

"All The News That Fits In Print"

P.O. Box 787
Jensen Beach, Florida 33457
Telephone: 334-4333

AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA)
COUNTY OF MARTIN)

Before the undersigned authority personally appeared Richard E. Campbell, who on oath says that he is editor of The Jensen Beach Mirror, a weekly newspaper published at Jensen Beach in Martin County, Florida; and that the attached copy of advertisement, being a Public Notice of Proposed Ordinance in the matter of Town of Sewalls Point Ordinance # 122 in the _____ Court, was published in said newspaper in the issues of November 26, 1980

Affiant further says that the said Jensen Beach Mirror is a newspaper published at Jensen Beach in Martin County, Florida, and that the said newspaper has heretofore been continuously published in said Martin County, Florida, each Wednesday and has been entered as second class mail matter at the post office in Jensen Beach in said Martin County, a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

Richard E. Campbell

AFFIANT

Sworn to and subscribed

before me this 28
day of Nov., 1980

Notary Public Jean Morgan

(SEAL) NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB 22 1984
BONDED THRU GENERAL INS. UNDERWRITERS



NOTICE OF PROPOSED ORDINANCE

NOTICE is hereby given that the following proposed Ordinance will be introduced in writing and read for the first time at a regular meeting of the Town Commission of the Town of Sewall's Point, Florida, to be held at the Town Hall in Sewall's Point, Florida, on the 10th day of December, 1980, at 7:30 p.m., or as soon thereafter as is practicable.

A full copy of said proposed Ordinance, entitled hereafter, may be inspected at the Town Hall in Sewall's Point, Florida, during regular business hours. All interested parties may appear at said meeting and be heard with respect to this proposed Ordinance.

The Town Commission of the
TOWN OF SEWALL'S POINT
By: -s- Joan Beckley
Town Clerk

ORDINANCE NO. 122

AN ORDINANCE OF THE TOWN OF SEWALL'S POINT, FLORIDA, AMENDING AND ADDING TO CHAPTER 4, BUILDING AND BUILDING REGULATIONS; PROVIDING FOR PERMIT APPLICATIONS; PROVIDING FOR LINTELS STRUCTURAL MINIMUM REQUIREMENTS; PROVIDING FOR FOUNDATION CONSTRUCTION REQUIREMENTS; PROVIDING FOR CONSTRUCTION SITE CLEANING REQUIREMENTS; PROVIDING FOR PLUMBING TEST REQUIREMENTS; PROVIDING FOR CONCRETE MASONRY WALLS SPECIFICATIONS; PROVIDING FOR MINIMUM ROOF SHEATHING; PROVIDING FOR TERMITE PROTECTION REQUIREMENTS; PROVIDING FOR CERTIFICATE OF OCCUPANCY REQUIREMENTS; PROVIDING FOR SEPARATION IN THE EVENT A SECTION OR PORTION IS DECLARED TO BE UNCONSTITUTIONAL; PROVIDING REPEAL OF ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH; PROVIDING FOR INSERTION IN THE TOWN CODE; PROVIDING FOR AN EFFECTIVE DATE.

PUBLISH: THE MIRROR NEWSPAPER
November 26, 1980

ORDINANCE NO. 122

AN ORDINANCE OF THE TOWN OF SEWALL'S POINT, FLORIDA, AMENDING AND ADDING TO CHAPTER 4, BUILDING AND BUILDING REGULATIONS; PROVIDING FOR PERMIT APPLICATIONS; PROVIDING FOR LINTELS STRUCTURAL MINIMUM REQUIREMENTS; PROVIDING FOR FOUNDATION CONSTRUCTION; PROVIDING FOR CONSTRUCTION SITE CLEANING; PROVIDING FOR PLUMBING TEST; PROVIDING FOR CONCRETE MASONRY WALLS SPECIFICATIONS; PROVIDING FOR MINIMUM ROOF SHEATHING; PROVIDING FOR TERMITE PROTECTION REQUIREMENTS; PROVIDING FOR CERTIFICATE OF OCCUPANCY REVOCATION AND ISSUANCE; PROVIDING FOR SEPARATION IN THE EVENT A SECTION OR PORTION IS DECLARED TO BE UNCONSTITUTIONAL; PROVIDING REPEAL OF ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH; PROVIDING FOR INSERTION IN THE TOWN CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the Charter of the Town of Sewall's Point, styled Chapter 57-1865, Laws of Florida, and pursuant to Chapter 163, Florida Statutes, the Town of Sewall's Point has power to adopt building regulations, and

