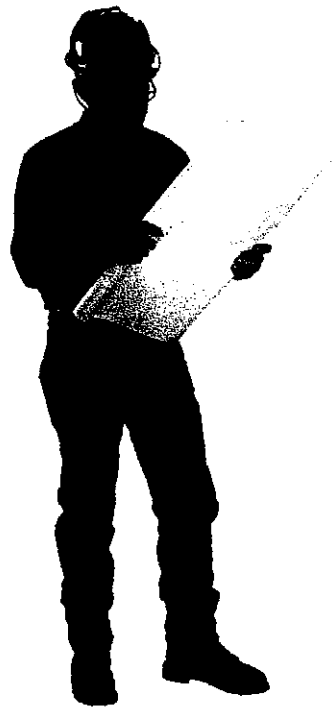
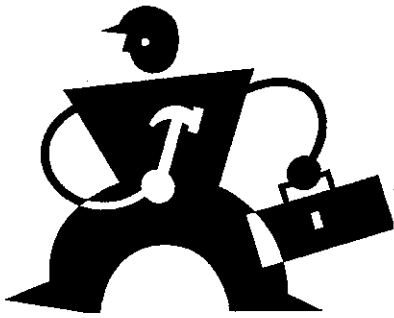


**CONSTRUCTION CODE**

*MAINLANDS UNIT II*

**JANUARY, 2012**





CONSTRUCTION CODE BOOKLET  
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## General Information

General information regarding Construction Code in a basic, condensed, and brief description as will be found in the booklet.

### **1. Property Manager:**

The function of the Property Manager is to make sure the first part of the Exterior Property Alteration Application form is filled out correctly.

- a. That the contractor to be used is currently licensed and has the appropriate current licenses and the proper and current insurances. (see section 1.5a)
- b. That any plans and specifications of work to be performed are found to be complete and part of the application.
- c. To check that no work encroaches into any common or easement area.
- d. To keep records of work completed by contractor or homeowner for the homeowners' file.

NOTE: The Property Manager cannot give sole approval for any type of work to be performed in Unit Two. It must be countersigned by the Alteration Code Director.

### **2. Alteration Director**

The function of the Alteration Director is to process the Exterior Alteration application form in an orderly and timely fashion.

- a. To check any plans and specifications attached to application.
- b. To inspect site.
- c. To approve or disapprove any application and to make its reason and recommendations known to the Board of Directors.
- d. You will be given an Alteration Permit when your application is approved and this permit should be placed in a front window along with the County and/or City permit.
- e. Upon completion of the work the Alteration Director must be notified.
- f. No work may be started until after the alteration permit is signed and returned  
To the homeowner

### **3. Board of Directors**

The function of the Board of Directors is to hear the recommendations of the Alteration Director whenever a dispute arises and make resolves. The Board of Directors may be called on to make decisions on variances, to preserve quality, appearance, and value of the community as a whole. The Board of Directors may not be required to sign-off on any alteration form and the Alteration Director will act on the behalf of the Board.

## PREAMBLE

***The Declaration of Condominium requires that all building changes, alterations, and modifications or replacements must be submitted through the Property Manager and be approved by the Alteration Director***

**In order to insure uniformity, all Exterior Property Application forms must be approved and accompanied by a copy of a City of Pinellas Park permit when applicable for the construction or modification of any condominium units.**

### **YOU MUST ADHERE TO THE FOLLOWING CONSTRUCTION REGULATIONS:**

- A. All provisions of the Declaration of Condominium and the By-Laws, particularly Sections 9, 10, 12, and 13 of the Declaration and Article X of the By-Laws. In the event of conflict between the Construction Code and the Declaration of Condominium, The Declaration of Condominium will prevail.
- B. The Southern Standard Building Code which has been adopted by the Southern Building Code Congress' latest issue.
- C. Provisions of all laws, ordinances, and regulations of federal, state, and local government bodies.
- D. Contractors MUST provide proof of current license, current liability and current workman's compensation insurance.
- E. Unlicensed contractors, Chapter 455.228 of the Florida Statutes allows the Florida Department of Professional Regulations to request the Circuit Court to impose a Civil penalty of \$500 to \$5000 on individuals who aid and abet unlicensed construction contractors. They may also be liable for court costs and attorney fees. Aiding and abetting is defined as anyone who employs an unlicensed contractor or company.

