



TOWN OF OCEAN BREEZE

P. O. Box 1025

Jensen Beach, FL 34958

Physical location:

1508 NE Jensen Beach Blvd.

Jensen Beach, FL 34957

772-334-6826 fax 772-334-6823

townclerk@townofoceanbreeze.org

Permit Date: _____
(Office Use Only)

Permit No: _____

APPLICATION FOR BUILDING PERMIT

Submittal Data:

1 copy – Application for Building Permit

2 sets – Architectural/Engineer Plans – Plans to include Foundation, Elevation (all sides), Floor Plans, Electrical Riser and Layout, Plumbing Details, Typical Wall Sections, Truss Drawings/Framing Plans, Floor Joist Framing Plans and Details of any Non-Typical Areas.

2 copies – Plot Plan – Plans to include Existing Structures, Proposed Structures, Property Lines and all Setbacks from Property Lines and between Structures.

NOTE: Maximum Plan Size – 24" x 36"

Fire Code requires a minimum of ten (10) feet separation between all combustible structures.

The **Zoning and Land Development Code** requires a minimum setback of five (5) feet from property lines and limits the total coverage to a maximum of 60% of the site area. The Code also prohibits any new construction on sites less than 40 feet wide and/or having less than 2,500 square feet of total site area.

INSPECTION REQUIREMENTS: Contact Town Clerk when ready at (772) 334-6826.

- (a) At the juncture of complete steel tie-in for footers prior to pouring of footers.
- (b) At the juncture of complete steel tie-in and setting of forms prior to pouring of lentil.
- (c) Rough and final electrical and/or plumbing inspections.
- (d) At the state of construction prior to close-in.
- (e) At completion of building, an overall inspection shall be made; whereupon a certificate of occupancy shall be issued if approved by the Building Inspector.



TOWN OF OCEAN BREEZE

BUILDING PERMIT

**For Inspections call: 772-334-6826
(24-hour notice required)**

Date: _____ Permit No. _____
(office use only)

Owner Name: _____

Address: _____

Home Phone: _____ Cell Phone: _____

Project Address: _____

Description of Work: _____

Lot Size Dimensions: _____

Building Setbacks: Front _____ Rear _____ Right Side _____ Left Side _____

Square Footage of Construction: _____

Proposed Use: _____

Type of Construction: (Check All Appropriate Areas)

Residential: _____

Interior Remodeling: _____

Commercial: _____

New Construction: _____

Expansion of Existing Bldg: _____

Other (explain): _____

Estimated Cost of construction: _____

Contractor Name: _____

State of Florida Reg./Cert. #: _____

Address: _____

Phone: _____ Email: _____

Cell Phone: _____

Architect/Engineer: _____

Address: _____

Office Phone: _____ Email: _____

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this County, and there may be additional permits required including permits from other governmental entities such as water management districts, state agencies, or federal agencies.

WARNING: FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

AS THE APPLICANT IF IT IS NOT YOUR RIGHT, TITLE, AND INTEREST THAT IS SUBJECT TO ATTACHMENT; AS A CONDITION OF THIS PERMIT YOU PROMISE IN GOOD FAITH TO DELIVER A COPY OF THE ATTACHED CONSTRUCTION LIEN LAW NOTICE TO THE PERSON WHOSE PROPERTY IS SUBJECT TO ATTACHMENT.

PROPERTY OWNERS/AND CONTRACTORS AFFIDAVIT:

I hereby certify that I have read and understand the above information including the application form submittal information, inspection requirements and fee schedule.

