

given to frontages on a greenway, an open space and the highest-ranking street;

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- d) They shall have a transparent clear glazed area of not less than 70% of the facade area;
- e) Ground floor window sills shall be placed at a maximum height of 24 inches above grade; and
- f) Security enclosures, if any, shall be of the mesh type that pedestrians can see through, and shall be located behind storefront displays.
- g) The glazed area shall have a minimum visible light transmittance of 75% and a maximum reflectance of 15%.
- h) The glazed area shall be designed to allow view of an interior space at least five feet deep (e.g. transparent openings may include traditional storefront display windows, but not merely glass display cases). The view into a commercial use shall not be permanently obstructed by screens, shades, shutter or opaque films applied to the glazing.

BSO

Plan Reviewer: Anthony Russo \ Anthony_Russo@sheriff.org

Status: Pending Resubmittal

Development Review Committee Date Reviewed: 07/06/23

Subject: CPTED and Security Strengthening Report: PZ#: 22-12000032

Address: 324 NW 6th Street, Pompano Beach, FL

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Monday - Thursday; 8 AM - 4 PM

*** ATTENTION IMPORTANT ***

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

*** DISCLAIMER ***

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

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AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

***ATTENTION IMPORTANT ***

155.2407.E(9) Site Plan Review Standards

Complies with crime prevention **Security Strengthening and CPTED Standards**, this requires both to be addressed. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes.”

Regarding your responses, please place the following CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE.

ATTENTION IMPORTANT

Participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

***The CPTED & Security Strengthening conditions stated below must be included & described in detail in your narrative & drawing plans. By initialing each individually listed item, the developer &/or legal agent is declaring their acknowledgement & compliance with our CPTED requirements. ***

1. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage

a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

Initials JG

b. Post sufficient “Broward Sheriff's Office No Trespass” signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West.

Initials JG

c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.

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d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

Initials JG

e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to warn and avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks.

Initials JG

2. CPTED Landscaping Standards

2A: Natural Surveillance - Landscaping

a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.

Initials JG

b. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.

Initials JG

c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.

Initials JG

d. Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.

Initials JG

e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE

MATURING per code,

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2B: Territorial Reinforcement - Landscaping

a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

Initials JG

3. CPTED Lighting Standards

a. Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site.

Initials JG

b. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1-2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

Initials JG

c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

Initials JG

d. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

Initials JG

e. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable

light pollution trespass.

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f. Adequate soft lighting is preferable to high intensity "spotlights" so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

Initials JG

g. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

Initials JG

h. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

Initials JG

i. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

Initials JG

4. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.

a. For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/video intercom pager including service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

Initials JG

b. For Residential, all solid exterior doors must have a see-through reinforced security window or at the minimum a 180-degree wide angle door viewer (peephole). This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

Initials JG

c. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is much preferred.

Initials JG

d. Fences, gates and / or any exterior ground level architectural abstract design features should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

Initials JG

e. Solid walls, specifically those used as perimeter / privacy boundaries, should not have a flat top and should be designed with an angled, beveled, curved or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.

Initials JG

f. Solid walls that are low to the ground & used as symbolic barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade such unauthorized activity.

g. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

Initials JG

h. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.

Initials JG

i. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).

Initials JG

5. Security Strengthening - Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening

a. For Commercial and Industrial: Install hard wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

Initials JG

b. For Residential only: Install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Safes are also strongly recommended.

Initials JG

c. For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.

Initials JG

6. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening

a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates:

Initials JG

b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

Initials JG

c. Bottom gate clearances must be 8" above the ground for viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

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d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

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e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

Initials JG

f. Dumpster areas must be secured with Access Control and video surveillance.

Initials JG

7. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)

a. Describe access key control security system - general description only, avoid specific location of key storage safe.

Initials JG

b. Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system.

Initials JG

c. A surveillance camera must monitor the office key storage area.

Initials JG

d. Management office door must have a security viewer (peephole) or reinforced security window.

Initials JG

8. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:

a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

Initials JG

b. Explain how this development will securely operate the parking lot/ garage (if any), &/ or lot Access Control systems (if

any) to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

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Initials JG

c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

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d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to customers and employees, therefore no security surveillance camera coverage gaps can exist.

Initials JG

e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones".

Initials JG

f. (Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

Initials JG

g. (Only if applicable such as with a garage) In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.

Initials JG

h. (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)

Initials JG

i. (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

Initials JG

j. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

Initials JG

k. Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.

Initials JG

9. Graffiti Maintenance - CPTED

a. Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

Initials JG

10. Electronic Surveillance - Security Strengthening

*** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.

a. Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes."

Initials JG

b. Install video surveillance of all private and commercial residential including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.

Initials JG

c. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

Monitors must be strategically located for maximum overlapping active and passive observation. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager's office, front desk, lobbies, etc.

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d. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

Initials JG

e. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

Initials JG

f. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters.

Initials JG

g. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

Initials JG

h. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance.

Initials JG

i. Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, vandalism, auto-theft, robbery, sexual assault & battery, etc.