### **PURPOSE**

The purposes of the codes are to insure that structures, alterations or modifications that are built within Mainlands of Tamarac by the Gulf, Unit Two Condominiums are designed and constructed in a manner that will enhance the aesthetic value of the community, and preclude the erection of any structure that would create a hazard to the community. The codes are intended to serve as basis for sustaining or improving the quality, appearance, and property value of the community.

## **PROCEDURE**

- 1.1 Any homeowner wishing to make exterior alterations, modifications to or around their Home must fill out an Exterior Property Alteration Application form for the Property Manager. Replacement items must be of like or better quality.**
  
- 1.2 All completed Exterior Property Alteration Application forms must be accompanied by an 8 ½ by 11 or 11 by 17 inch drawings, which must contain sufficient details so that the Property Manager and the Alterations Director has a clear picture of the work to be done. The following are essential and are to be supplied by the homeowner.**
  - a. A lot plan reflecting the location of the present structure on the site and the proposed location of changes.**
  
  - b. A title block reflecting the name of the owner, street address, unit number, block and lot number, and the name of the contractor.**
  
  - c. A specification page detailing dimensions of footers, roofing detail, electrical conduit, outlets, and lights, plumbing, and any other work that is part of the proposed change when these types of changes are part of the application.**
  
- 1.3 The Property Manager will review all plans and specifications and verify that the Contractor has a current license, a current certificate of insurance, current worker's compensation insurance or a State of Florida certificate of exemption, and an occupational permit from the City of Pinellas Park if required. Upon approval the Property Manager will then forward the Exterior Property Application form along with the complete set of drawings to the Alteration Director. The Alteration Director will then make a determination and a decision as to whether to approve or disapprove.**
  - a. The Property Manager will reject an application for non-conformance with the rules and regulations or for not supplying sufficient information. In either case, the Property Manager will return the plans and specifications to the homeowner. The Property Manager or Alterations Director may make suggestions that will make the plans acceptable. The homeowner may then resubmit the Application to the Property Manager.**
  
  - b. In the event that the Property Manager or the Alterations Director rejects a proposed alteration or modification, the homeowner may appeal to the Board of Directors for a variance. A request for a variance should be filed in writing with the Alterations Director within ten (10) calendar days from the date of the notice of rejection. The**

homeowner or representative will then be allowed to appear before the Board of Directors.

- 1.4 The Property Manager upon receiving the approved application from the Alteration Director will return a copy of the approved application and any plans submitted with said application to the homeowner. A copy of the approved application will be supplied to the Alterations Director.

**NOTE: NO WORK WILL COMMENCE WITHOUT AN APPROVED APPLICATION AND, IF APPLICABLE, AN APPROPRIATE CITY OF PINELLAS PARK PERMITS.**

- 1.5 Upon issuance of the approved application, and all proper and appropriate permits, it will be made known to the applicant that said approval remains valid for (60) sixty Calendar days from the date of approval. Should construction not commence Within sixty (60) calendar days, a new Exterior Alteration Application form must Be submitted to the Property Manager for reconsideration through the process Described above.

- a. All contractors desiring work in Mainlands of Tamarac by the Gulf, Unit Two Condominiums have identifying signs and must furnish proof to the Property Manager that they are properly and currently licensed and have current liability insurance, current Worker's compensation insurance or a State of Florida certificate of exemption and/or other forms of licenses, permits, or insurance that the Board of Directors may require for protection of said Unit Two Condominium Association, Inc.

- 1.6 Residents found to be in violation of the Construction Code shall be notified in writing by the Alteration Director. A copy of this notice will be sent to the Property Manager on the same date. This notice will clearly state the nature of the violation and direct the homeowner to restore the structure/property to its original condition. The Property Manager will specify a given length of time, not to exceed thirty (30) calendar days from the date the Property Manager was notified by the Alteration Director of the Violation, for compliance. The homeowner may appeal to the Board of Directors for a variance in the same manner described in Section 1.3b.

- 1.7 All approved Exterior Application Forms and related drawings will be permanently filed In a Block and Lot filing system. These files will be maintained and kept current by the Property Manager.

