



# e-Connection

6051 Old Bagdad Highway, Milton, FL 32583

Phone (850) 981-7000

Fax (850) 623-1208

## Single Family Home Development Code Reminder and Request for Input June 19, 2014

Based upon continuing complaints received related to lot grading and erosion control, we have been tasked with evaluating current codes and practices and providing recommendations to the Board of Commissioners for improvements.

Specifically, implementation of the following code requirements has been problematic:

### **Building Code Section R401.3 Drainage**

Surface drainage shall be diverted **to a storm sewer conveyance or other approved point of collection** that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches the first 10 feet. (emphasis added)

### **Land Development Code Section 4.04.03.J**

All single family dwelling and duplex development activities, shall maintain erosion control measures so as to prevent sediment or debris from leaving the development parcel. Any sediment or debris that leaves the development site shall be properly recovered by the building permit holder. Failure to comply with this requirement shall constitute a violation of this ordinance and shall be cause for suspension of a building permit or development order.

### **Reminders:**

Please check all of your job sites to ensure that erosion control is in place and functioning properly to avoid suspension of your building permit.

For each job, ensure that your lots are graded to ensure stormwater is diverted to a storm sewer conveyance or other approved point of collection. Adjacent lots are typically not approved points of collection. Failure to comply with this provision early in the project may result in inspection turn down until corrected.

Also for each job, ensure the approved building plans are on site for all phases of inspections, including the final. Failure to comply with this requirement may result in inspection delays.

**Request for Input:** If you have comments related to code requirements or how we can better ensure compliance, please share those with Rhonda Royals ([rhondar@santarosa.fl.gov](mailto:rhondar@santarosa.fl.gov)) and Beckie Cato ([beckiec@santarosa.fl.gov](mailto:beckiec@santarosa.fl.gov)).