

DCA07-DEC-145

DECLARATORY STATEMENT

From: Jody L. Barrows
JLB Drafting
18910 Fishermans Bend Drive
Lutz, FL 33558

To: Florida Building Code Commission

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FILING AND ACKNOWLEDGEMENT
FILED, on this date, with the designated
Clerk, receipt of which is hereby
acknowledged.

Paula P. Ford 8/1/07
Paula P. Ford Date
Commission Clerk

Re: Engineered Foundation Designs

STATEMENT: Chapter 18 – Section 1805.2 states:

1805.2 Depth of footings.

The minimum depth of footings below the undisturbed ground surface shall be 12 inches (305 mm). Where applicable, the depth of footings shall also conform to Sections 1805.2.1 through 1805.2.3.

QUESTION: If an engineered is able to prove by design and calculations a foundation that demonstrates compliance with the Florida Building Code transferring all uplift, lateral, gravity and soil bearing loads by using alternative methods of construction, without the use of or the pouring of a concrete footer, stem wall or footer, is this foundation deemed compliant with the Florida Building Code?

DECLARATORY STATEMENT

July 31, 2007

Jody L. Barrows
JLB Drafting
18910 Fishermans Bend Drive
Lutz, FL 33558

Florida Building Code Commission
2555 Shumard Oak Blvd
Tallahassee, FL 32399

Gentlemen:

My name is Jody Barrows. I have been working in the modular building industry since 1993. I have owned my own drafting business now for almost seven years and work with almost all manufacturer's and dealers in the State of Florida. I provide various services from as-built building plans to recertification plans.

Currently I have a customer that is wanting to put two modular buildings in the City of West Palm Beach. Each building is going to be used as "temporary offices." The local building officials in West Palm Beach feel that since this building is going to be located at this particular site longer than 180 days then this building is not considered "temporary." Therefore they feel that the only way to design a foundation is to comply with Chapter 18 of the Florida Building Code using poured concrete.

I would like to request a formal Declaratory Statement on this issue. I have listed all the statutes and codes below for your reference.

Chapter 18 – Section 1805.2 states:

1805.2 Depth of footings.

The minimum depth of footings below the undisturbed ground surface shall be 12 inches (305 mm). Where applicable, the depth of footings shall also conform to Sections 1805.2.1 through 1805.2.3.

QUESTION: If an engineer is able to prove by design and calculations a foundation that demonstrates compliance with the Florida Building Code transferring all uplift, lateral, gravity and soil bearing loads by using alternative methods of construction, without the use of or the pouring of a concrete footer, stem wall, slab foundation or footer, is this foundation deemed compliant with the Florida Building Code?

REASON FOR QUESTION: Currently we have been designing modular building foundations that use ABS pads and CMU blocks to transfer all gravity and soil bearing loads to the ground below. We have been using hurricane strapping and earth anchors to transfer all uplift and lateral loads to the ground below. We have engineered calculations proving that this design meets or exceeds all the wind load and soil bearing requirements of the Florida Building Code. All materials being specified must be installed per their manufacturer's specifications and all the manufacturer's have tested each component and have allowances for their use. However because this design does not incorporate the pouring of concrete the local building officials feel that this foundation design is not compliant with the requirements of the Florida Building Code.

I appreciate your looking into this matter and look forward to you response.

Sincerely,

Jody L. Barrows