- 1.8** Easement affidavits and requests for variance must be completed and submitted with The Exterior Property Alteration Application form whenever a project protrudes into A designated easement area or will extend beyond the outer perimeter walls of a Structure or will extend beyond a property line

### **SPECIAL PROVISIONS**

#### **2.0 STRUCTURES TO BE CONSTRUCTED**

- a All approved structures must be attached to the existing structure and so designed and built as to conform substantially to the design and construction of the original structure.
- b Effective November 11, 2011 any existing storage containers will be allowed to remain. All new storage containers must be requested on an alteration request and approved by the Alterations Director. Measurements of any new storage containers are not to Exceed eighty (80) inches tall, twenty-four (24) inches deep, and six (6) feet wide and must Be constructed of nonferrous material. They should be contained behind a wall and not visible from the front of the house. Storage PODs are permitted for two days max.
- c Nothing may be constructed on the front of any structure, which will change the setback lines established for the original structure.
- d Nothing shall be constructed above grade on the side of any structure except for the following:
- 1 Decorative block screen walls
  - 2 PVC fencing as shown around garbage containers or air conditioning units

For concrete block the height may not exceed fifty four (54) inches. For PVC fencing, the highest point of the fencing may not exceed fifty four (54) inches. Both may not exceed fifty three (53) inches in width (perpendicular from the outside perimeter wall of the original structure) and shall not exceed in length what is needed to screen said garbage containers and said air conditioning unit. Length is to be determined by the Alterations Director and shall not encroach upon any easement area. Both shall be white to match existing structure. Both shall be maintained at the sole expense of the homeowner. REF 22.0b, 23:0.

- e **Addition of carports for ABBEY UNITS**  
Owners of ABBEY homes that have no carports will be allowed to extend their driveways to add a carport next to their home as long as the proposed carport does not infringe on the easement of a neighboring residence. The roof must be added in accordance with rules and approved by the roofing Director. All concrete must be installed to existing code.



- f Room additions, Florida rooms, permanent patios/slab, screened porches/sunrooms may not extend beyond the outer perimeter walls of the original structure and shall not encroach upon any easement and must be subject to approval by The Board of Directors.

**NOTE:** Outer perimeter walls are meant to be the outermost wall line of a structure, also the full height of the outer perimeter wall of the structure. Example, the elevation from ground to the height of the eave.

**EXCEPTION:** Baldwin model homes were originally offered in one (1) and two (2) bath models. single bath models may be converted to a two bath home by addition of a twelve (12) Foot wide by six (6) foot deep at the rear of the structure. This addition shall not exceed the outer perimeter of the original side structures.

- g Any addition to the rear of the structure shall not exceed the width of the original structure and shall not encroach upon any easement.
- h Due to improvements in roofing materials and Unit Two Condominium Association, Inc.'s roofing contracts and any addendum to the contracts, the Construction Code will conform to the approved roofing contract.
- i All roofs, other than flat roofs, shall be constructed so as to conform to existing roof line and appear as part of the original roof.  
*Baldwin addition for bath shall have matching tile Roof*
- j All roofs, other than flat roofs, must be finished with cement tile that conforms substantially to that of the existing roof.
- k Flat roof replacement/repair shall be accomplished with the use of approved roll roofing material. No aluminum panel system will be permitted.
- l Glass windows or replacements may be awning type, casement type, slide by type, vertical single or double hung type, or bay, windows.
- m Carports may be converted to garages. All openings shall be closed using eight (8) Inch concrete block or cement board. The inside of garages must be finished.
- n Cabinets in carports shall not exceed twentyfour (24) inches in depth, They must be securely attached only to the house. They must be painted white and can only be at the back or house side of the carport. Any containers in carports must be enclosed within wooden cabinets, and secured to the house.
- o Nothing shall be stored in carports that cannot fit into the carport cabinets. Carports are to be used strictly for the housing of vehicles.