An application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

ISSUANCE OF A DEVELOPMENT PERMIT BY A MUNICIPALITY DOES NOT IN ANY WAY CREATE ANY RIGHT ON THE PART OF AN APPLICANT TO OBTAIN A PERMIT FROM A STATE OR FEDERAL AGENCY AND DOES NOT CREATE ANY LIABILITY ON THE PART OF THE MUNICIPALITY FOR ISSUANCE OF THE PERMIT IF THE APPLICANT FAILS TO OBTAIN REQUISITE APPROVALS OR FULFILL THE OBLIGATIONS IMPOSED BY A STATE OR FEDERAL AGENCY OR UNDERTAKES ACTIONS THAT RESULT IN A VIOLATION OF STATE OR FEDERAL LAW. A CONDITION OF THIS PERMIT IS THAT ALL OTHER APPLICABLE STATE OR FEDERAL PERMITS BE OBTAINED BEFORE COMMENCEMENT OF THE DEVELOPMENT.

Owner Signature _____ Date _____

Before me, the undersigned authority, personally appeared _____, who upon being duly sworn, deposes and says that the information contained in the foregoing application is true and correct.

Sworn to and subscribed before me this _____ day of _____, 20____

Notary Public, State of Florida _____

My Commission Expires:

Contractor Signature _____ Date _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____,
20____ by _____, who is personally known to me or
produced
_____ driver's license or other ID _____ as identification.

Notary Public, State of Florida _____
My Commission Expires: _____

**PLEASE REVIEW THE ATTACHED FLORIDA BUILDING CODES
"SAFEGARDS DURING CONSTRUCTION"**

(Official Use Only)

Permit No: _____

Permit Date: _____

Building Permit Fee: \$ _____

Date Fee Paid: _____

APPROVED BY: _____

Date: _____

Phillips Edison & Company
11105 Northlake Drive
Cincinnati, OH 45249
Attention: Alison Morgan
amorgan@phillipsedison.com

LANDLORD'S APPROVAL OF IMPROVEMENTS

Landlord, Phillips Edison & Company hereby approves a request by Tenant,

to make improvements to the unit within Ocean Breeze Plaza located at _____

in accordance with the building permit application filed by tenant on _____

As a condition of Landlord's approval, Tenant and Contractor hereby agree that Landlord shall not be subject to any lien for improvements made by Tenant. Tenant and Contractor shall notify all subcontractors, material men, laborers and other potential lien holders of Tenant's lack of authority to subject the real property to liens for improvements. Tenant hereby agrees to indemnify, protect, defend and hold Landlord harmless from and against any and all liens, claims, actions, fees, cost, and expenses, including attorney's fees resulting from Tenant's improvement of the lease hold premises. In the event a lien, claim or action is filed against Landlord's property as a result of Tenant's improvements, Tenant's failure to remove the same within ten (10) days of the filing thereof, shall constitute a breach under Tenant's lease.

Phillips Edison & Company
Landlord

Date _____

Tenant

Date _____

Contractor

Date _____

SAFEGUARDS DURING CONSTRUCTION

It is incumbent upon the Construction Team to employ adequate safeguards during the entire construction process, in compliance with the applicable provisions of Chapter 33 of the Florida Building Code, a copy of which is attached to this permit. Please assure that you comply accordingly.

CHAPTER 33

SAFEGUARDS DURING CONSTRUCTION

SECTION 3301 GENERAL

3301.1 Scope. The provisions of this chapter shall govern safety during construction and the protection of adjacent public and private properties.

3301.2 Storage and placement. Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project.

SECTION 3302 CONSTRUCTION SAFEGUARDS

3302.1 Alterations, repairs and additions. Required *exits*, existing structural elements, fire protection devices and sanitary safeguards shall be maintained at all times during *alterations, repairs or additions* to any building or structure.

Exceptions:

1. Where such required elements or devices are being altered or repaired, adequate substitute provisions shall be made.
2. Maintenance of such elements and devices is not required when the existing building is not occupied.

3302.2 Manner of removal. Waste materials shall be removed in a manner that prevents injury or damage to persons, adjoining properties and public rights-of-way.

3302.3 Fire safety during construction. Fire safety during construction shall comply with the applicable requirements of this code and the applicable provisions of the *Florida Fire Prevention Code*.

SECTION 3303 DEMOLITION

3303.1 Construction documents. *Construction documents* and a schedule for demolition shall be submitted where required by the *building official*. Where such information is required, no work shall be done until such *construction documents* or schedule, or both, are *approved*.

3303.2 Pedestrian protection. The work of demolishing any building shall not be commenced until pedestrian protection is in place as required by this chapter.

3303.3 Means of egress. A *horizontal exit* shall not be destroyed unless and until a substitute *means of egress* has been provided and *approved*.

3303.4 Vacant lot. Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the

existing grade or in accordance with the ordinances of the jurisdiction having authority.

3303.5 Water accumulation. Provision shall be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

3303.6 Utility connections. Service utility connections shall be discontinued and capped in accordance with the *approved* rules and the requirements of the applicable governing authority.

3303.7 Fire safety during demolition. Fire safety during demolition shall comply with the applicable requirements of this code and the applicable provisions of the *Florida Fire Prevention Code*.

SECTION 3304 SITE WORK

3304.1 Excavation and fill. Excavation and fill for buildings and structures shall be constructed or protected so as not to endanger life or property. Stumps and roots shall be removed from the soil to a depth of not less than 12 inches (305 mm) below the surface of the ground in the area to be occupied by the building. Wood forms that have been used in placing concrete, if within the ground or between foundation sills and the ground, shall be removed before a building is occupied or used for any purpose. Before completion, loose or casual wood shall be removed from direct contact with the ground under the building.

3304.1.1 Slope limits. Slopes for permanent fill shall be not steeper than one unit vertical in two units horizontal (50-percent slope). Cut slopes for permanent excavations shall be not steeper than one unit vertical in two units horizontal (50-percent slope). Deviation from the foregoing limitations for cut slopes shall be permitted only upon the presentation of a soil investigation report acceptable to the *building official*.

3304.1.2 Surcharge. No fill or other surcharge loads shall be placed adjacent to any building or structure unless such building or structure is capable of withstanding the additional loads caused by the fill or surcharge. Existing footings or foundations that can be affected by any excavation shall be underpinned adequately or otherwise protected against settlement and shall be protected against lateral movement.

3304.1.3 Footings on adjacent slopes. For footings on adjacent slopes, see Chapter 18.

3304.1.4 Fill supporting foundations. Fill to be used to support the foundations of any building or structure shall comply with Section 1804.6.

SECTION 3305 SANITARY

3305.1 Facilities required. Sanitary facilities shall be provided during construction, remodeling or demolition activities in accordance with the *Florida Building Code, Plumbing*.

SECTION 3306 PROTECTION OF PEDESTRIANS

3306.1 Protection required. Pedestrians shall be protected during construction, remodeling and demolition activities as required by this chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

3306.2 Walkways. A walkway shall be provided for pedestrian travel in front of every construction and demolition site unless the applicable governing authority authorizes the sidewalk to be fenced or closed. Walkways shall be of sufficient width to accommodate the pedestrian traffic, but in no case shall they be less than 4 feet (1219 mm) in width. Walkways shall be provided with a durable walking surface. Walkways shall be *accessible* in accordance with Chapter 11 and shall be designed to support all imposed loads and in no case shall the design live load be less than 150 pounds per square foot (psf) (7.2 kN/m²).

3306.3 Directional barricades. Pedestrian traffic shall be protected by a directional barricade where the walkway extends into the street. The directional barricade shall be of sufficient size and construction to direct vehicular traffic away from the pedestrian path.

3306.4 Construction railings. Construction railings shall be not less than 42 inches (1067 mm) in height and shall be sufficient to direct pedestrians around construction areas.

3306.5 Barriers. Barriers shall be not less than 8 feet (2438 mm) in height and shall be placed on the side of the walkway nearest the construction. Barriers shall extend the entire length of the construction site. Openings in such barriers shall be protected by doors that are normally kept closed.

