

CONSTRUCTION, PERMITTING AND HISTORIC PRESERVATION

ISSUE B1: POST-DISASTER EMERGENCY PERMITTING PROCEDURES - If the disaster results in significant structural damage to residents’ homes and businesses, there will be tremendous pressure to repair and rebuild those homes and businesses as quickly as possible. However, in order to protect citizens and insure compliance with current safety codes and practices, responsibility will fall on the teams of building inspectors and engineers, code compliance and permitting agencies to prioritize their actions in order to meet the dramatically escalated demand. From damage assessment to construction approvals, there must be a consistent approach to emergency permitting based on the magnitude of the disaster and resources (staffing, access, communications and connectivity, etc.) available. Pinellas County has updated “Post-Disaster Building Permit Procedures” and is working with municipalities to coordinate the Damage Assessment Teams (DART) and permitting.

Strategy B1.1: Facilitate the reconstruction of the affected area in a fair, consistent way furthering the resiliency goals of the community and expedite recovery.

Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action B1.1.1: Maintain the “ <i>Post-Disaster Building Permit Procedures</i> ”, a phased community permitting process designed to expedite minor repairs yet ensure compliance with floodplain management regulations, building code and other LDR requirements.	Pre-Disaster 2011 with annual updates	<ul style="list-style-type: none"> PC Building & Development Review Services (PC BDRS) 	<ul style="list-style-type: none"> PC Planning Department. Municipalities 	<ul style="list-style-type: none"> Annual training/ designation of teams Staff Resources
Action B1.1.2: Develop a process to quickly identify and remedy non-conforming structures, especially those within the 100-year floodplain	Pre-Disaster 2011-2012	<ul style="list-style-type: none"> PC BDRS 	<ul style="list-style-type: none"> PC Planning Dept. Property Appraiser Office (PAO) Business Technology Services (BTS) – Geographic Information System (GIS) 	<ul style="list-style-type: none"> Staff Resources

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Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action B1.1.3: Review procedures to ensure a mechanism to monitor reconstruction to ensure compliance with Land Development Regulations	Pre-Disaster 2011-2012	<ul style="list-style-type: none"> • PC BDRS 	<ul style="list-style-type: none"> • PC Planning Department 	
Action B1.1.4: Streamline regulatory functions by creating opportunities for one-stop permitting and contractor registration in decentralized locations.	D+3 days – D+90 days	<ul style="list-style-type: none"> • PC BDRS 	<ul style="list-style-type: none"> • PC Planning Department • PC Real Estate Management 	
Action B1.1.5 : Initiate an emergency permitting ordinance which provides for a temporary moratorium of non-disaster related construction work, if necessary to expedite emergency repairs.	D+3 days – D+90 days	<ul style="list-style-type: none"> • Executive Committee of the Emergency Operations Center (EOC) 	<ul style="list-style-type: none"> • Property Appraiser Office • County Attorney • Board of County Commissioners (BCC) • PC BDRS 	
Action B1.1.6: Consider permit waivers of relatively minor repairs (trees, fences, etc.)	Pre-Disaster 2011-2012 D+3 days – D+90 days	<ul style="list-style-type: none"> • PC BDRS 	<ul style="list-style-type: none"> • BCC • County Attorney • County Administration 	

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ISSUE B2: PERMITTING ISSUES RELATED TO TEMPORARY HOUSING AND DEBRIS MANAGEMENT - It is recognized that both the temporary housing and debris management will involve significant permitting issues which will cross jurisdiction boundaries, as well as different levels of government. Obviously, permitting requirements for debris management and disaster housing operations will affect multiple jurisdictions as well as federal and state partners.

Strategy B2.1: Support and Implement the Disaster Housing Strategy to facilitate a smooth transition from temporary to permanent housing.

Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
<p>Action B2.1.1: Work with FEMA and the USCOE to expedite permitting of temporary units on individual lots as well as group housing sites, as necessary.</p>	<p>Post-Disaster D+3 days – D+90 days</p>	<ul style="list-style-type: none"> • Disaster Housing Task Force 	<ul style="list-style-type: none"> • PC Planning Department • PC Real Estate Management • PC BDRS • Municipalities 	<ul style="list-style-type: none"> • Disaster Housing Strategy • Temporary Housing Ordinance
<p>Action B2.1.2: Work with FEMA and the USCOE and volunteers and donations to facilitate and expedite a “blue roof program”.</p>	<p>Post-Disaster D+3 days – D+90 days</p>	<ul style="list-style-type: none"> • Disaster Housing Task Force 	<ul style="list-style-type: none"> • PC Planning Department • PC Real Estate Management • PC BDRS • Municipalities • Emergency Repair Coordination Center 	<ul style="list-style-type: none"> • Disaster Housing Strategy

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Strategy B2.2: Ensure the Debris Management Plan is implemented in such a way as to avoid environmental damage or negatively impact neighborhoods and economic redevelopment.

Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
<p>Action B2.2.1: Review the Debris Management Plan (s) identifying necessary procedures and required permitting.</p>	<p>Pre-Disaster, Annually update</p>	<ul style="list-style-type: none"> • PC Department of Environment & Infrastructure (DEI) -Solid Waste Division 	<ul style="list-style-type: none"> • PC BDRS • PC Planning Department • PC DEI 	<ul style="list-style-type: none"> • Staff Resources • Debris Management Plans • BTS/GIS
<p>Action B2.2.2: Establish a procedure to monitor the implementation of the Debris Management Plan to ensure compliance with federal, state and local regulations in the post-disaster environment.</p>	<p>Pre-Disaster, Annual Update</p>	<ul style="list-style-type: none"> • PC DEI - Solid Waste Division 	<ul style="list-style-type: none"> • PC BDRS • PC Planning Department • PC DEI 	<ul style="list-style-type: none"> • Staff Resources

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ISSUE B3: SHORTAGE OF AVAILABLE LICENSED CONTRACTORS AND SKILLED CONSTRUCTION WORKERS AND CONSTRUCTION MATERIALS– One of the major issues recognized will be the ability to coordinate, manage and ensure available licensed contractors, skilled labor and materials. This issue also involves the licensing and coordination of volunteers and outside contractors who may come into the area. Many come to provide assistance. Others may come to provide additional manpower and work. To address this issue will require the balancing of the need for expedient repairs and reconstruction with the need to insure compliance with adopted codes and protect the public from unlicensed, unskilled and/or unscrupulous builders. The need to work with the private sector in order to get construction materials into the county was recognized as a potential problem in recovery.

Strategy B3.1: Ensure that reconstruction occurs under appropriate licensed construction professionals.

Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
<p>Action B3.1.1: Work with the Construction Licensing Board to prioritize the use local licensed contractors.</p>	<p>D+3 – D+1 year</p>	<ul style="list-style-type: none"> • BCC 	<ul style="list-style-type: none"> • Pinellas County Construction Licensing Board (PCCLB) • PC Communications • PC Economic Development 	<ul style="list-style-type: none"> • BCC Action
<p>Action B3.1.2: Ensure construction work is conducted in accordance with building codes and LDRs under the direction of appropriately licensed and registered contractors.</p>	<p>Ongoing</p>	<ul style="list-style-type: none"> • PC BDRS 	<ul style="list-style-type: none"> • PCCLB • PC Communications • PC Economic Development 	<ul style="list-style-type: none"> • Emergency Licensing Procedure

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Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action B3.1.3: Ensure that work conducted by volunteers and homeowners is monitored for code compliance.	Post-Disaster D+3 days – D+1 year	<ul style="list-style-type: none"> • PC BDRS 	<ul style="list-style-type: none"> • Local Community Organizations Active in Disaster (COAD) • PROUD (Local Long-Term Recovery Organization) • Habitat for Humanity (HfH) of Pinellas County 	<ul style="list-style-type: none"> • Code enforcement teams
Action B3.1.4: Implement public outreach campaign to ensure residents us licensed contractors and help prevent fraud.	Post-Disaster	<ul style="list-style-type: none"> • PC Justice and Consumer Services 	<ul style="list-style-type: none"> • PCCLB • State Attorney’s Office • FL Department of Financial Services 	<ul style="list-style-type: none"> • Signage • JIC/ Public Affairs

Strategy B3.2: Work with the private sector to ensure an adequate supply of construction materials.

Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action B3.2.1: Through Emergency Support Function (ESF), Business, Industry and Economic Stabilization, identify mechanisms and procedures to expedite the supply of construction materials into the county.	Post-Disaster D+3 days – D+6 months	<ul style="list-style-type: none"> • PC Economic Development 	<ul style="list-style-type: none"> • EOC – ESF 18 • PCCLB • Private Sector 	

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ISSUE B4: ENVIRONMENTAL ISSUES (MOLD, ASBESTOS, HAZARDOUS MATERIALS) - The sheer volume of older construction debris would lead to the assumptions that there will be significant amounts of asbestos and other hazardous materials and mold could become a significant health issue if precautions are not taken. Close coordination with solid waste/ debris management contractors, environmental agencies monitoring recovery activities, and communications with the public will be critical to avoid serious impacts.

Strategy B4.1: Ensure that building inspectors, code enforcement and permitting personnel as well as citizens are familiar with the potential and remedial/mitigation strategies for environmental issues related to repair and reconstruction.

Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action B4.1.1: Ensure there is training for building personnel and contractors on potential environmental/health impacts resulting from disasters; particularly floods and wind events.	Pre-Disaster; annual update	<ul style="list-style-type: none"> • PC BDRS 	<ul style="list-style-type: none"> • PCCLB • PC Emergency Management 	<ul style="list-style-type: none"> • Training • Staff Resources
Action B4.1.2: Ensure there is public information available for citizens on potential environmental/health impacts resulting from disasters; particularly floods and wind events.	Pre-Disaster 2012 Post-Disaster D+3-D+ 1year	<ul style="list-style-type: none"> • PC Parks & Conservation Resources - Extension (PC Extension) 	<ul style="list-style-type: none"> • PC Health Department • PC Communications • PC DEI • PC Parks & Conservation Resources - Air Quality 	<ul style="list-style-type: none"> • Staff Resources

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ISSUE B5: COUNTY/MUNICIPAL COORDINATION AND STAFFING ISSUES - Pinellas County, a densely populated urban county with 24 municipalities recognizes the need for coordination and communication. This element has been identified in all work groups and is probably one of the most important issues in post-disaster redevelopment planning. Recovery operations such as damage assessment, emergency permitting, debris management, public communications, contractor coordination, etc. should be communicated and coordinated between and among different levels of government in order to avoid unnecessary delay and confusion. In addition, in today’s economy, all jurisdictions are faced with a reduced labor force.

Strategy B5.1: Maintain communication and coordination through County and Municipal Permitting Staffs, Planning Departments, Emergency Management Coordinators, Public Information Officers Group and other appropriate staffs.

Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action B5.1.1: Identify procedures/resources necessary to address anticipated shortfalls in resource and staffing	Pre-Disaster; ongoing Post-Disaster	<ul style="list-style-type: none"> • PC BDRS 	<ul style="list-style-type: none"> • PC Emergency Management • Municipalities • Associations • Federal and State Partners 	<ul style="list-style-type: none"> • Staff Resources • Mutual Aid
Action B5.1.2: Work with municipalities to coordinate emergency permitting procedures and operations.	Pre-Disaster; ongoing Post-Disaster	<ul style="list-style-type: none"> • PC BDRS 	<ul style="list-style-type: none"> • Municipalities • Building Official Association of Florida (BOAF) 	<ul style="list-style-type: none"> • Staff Resources • Mutual Aid

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ISSUE B6: REPAIR AND RESTORATION HISTORIC DISTRICTS AND STRUCTURES - Historic structures can be particularly vulnerable to damage due to their age, and repair of these structures must meet certain requirements to maintain their character and historic designation. Some loss of historic resources due to a disaster may be unavoidable, but others could occur accidentally during recovery operations if procedures are not in place to minimize these impacts.

Strategy B6.1: Incorporate Historic Structures and Districts Redevelopment Plan(s) into the GIS system/ Property Appraiser files in order to provide a county-wide inventory and assist damage assessors identify historic properties.

Goal/Strategy/Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action B6.1.1: Maintain a list of archaeological and historic resources countywide in the GIS system.	Pre-Disaster; ongoing	<ul style="list-style-type: none"> • PC Planning Department 	<ul style="list-style-type: none"> • Municipalities • Historic Preservation Advisory Board 	<ul style="list-style-type: none"> • Staff Resources
Action B6.1.2: Develop and maintain a system to “flag” historically significant properties.	Pre-Disaster: Ongoing	<ul style="list-style-type: none"> • PC Planning Department 	<ul style="list-style-type: none"> • Municipalities • PC BDRS • Historic Preservation Advisory Board • PC Parks & Conservation Resources - Heritage Village (Heritage Village) • PC Communications 	<ul style="list-style-type: none"> • Staff Resources

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Strategy B6.2: Create a Reconstruction Policy and Pre-Disaster Mitigation Policy for Historically, Archaeologically and Culturally Significant Structures and Properties.

Goal/Strategy/Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action B6.2.1: Develop a public outreach program promoting mitigation programs and efforts for historically, archaeologically and culturally significant structures and properties.	Pre-Disaster: Ongoing	<ul style="list-style-type: none"> PC Planning Department 	<ul style="list-style-type: none"> Municipalities PC BDRS Historic Preservation Advisory Board Heritage Village PC Communications 	<ul style="list-style-type: none"> FL Department of State, Division of Historical Resources FL Trust for Historic Preservation

Strategy B6.3: Implement a Review Process and Special Permitting with Assistance to Historic Property Owners

Goal/Strategy/Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action B6.3.1: Develop a resource toolkit for property owners with organizations, suppliers, etc. who can assist in the reconstruction of a significant structure.	Pre-Disaster 2011-2012 Post Disaster – D+3 – D+90 days	<ul style="list-style-type: none"> PC Planning Department 	<ul style="list-style-type: none"> PC BDRS Local Historic Preservation Boards Municipalities Historic Preservation Advisory Board FL Trust for Historic Preservation 	<ul style="list-style-type: none"> FL Department of State, Division of Historical Resources FL Trust for Historic Preservation