WHEREAS, the Town Commission of the Town of Sewall's Point desires to supplement the South Florida Building Code, and in addition thereto, but not in limitation thereof, and

WHEREAS, the Town Commission of the Town of Sewall's Point has determined that it is necessary and proper to set forth amendments and additions to Chapter 4, Building and Building Regulations, to fit the needs of the Town.

NOW THEREFORE, BE IT ORDAINED:

I. That Section 4-17 of the Code of Ordinances, Town of Sewall's Point, Florida, is hereby amended to read as follows:

Sec. 4-17. Permit Applications.

~~(a) All applications for building permits shall be accompanied by three (3) sets of plans, showing floor plan, at least two (2) elevations and location of house in relation to all four (4) lot lines. One set of plans~~

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~~will be returned and one set will be retained by the town clerk.~~

(a) Contractor Qualifications. The building contractor, or owner in the case of an owner-builder, shall provide the Town Clerk with the following information prior to obtaining a building permit for any construction.

(1) Copy of Martin County, Florida, or State of Florida certification or competency card indicating the contractor is qualified and competent. Owner-builders are not required to meet this provision.

(2) Certificate of insurance addressed to the Town of Sewall's Point from contractor's, or owner-builder's, insurance agent showing coverages meeting minimum standards as established by the State of Florida for both general liability and workmen's compensation for the proposed construction. The building contractor, or owner-builder, shall be responsible for maintaining current certificates of insurance, as herein stated, with the Town Clerk.

(b) All applications for building permits shall be accompanied by:

(1) Three (3) sets of plans, showing floor plan, at least two (2) elevations and location of house in relation to all four (4) lot lines. One set of plans will be returned and two sets of plans will be retained by the Town. The building plans shall also include foundation structural detail, electrical circuitry detail and a section showing wall structure detail.

(2) Either originals or copies of recorded warranty deed showing ownership of property.

(3) Current septic tank permit from the Martin County Health Department.

(4) Tree removal permit (if applicable).

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(5) Sign permit (if applicable).

(6) Calculations demonstrating conformance to the Energy Efficiency Building Code, said calculations to be supplied on Form 900-789 of the Florida Model Energy Efficiency Code for building construction or the appropriate succeeding or successor form adopted by the State of Florida.

(c) Plans for commercial buildings only must bear the stamp of a registered Florida architect on each sheet of the plans.

(d) It shall be unlawful for a person to file a false set of plans for a building or dwelling with the Town or to file a false plat regarding building any dwelling within the Town. The filing of such false set of building plans or building plat shall void any building permit issued as a result of such false plat or plans, as well as create a criminal liability for violation of this Article.

II. Further, that Section 4-22 of the Code of Ordinances, Town of Sewall's Point, Florida, is hereby amended to read as follows:

Sec. 4-22. Lintels.

~~All-belt-or-tie-beams-shall-be-reinforced-concrete not-less-than-eight-(8)-inches-in-width-and-not-less-than-twelve (12)-inches-in-height-with-four-(4)-five-eighths-(5/8)-inch rebar, two-(2)-at-top-and-two-(2)-at-bottom. Joint-anchors-must be-used-on-every-rafter.~~

Openings for windows and doors shall be given structural consideration with minimum requirements as follows:

(1) Six (6) to nine (9) feet: eight (8) inch by twelve (12) inch concrete beam with an additional Number 5 reinforcing bar at the bottom extended to eighteen (18) inches on each side of the opening.