#2

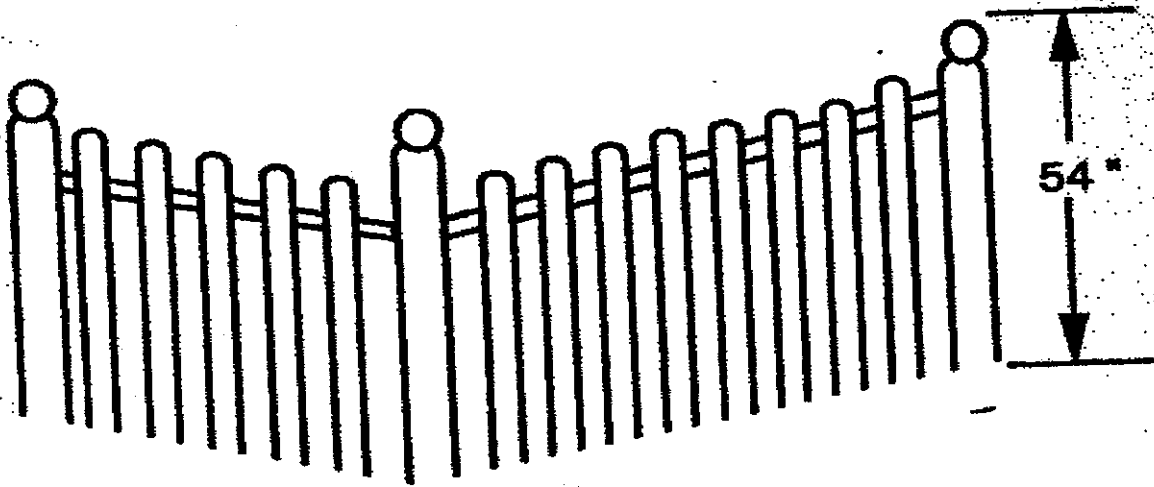
- p All garages shall be equipped with metal or fiberglass white overhead doors and shall conform to the existing garage doors in Unit Two.
- q Any additional sidewalk, patio/slab or driveway expansion must have prior approval of the Board of Directors.
- r The installation and maintenance of additional concrete block walls, sidewalks, patio/slab railings, PVC fencing and driveway expansion shall be the sole responsibility of the homeowner.
  - 1. Sidewalks shall not be allowed as to expand the width of a driveway.
  - 2. Driveway expansions shall be limited so as the expansion will not exceed the outer perimeter walls of the structure and shall not exceed a total width of nine (9) feet. The use of cement blocks, gravel, or stone as a parking or driveway base is prohibited
  - 3. Driveways, patio/slabs, carport floors or sidewalks (but not common area sidewalks covered with paint, stain, "river gravel" or other coating must have approval of the Alteration Director. Once covered or coated they are the sole responsibility of the homeowner and must be maintained in good condition. Driveway extensions must match the original driveway. Coatings may not Extend onto the sidewalk.
  - 4. Driveway expansions shall be of concrete or pavers. All driveway extensions must be of like materials. Thickness of concrete must conform to code. Pavers must be installed to the manufacturers specifications and these must be presented along with the Alteration request.

### 3.0 PVC Vinyl Fencing

- a. PVC Vinyl Fencing for the use of decorating about the air conditioner or garbage cans shall be of material that conforms to ASTM D4216.
- b. Bottom rail shall be mounted on posts two (2) inches high from slab to allow for drainage.
- c. Gothic posts are to be installed six (6) inches from slab edge using preformed steel post holder or no more than (6) inches outside of the slab. Post must be

cemented in.

- d. Fence shall be capable of withstanding Miami/Dade hurricane codes



**Figure**

### 3.1 Air Conditioners

- a Installation of room air conditioners shall be limited to the rear wall or rear side wall of the structure. Room air conditioners must be permanently installed only in the wall and shall not extend more than six (6) inches beyond the outer perimeter wall of the structure.
- b Window air conditioners are not permitted.

### 3.2 Awnings

- a All awnings must be constructed of aluminum. Awnings must be painted white and conform to existing awnings in Unit Two. Four (4) colored stripes may be permitted if the colors substantially match the accent colors of the structure.
  - a. 1 EXCEPTION: The installation of retractable awnings is approved. These awnings will be allowed ONLY on the rear of homes in patio areas. The awnings must be 90%

white, and must be removed or replaced if they become unsightly or tattered. The awnings are recognized with the same rule as clotheslines in the Unit construction guide. They must be able to be retracted in 5 minutes when necessary.

- b All awnings when fully opened, must be not less than six (6) feet from grade so they do not present a hazard to maintenance crews performing mowing and landscape work.
- c Front porch awnings but may not be screened as to provide a screened in area.
- d Rear patio awnings are permitted but must be retractable and painted white.

#### 4.0 Carports

Reference 2.0 j, k, l.

*1/6/12 per Ripley & George F.*

*OK To have AWNING over garage side door.*

#### 5.0 Driveways

Reference 2.0 r, 1, 2, 3, 4

#### 6.0 Fasteners and related items

- a All fasteners, bolts, nuts, anchors, screws, nails, roof flashing, roof valleys, gutters, downspouts, signs, lamp posts, and anything else that would be exposed to the elements, shall be aluminum, stainless steel, brass, copper, or other non-ferrous material.
- b All plumbing vent pipe flashing shall be made from lead sheets, soldered or welded (called lead burning.)

#### 7.0 Fencing/landscaping

- a Fences of any form, shape, style, or design or material are not permitted

**Exception:** PVC fencing is only allowed to enclose garbage/air conditioning unit Area or patio/slab area.

Reference 3.0

- b Hedges, shrubbery, or any form of natural vegetation shall not be used as a natural fence or property divider.
- c All shrubbery must be kept trimmed at least six (6) inches from outer perimeter walls of the structure for painting purposes.

