

Building and Construction Advisory Committee Minutes

The Brevard County Building and Construction Advisory Committee (BCAC) met on Wednesday, September 7, 2022, at 1:00 p.m., in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

Members present: Michael Williams, District 1; Mike Jaffe, District 3; Ralph Durham, Vice Chair, District 4; and Bruce Moia, Chair, District 5

Staff present: Jeffrey Ball, Planning and Zoning Manager; Terry Talbert, Chief Building Official; and Jennifer Jones, Special Projects Coordinator.

The Chair, Bruce Moia, called the meeting to order at 1:00 p.m.

Approval of June 8, 2022 Minutes

Motion by Ralph Durham, seconded by Mike Jaffe, to approve the minutes of June 8, 2022. The motion passed unanimously. Michael Williams abstained from voting.

Amendment to Brevard County Code of Ordinances, Section 62-1844, Tiny House or Tiny House on Wheels (THOW)

Jeffrey Ball stated the proposed code changes will make it easier for tiny home developers to develop properties, such as TR-3-zoned properties and other zoning classifications that allow tiny homes. The proposed changes will increase the size of tiny homes from 500 square feet to 750 square feet; TR-3-zoned lots will no longer have a requirement to get notarized approval from adjacent property owners for a tiny home.

Ralph Durham asked about carports on tiny homes, and stated it seems like tiny home facilities are set up like mobile home parks, and almost every mobile home park has carports.

Mr. Ball explained there are provisions in the code for carports, which are also considered accessory structures, and they would need to meet the requirements for accessory structures. Mr. Durham asked about the maximum size of an accessory structure. Mr. Ball replied there are provisions in the code that state when secondary to a single-family residential use, each detached accessory building or structure shall not exceed 600 square feet or 50% of the living area of the principal building, whichever is greater. He stated property owners can also apply for a variance if they want a larger building.

Mr. Moia asked what would happen if a property owner is unable to get notarized approval from a neighbor. Mr. Ball replied similar to an administrative approval, if a property owner cannot get approval from the neighbor then they can't get a tiny home.

Mr. Moia stated if the code is being changed to make development of tiny homes easier, something should allow for a circumstance where an adjacent neighbor cannot be reached. Mr. Ball stated that language was left in the ordinance because originally it was to protect tiny home-owners, but that is for zoning classifications other than TR-3-zoned properties, which are mobile homes. The requirement for approval from adjacent neighbors has been taken out of TR-3 zoning.

Mr. Durham stated most mobile homes are built under HUD standards and not under the Building Department's jurisdiction, and asked if tiny homes would be under the County's jurisdiction.

Terry Talbert, Chief Building Official, stated most tiny homes that are not on wheels fall under the County's jurisdiction, they are treated the same as a single-family dwelling, and they still have to be engineered.

Motion by Ralph Durham, seconded by Michael Williams, to approve the Amendment to Brevard County Code of Ordinances, Section 62-1844, Tiny House or Tiny House on Wheels (THOW).

Building Code Monthly Review

Terry Talbert, Building Official, gave the board a monthly report, and stated single-family residential permits have slowed down and will continue to slow down for the remainder of the year. Roofing permits have stayed the same. Inspections are busy; for monthly inspections there are more requests through BASS than phone calls; and monthly inspections through Vuspex have been down.

Michael Williams asked how many builders are using Vuspex. Mr. Talbert replied most builders are using BASS. It is mostly homeowners that request inspections by phone.

Mr. Talbert advised the committee that the Board of County Commissioners have directed departments with advisory boards to prepare annual reports, and he will be presenting the BCAC's annual report to the Board at the October 11th meeting.

Adjournment

The meeting was adjourned at 1:13 p.m.