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(2) Nine (9) to twelve (12) feet: eight (8) inch by twelve (12) inch minimum concrete beam with two (2) additional Number 5 reinforcing bars on the bottom extended to eighteen (18) inches on each side of the opening.

(3) Twelve (12) to fifteen (15) feet: eight (8) inch by twelve (12) inch minimum concrete beam with two (2) additional Number 5 reinforcing bars on the bottom extended to eighteen (18) inches on each side of the opening with the addition of one (1) Number 6 truss reinforcing bar and one inch additional depth for concrete per lineal foot.

(4) Fifteen (15) to eighteen (18) feet: Eight (8) by sixteen (16) inch minimum concrete beam with four (4) Number 6 reinforcing bars and one (1) Number 7 truss reinforcing bar.

III. Further, that Section 4-24 of the Code of Ordinances, Town of Sewall's Point, Florida, is hereby amended to read as follows:

Sec. 4-24. ~~Footings.~~ Foundations.

~~The following minimum footings shall apply:~~

~~(a) -- A single-story residence, sixteen (16) inches by ten (10) inches, two (2) five-eighths inch rebar.~~

~~(b) -- Two (2) story residence, twenty-four (24) inches by twelve (12) inches, three (3) five-eighths inch rebar.~~

~~(c) -- Bearing partitions shall have regular footings.~~

(a) Prior to calling for inspection of foundation before concrete is poured, all Number 5 reinforcing bars shall be tied under main footing reinforcing bars and all other reinforcing bars must be tied at intersections and overlaps. Minimum overlap for Number 5 reinforcing bar is eighteen (18) inches.

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(b) All footings must be formed ten (10) inches below natural grade in virgin earth. If footings are not formed in virgin earth, a compaction test performed by a qualified professional engineer demonstrating a minimum compressive strength of 2,500 pounds per square foot must be supplied to the Building Department.

(c) Single story building footings shall be ten (10) inches deep by eighteen (18) inches wide with two Number 5 bars continuous throughout the footing.

(d) Two story building footings shall be ten (10) inches deep by twenty (20) inches wide with three (3) Number 5 bars continuous throughout the footing.

(e) A monolithic slab footing must be formed with sixteen (16) inch form wood. A 45 degree cut shall be made between footer and slab.

(f) Wood frame houses shall also be secured from footing to roof structure by either ½ inch anchor bolts or one-eighths (1/8) inch by one (1) inch anchor straps twenty-four (24) inches on center imbedded in concrete.

IV. Further, that the Code of Ordinances, Town of Sewall's Point, Florida, is hereby amended by adding a section, to be numbered 4-27, which said section shall read as follows:

Sec. 4-27. Construction Site Cleaning Requirements.

All construction sites shall be daily cleared of debris and trash, including, but not limited to, lunch cartons, empty cement bags, bottles, cans and other trash of similar nature, which shall be placed in appropriate receptacles for removal from the site.

V. Further, that the Code of Ordinances, Town of Sewall's Point, Florida, is hereby amended by adding a section, to be numbered 4-28, which said section shall read as follows:

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Sec. 4-28. Plumbing Test.

Water shall be maintained in plumbing risers until after concrete slab is inspected.

VI. Further, that the Code of Ordinances, Town of Sewall's Point, Florida, is hereby amended by adding a section, to be numbered 4-29, which section shall read as follows:

Sec. 4-29. Concrete Masonry Walls.

All concrete masonry walls shall have poured cells where steel is placed and at openings. One- and two-story single family residence may utilize reinforced poured concrete masonry units in lieu of formed columns. The concrete masonry units having poured cells shall have a minimum of two (2) Number 5 reinforcing rods at each corner and one (1) Number 5 reinforcing rod every sixteen (16) feet.

VII. Further, that the Code of Ordinances, Town of Sewall's Point, Florida, is hereby amended by adding a section, to be numbered 4-30, which section shall read as follows:

Sec. 4-30. Roofs.

All approved roof coverings shall be placed on a minimum five-eighths (5/8) inch thickness plywood sheathing, except for wood shake roofs. Wood shake roofs may be placed on minimum one (1) by four (4) inch sheathing spaced on centers equal to the weather exposure at which the shakes are to be layed, but not over ten (10) inches.

VIII. Further, that the Code of Ordinances, Town of Sewall's Point, Florida, is hereby amended by adding a section, to be numbered 4-31, which section shall read as follows:

Sec. 4-31. Termite Protection.

In all wood frame structures, appropriate measures

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shall be taken to add termite shields of approved design.
Further, metal or felt padding shall be placed between any
masonry and wood material, unless the wood is of the pressure-
treated type. Prior to placing concrete for slab, the area
to be covered by the slab shall be treated for termites
by a licensed exterminator.

IX. Further, that the Code of Ordinances, Town of Sewall's Point, Florida, is hereby amended by adding a section, to be numbered 4-32, which section shall read as follows:

Sec. 4-32. Certificates of Occupancy.

1. Certificates of Occupancy may be revoked in
the discretion and upon majority vote of the Town Commission
of the Town of Sewall's Point within ninety (90) days of
issuance. The basis for such revocation shall be if the
information relied upon in issuing the Certificate of Oc-
cupancy is determined by the Town Commission to have been
deceiving or false, or that the actual construction does not
conform to the building plans approved by the Building Depart-
ment. Before the Commission votes to revoke a Certificate
of Occupancy, the owner of the property shall be notified
of the impending action at least ten (10) days prior to
the regular meeting at which such action may be taken.
The notice shall be by personal delivery or by mailing to
the address as shown on the application for building permit,
or any subsequent modifications thereof, or upon the person
designated for service of notices by the notice of commence-
ment posted upon the property in compliance with Chapter
713 of the Florida Statutes.

2. A Certificate of Occupancy may only be issued
by the Building Commissioner or in his absence, the Mayor
of the Town of Sewall's Point.

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X. Separation.

If any section, sentence, clause, phrase, or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance, and it shall be construed to have been the intent of the Board to adopt this Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts, shall be deemed and held to be valid as if such part or parts had not been included herein. If this Ordinance or any provision thereof shall be held to be inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holdings shall not affect its applicability to any other person, property or circumstances.

XI. Repeal.

Town ordinances and Town resolutions, or parts thereof, in conflict with this Ordinance are hereby abolished and repealed to the extent of such conflict.

XII. Incorporation in Town Code.

Provisions of this Ordinance shall be incorporated in the Town Code and the word "Ordinance" may be changed to "section", "article", or other appropriate word, and the sections of this Ordinance may be renumbered or relettered to accomplish such intention.

XIII. Effective Date.

This Ordinance shall become effective immediately upon the date of its passage according to law.

Passed first reading at the regular meeting of the Town Commission held on the 12th day of November, 1980.

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Passed second reading at the regular meeting of the
Town Commission held on the 10th day of December, 1980.

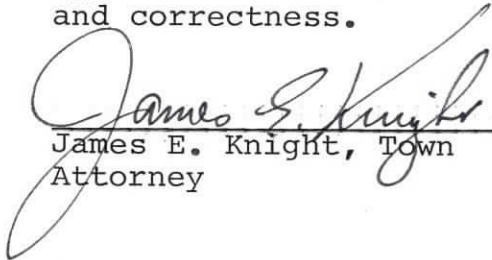
ATTEST:



Mayor-Commissioner Edward H. Gluckler


Town Clerk, Joan Beckley


Commissioner E. Clinton Towl

Approved as to form
and correctness.


James E. Knight, Town
Attorney


Commissioner William E. Barton, III


Commissioner Dana deWindt


Commissioner Gilbert Strubell

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