Initials JG

j. Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent.

Initials JG

11. Miscellaneous: CPTED & Security Strengthening

a. Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the

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property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.

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b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.

Initials JG

c. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner / convex security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

Initials JG

d. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

Initials JG

e. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

Initials JG

f. If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

Initials JG

g. Elevator (if any) - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.

Initials JG

12. Miscellaneous: CPTED & Security Strengthening - Restaurants / Retail Businesses

There is a good reason for including monitors regarding comprehensive safety and security and I will do my best to explain why.

Employee theft, it's a huge problem in the restaurant / retail business. Not all staff or the public should have viewable access to ALL camera feeds displayed on the recommended viewable monitor. It's exactly for this reason, rampant employee theft, that it's essential to implement tried and tested industry security methods to ensure the restaurant, its staff, customers, and neighbors don't become victims of crimes such as property theft or worse, violent assaults or robberies.

Security monitors have proven to be a common security equipment deterrent application to crime demonstrated through their widespread use in many of the largest businesses including restaurants throughout the world. The use of viewable monitors qualifies as an effective CPTED strategy, therefore here are a few points to mention for careful consideration:

1. Video surveillance shown as "IN USE" in and of itself can be a powerful crime deterrent
2. Viewable monitors placed in a central area show outward evidence to all that video surveillance is in use facility wide BROADCASTING clearly that crimes will be discovered, and recordings used as evidence for arrest and full prosecution
3. Viewable monitors make it plainly obvious that the area, its valuable, its employees, its customers (potential victims or sometimes would be thieves - as in running out on their bills which is becoming more common), are all being watched over for the safety and security of everyone and their valuables
4. A viewable monitor should display what's going on at the rear door area as businesses with multiple doors should ensure that not all these doors are always accessible to any and everyone at any time. Back and side doors to and from the kitchen, storage room, and offices should normally remain locked and secured. Leaving a back door open or unlocked is inviting trouble. Except for an employee needing to go in and out for a specific task, it creates a readily available obvious opportunity for employees to discreetly slip out of the building with money or restaurant property. Furthermore, it also makes it all too easy for a thief or potentially dangerous subject to quickly enter the restaurant and steal or assault those inside. Effectively restricting access through the side rear door will keep staff and everyone safer and deter theft. Staff must be trained and reminded to keep the door closed and locked and not to leave it propped open inadvertently inviting thieves inside. Of course, it goes without saying, a quick release exit handle must be included on the inside of the door and a buzzer should be activated on the door whenever it's opened.
5. Camera feeds that are to remain off limits to staff for internal security reasons, etc., do not have to be displayed on the viewable monitor but can be viewed on any other secure monitor or device from anywhere, and that should suffice to satisfy the concerns of management regarding viewable monitors. Those secure recordings can be viewed regularly or as necessary.

13. Business Security Ordinance: Natural and Electronic Surveillance If the business or any of the tenants will operate a late night business, then compliance with this in detail in the Development Review CPTED/Security Strengthening Narrative and Drawing submissions for review.

Describe in Drawing and Narrative Plans:

* Video or security camera system: Every Late-Hours Business shall maintain a video or security camera system that is capable of monitoring, recording and retrieving a clear and identifiable image to assist law enforcement personnel in offender identification and apprehension. Said system shall comply with all of the following standards:

- a. Be in operation at all times;

- b. Be readily viewable and accessible by employees;
- c. At least one camera recording the interior of the business;
- d. At least one camera recording any parking areas, (cameras must cover entire parking area up to the perimeter); and
- e. All recordings must be retained and available to police for a period of 72 hours from the date of recording;

14. (If applicable) All window signage provided at Late-Hours Businesses must allow a clear and unobstructed view from the outside of the building and in a normal line of sight of the cash register and sales transaction area.

Provide the following on NARRATIVE PLANS:

- a. Operational hours in writing.
- b. Comprehensive parking lot area surveillance camera coverage/ capture. Show sight "cones".
- c. (If applicable) (Commercial/ Retail/ Etc. Businesses) Clear sightline to cash register/ sales counter area from exterior Show sightline path.
- d. (If applicable) (Commercial/ Retail/ Etc. Businesses) Avoid sightline obstructive tall inventory stacking and shelving that blocks Natural and/ or Electronic Surveillance.
- e. (Commercial/ Retail/ Etc. Businesses) Entry lobby area cannot be blocked by inventory display or storage as this is area is used for emergency egress by fire and law enforcement. Also, any displays or storage of inventory stock obstructs clear sightline paths and provides concealment/ ambush opportunities for crimes such as retail theft and robbery.
- f. Provide an Emergency Access Method/ System to Law Enforcement in the event of a law enforcement/ criminal incident, or medical emergency (police often arrive before fire rescue) inside the facility.

BUILDING

Plan Reviewer: Todd Stricker \ todd.stricker@copbfl.com <<mailto:todd.stricker@copbfl.com>>

Status: Authorized with Conditions

BLDG 6-27-23

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance