

CBIA – City of Naples
Builder Round Table Notes of 01/14/20

I. Builder Topics Discussed:

-Update on the Seismic Monitoring and Pre-Demolition Structure Inspection form: Kathy has been working with Craig on updating the form to include a demolition definition. The form is ready for approval once the definition per the building code is added. Rich mentioned that helical requires no monitoring. The seismic monitoring is required up to 100 feet of the demolition site area.

Question on policy requiring HOA approval: Craig shared that the policy has always required HOA approval for work that alters common area elements.

New items are:

Naples CDP initiative (Customer Direct Permitting) Automated permits not requiring building department activity. Submit, pay, and receive permit immediately.

A/C change outs - available 1/13/2020

Single family roof replacements- available estimated 2/1/2020

Hot water heater replacement - available estimated 3/1/2020

The HOA approval can be a written letter or email.

Question concerning why electrical review is required even if electrical isn't part of a kitchen remodel: City reviewer may request electrical based on configurations of the new project or code changes. Most often kitchen footprint is changed, requiring electrical review. Level 1 permits do not require electrical reviews.

Concerns over condo remodels time frames: It was suggested by several in attendance that a thorough review should be done the 1st time because of condo time frames being so short. It appears that plans are going into initial review, being rejected with condition(s) and then being resubmitted and then followed by additional conditions. Since each project is treated individually, it is difficult to explain what may have happened in the example provided. It was mentioned that the City has over 7,000 open permits at any given time. Be sure to reach out to Craig when the time frame is slowed down or issues continue to arise.

Are there any updates on the electronic submittals not being sent to everyone? Glitches are constantly being addressed. In addition, the system is being updated to the way the end user sees the permit. Considering stating "Deferred" instead of rejection. More specific terminology/verbiage will be added. Reach out to Tommy or Rich with any issues/problems.

II. Building Official Topics Discussed:

- Phone-in inspections for new system currently not working. Only available for old permits. City considering a texting platform in 2020. As it developed, CBIA will be asked for input.

- City continues to collaborate with Collier and Marco in automizing and standardizing permitting. Julian has built mechanical change-outs under 5ton which for the City is effective today, 1/14. Goal is to have Collier and Marco using the same requirements for all permits followed by re-roofs and hot water heaters in the upcoming months. Step-by-step instructions to be shared soon.

-Craig reminded the group that an active permit search can be done by name. And there is no longer a need to long into the system.

-New, anytime a permit is issued, contractor is also notified.