempted from emergency and normal building permit requirements.
 - a Building or structure located in a public right-of-way, public utility towers and poles, mechanical equipment not specifically regulated by the Standard Building Code, bridges and flood control structures.
 - b Temporary construction sheds and temporary construction sheds.
 - c Curb and fences which do not obstruct an intersection.
 - d Home television and radio antennas.
 - e Awnings projecting 4 feet or less and attached to exterior walls of single family and duplex residences.
 - f Repairs involving only the replacement of component parts or existing work with similar materials for maintenance purposes, and do not effect any electrical or mechanical installation. Examples might include:
 - Painting and decorating;
 - Floor covering and tile installation;
 - Cabinet work;
 - Outside paving;
 - Siding installation over existing exterior walls of single family and duplex residences.
 - g Repair of eaves.
 - h Air conditioning duct work.
 - i Work located on Federal Property.
 - j Work performed for any state governmental agency, except where permits are specifically requested by said agency.
 - k Temporary tents or other covering erected for commercial, ceremonial or religious purposes, provided no person, firm or corporation shall use such structure as a dwelling.
3. Assembly or reassembly of a pre-fabricated storage shed of the same size and in the same location that lawfully existed before the disaster, and which was destroyed or damaged by the disaster.
4. Repair or replacement of exterior or interior non-bearing walls, wall coverings, ceilings, floor coverings, and windows for structures that lawfully were part of a structure that existed before the disaster and was destroyed or damaged by the disaster.
5. Maintenance, repair or replacement of electrical and plumbing fixtures that lawfully were part of a structure that existed before the disaster, and were destroyed and damaged by the disaster, except that permits may be required for work on electrical and plumbing lines.
6. Any reroofing work not presently exempted by land development regulations, provided that the following conditions are met:
 - a There is no structural damage and only the roof covering is repaired or replaced; and,
 - b Asbestos removal is not involved.