3306.6 Barrier design. Barriers shall be designed to resist loads required in Chapter 16 unless constructed as follows:

1. Barriers shall be provided with 2-inch by 4-inch (51 mm by 102 mm) top and bottom plates.
2. The barrier material shall be boards not less than $\frac{3}{4}$ -inch (19.1 mm) thick or wood structural panels not less than $\frac{1}{4}$ -inch (6.4 mm) thick.

3. Wood structural use panels shall be bonded with an adhesive identical to that for exterior wood structural use panels.

4. Wood structural use panels $\frac{1}{4}$ inch (6.4 mm) or $\frac{5}{16}$ inch (23.8 mm) in thickness shall have studs spaced not more than 2 feet (610 mm) on center.

5. Wood structural use panels $\frac{3}{8}$ inch (9.5 mm) or $\frac{1}{2}$ inch (12.7 mm) in thickness shall have studs spaced not more than 4 feet (1219 mm) on center provided a 2-inch by 4-inch (51 mm by 102 mm) stiffener is placed horizontally at mid-height where the stud spacing is greater than 2 feet (610 mm) on center.

6. Wood structural use panels $\frac{5}{8}$ inch (15.9 mm) or thicker shall not span over 8 feet (2438 mm).

3306.7 Covered walkways. Covered walkways shall have a clear height of not less than 8 feet (2438 mm) as measured from the floor surface to the canopy overhead. Adequate lighting shall be provided at all times. Covered walkways shall be designed to support all imposed loads. In no case shall the design live load be less than 150 psf (7.2 kN/m²) for the entire structure.

Exception: Roofs and supporting structures of covered walkways for new, light-frame construction not exceeding two stories above grade plane are permitted to be designed for a live load of 75 psf (3.6 kN/m²) or the loads imposed on them, whichever is greater. In lieu of such designs, the roof and supporting structure of a covered walkway are permitted to be constructed as follows:

1. Footings shall be continuous 2-inch by 6-inch (51 mm by 152 mm) members.
2. Posts not less than 4 inches by 6 inches (102 mm by 152 mm) shall be provided on both sides of the roof and spaced not more than 12 feet (3658 mm) on center.
3. Stringers not less than 4 inches by 12 inches (102 mm by 305 mm) shall be placed on edge upon the posts.
4. Joists resting on the stringers shall be not less than 2 inches by 8 inches (51 mm by 203 mm) and shall be spaced not more than 2 feet (610 mm) on center.
5. The deck shall be planks not less than 2 inches (51 mm) thick or wood structural panels with an exterior exposure durability classification not less than $\frac{23}{32}$ inch (18.3 mm) thick nailed to the joists.

TABLE 3306.1
PROTECTION OF PEDESTRIANS

HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 feet or less	Less than 5 feet	Construction railings
	5 feet or more	None
More than 8 feet	Less than 5 feet	Barrier and covered walkway
	5 feet or more, but not more than one-fourth the height of construction	Barrier and covered walkway
	5 feet or more, but between one-fourth and one-half the height of construction	Barrier
	5 feet or more, but exceeding one-half the height of construction	None

6. Each post shall be knee braced to joists and stringers by members not less than 2 inches by 4 inches (51 mm by 102 mm); 4 feet (1219 mm) in length.
7. A curb that is not less than 2 inches by 4 inches (51 mm by 102 mm) shall be set on edge along the outside edge of the deck.

3306.8 Repair, maintenance and removal. Pedestrian protection required by this chapter shall be maintained in place and kept in good order for the entire length of time pedestrians are subject to being endangered. The *owner* or the *owner's* authorized agent, upon the completion of the construction activity, shall immediately remove walkways, debris and other obstructions and leave such public property in as good a condition as it was before such work was commenced.