- d Any landscaping shall not encroach into casement area, neighboring property or interface with underground facility.
- e The cost of any relocation or changes to any underground facilities shall be the responsibility of the homeowner.
- f The trimming/pruning of all hedges, shrubbery, trees, vegetation, other than lawns is the responsibility of the owner.

**8.0 Fireplaces**

External fireplaces are not permitted.

**9.0 Garages**

Reference 2.0 j, k

**10.0 Hurricane shutters**

All hurricane shutters to be installed must comply with the standards set by the current South Florida Building Code at the time of installation, as related to style and materials and comply with the following requirements:

STYLE	MATERIAL
Roll down/motorized roll down	Anodized Aluminum/aluminum
Accordion	Plywood
Awning	Lexan
Panels	PVC

And must meet the approval of the Alteration Director.

**11.0 Painting/creting**

- a Exterior walls of all structures including roof facia, soffits and eaves shall be finished white to match the exterior of the structure. White vinyl soffit material is acceptable.
- b Shutters, front doors and accent stripes on awnings may only be painted a color from the approved Unit Two color chart.

Exception: Other colors may be used but the paint must be purchased by the homeowner and supplied to the painter. The homeowner also may do the painting.

**12.0 Patios/slabs**

Reference 2.0 f.

**13.0** Patio/slab roofs

- a Patio/slab roofs shall be anchored to load bearing columns and bolted to the footings in the four (4) inch thick patio slab. Patio/slab shall have sufficient footings in place, reinforced and otherwise constructed in accordance with all applicable building codes.

**14.0** Roofs

- a All roofs, other than flat roofs, must be finished with cement tile that conforms to that of the existing roof. If a homeowner erects a roof over a patio or front porch it must be of composite at least three inches thick and conform to Florida wind mitigation requirements. Such roof will then be the total responsibility of the homeowner to repair or replace.

Reference 2.0 g, h

- b All flat roofs, new/replaced or repaired will be with the use of approved roofing material. No aluminum, or aluminum panel system will be permitted.

Reference 2.0 g, h

**15.0** Roof Vents

Roof vents are not allowed.

**16.0** Skylights

Skylights are not allowed.

**17.0** Portable water lines

The Unit Two Condominium Association, Inc. shall maintain the line from the water main in the street up to and including the shut-off valve and the hose nib.

**18.0** Propane gas

The use of propane gas for heating/indoor cooking purposes is strictly prohibited. Only small twenty (20) pound portable tanks for OUTDOOR cooking are permitted.

**19.0** Sanitary sewer lines

The Unit Two Condominium Association, Inc. shall maintain the line from the street To the "Y" or fifteen (15) feet from the property line.

## **20.0 Satellite Dishes and Antennas**

Only one antenna may be placed on the exterior of each house. All antennas erected must be on the rear of the house and no higher than fifteen (15) feet above the crown of the roadway. Small satellite dishes for the purpose of receiving television reception are also permitted on the exterior of the house. No antenna may be mounted on the roof.

NOTE: A contractor should install the satellite dish.

## **21.0 Structural Damage**

- a The Unit Two Condominium Association, Inc. will not be responsible for structural damage. Structural damage shall include but not be limited to: planters, termite damage, dry rot, concrete block, PVC fencing around garbage containers and air conditioning units, and patio/slabs.
- b Maintenance and repair of areas that have been added to the original structure will not be the responsibility of the Unit Two Condominium Association, Inc.. Such as, but not limited to: decorative walls, railings, fencing, gutters/downspout, screened in areas, and awnings.

## **22.0 Walls**

### **22.1 Decorative walls**

- a All concrete or concrete block exterior walls shall be finished to match the exterior of the structure.
- b All patios must have eight (8) inch concrete block walls or approved knee walls if they are to be enclosed.

### **22.2 Structural walls**

- a All concrete or concrete block exterior walls shall be finished in white to match the exterior of the house.
- b Existing porches without knee walls must have concrete block knee walls constructed when windows are to be installed. Existing kick plates or aluminum sandwich walls may be left in place when installing vinyl windows.

m

### **22.3 Water softeners**

Water softeners may be installed and must be connected to the sanitary sewer line on all new and existing installations. An alteration request must be approved for any water softener installed whether inside or outside.

An alteration request must be obtained for any water softener installed whether inside Or outside.