3306.9 Adjacent to excavations. Every excavation on a site located 5 feet (1524 mm) or less from the street *lot line* shall be enclosed with a barrier not less than 6 feet (1829 mm) in height. Where located more than 5 feet (1524 mm) from the street *lot line*, a barrier shall be erected where required by the *building official*. Barriers shall be of adequate strength to resist wind pressure as specified in Chapter 16.

SECTION 3307 PROTECTION OF ADJOINING PROPERTY

3307.1 Protection required. Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection shall be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the *owners* of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

SECTION 3308 TEMPORARY USE OF STREETS, ALLEYS AND PUBLIC PROPERTY

3308.1 Storage and handling of materials. The temporary use of streets or public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the applicable governing authority and this chapter.

3308.1.1 Obstructions. Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such material or equipment be located within 20 feet (6096 mm) of a street intersection, or placed so as to obstruct normal observations of traffic signals or to hinder the use of public transit loading platforms.

3308.2 Utility fixtures. Building materials, fences, sheds or any obstruction of any kind shall not be placed so as to obstruct free approach to any fire hydrant, fire department connection, utility pole, manhole, fire alarm box or catch basin, or so as to interfere with the passage of water in the gutter. Protection against damage shall be provided to such utility fixtures during the progress of the work, but sight of them shall not be obstructed.

SECTION 3309 FIRE EXTINGUISHERS

[F] 3309.1 Where required. Structures under construction, *alteration* or demolition shall be provided with no fewer than one *approved* portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard as follows:

1. At each *stairway* on all floor levels where combustible materials have accumulated.
2. In every storage and construction shed.
3. Additional portable fire extinguishers shall be provided where special hazards exist, such as the storage and use of flammable and combustible liquids.

[F] 3309.2 Fire hazards. The provisions of this code and the *Florida Fire Prevention Code* shall be strictly observed to safeguard against all fire hazards attendant upon construction operations.

SECTION 3310 MEANS OF EGRESS

3310.1 Stairways required. Where a building has been constructed to a *building height* of 50 feet (15 240 mm) or four *stories*, or where an existing building exceeding 50 feet (15 240 mm) in *building height* is altered, no fewer than one temporary lighted *stairway* shall be provided unless one or more of the permanent stairways are erected as the construction progresses.

[F] 3310.2 Maintenance of means of egress. Required *means of egress* shall be maintained at all times during construction, demolition, remodeling or *alterations* and *additions* to any building.

Exception: Existing means of egress need not be maintained where *approved* temporary *means of egress* systems and facilities are provided.

SECTION 3311 STANDPIPES

[F] 3311.1 Where required. In buildings required to have standpipes by Section 905.3.1, no fewer than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet (12 192 mm) in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to usable *stairways*. Such standpipes shall be extended as

SAFEGUARDS DURING CONSTRUCTION

construction progresses to within one floor of the highest point of construction having secured decking or flooring.

[F] 3311.2 Buildings being demolished. Where a building is being demolished and a standpipe exists within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the fire department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

[F] 3311.3 Detailed requirements. Standpipes shall be installed in accordance with the provisions of Chapter 9.

Exception: Standpipes shall be either temporary or permanent in nature, and with or without a water supply, provided that such standpipes conform to the requirements of Section 905 as to capacity, outlets and materials.

SECTION 3312 AUTOMATIC SPRINKLER SYSTEM

[F] 3312.1 Completion before occupancy. In buildings where an *automatic sprinkler system* is required by this code, it shall be unlawful to occupy any portion of a building or structure until the *automatic sprinkler system* installation has been tested and *approved*, except as provided in Section 111.3.

[F] 3312.2 Operation of valves. Operation of sprinkler control valves shall be permitted only by properly authorized personnel and shall be accompanied by notification of duly designated parties. When the sprinkler protection is being regularly turned off and on to facilitate connection of newly completed segments, the sprinkler control valves shall be checked at the end of each work period to ascertain that protection is in service.

SECTION 3313 WATER SUPPLY FOR FIRE PROTECTION

[F] 3313.1 Where required. An *approved* water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.