

**CITY OF MARCO ISLAND**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Building Services Division**

FREQUENTLY ASKED QUESTION FOLLOWING HURRICANE WILMA

November 3, 2005

**What does it mean when a Condemnation Order is posted on a Property?**

If a Condemnation Order has been posted on a structure, the structure has been inspected by a City Official and has been deemed to be unsafe for occupancy. ONCE REPAIRS ARE MADE, THE UNIT CAN BE OCCUPIED. Until the Condemnation Order is lifted, the property may only be entered for the purpose of removing personal property and/or making the property safe.

**What Makes a Property Unsafe?**

A property is considered unsafe if the interior of the structure is exposed to the elements, if the carpets or floors are flooded, ceilings or walls are wet and/or the structure is structurally unsound.

**How is a Condemnation Order Lifted?**

In order for a condemnation order to be lifted the following provisions must be met: Repair and/or dry all ceilings, walls, and carpets, and cover exterior wall openings and/or roofs with plywood or plastic sheeting to secure the interior from the elements. A statement from an electrical contractor that the unit has been inspected and is safe to occupy if the electrical system has been damaged or compromised by moisture is required (a sample copy of a contractor's statement is attached). Building Services has sample affidavits that contractors can sign. We request that property owners use temporary stabilization measures to avoid imminent building or structure collapse. A City Official will inspect the property and remove the condemnation order. A certificate of re-occupancy will be issued by the Building Services Division.

**Is a building or demolition permit required?**

An Emergency Permitting System is in effect until January 1, 2006. A memorandum dated October 27, 2005 regarding the [Emergency Permitting System](#) is available on the City Website under Hot Topics, Hurricane Wilma and at the Building Services office.

**Protecting Pools where the Screen Cage has been damaged or destroyed**

Screen Enclosures with 25% or more damage should be completely removed. Screen enclosures may be demolished without a permit. Once a screen enclosure has been removed from a pool, the pool should be protected with a barrier. This can be done with an approved fence or screen enclosure. Orange safety fencing can be installed, temporarily, to protect the pool. If permanent pool barriers are installed, they should be at least 4 feet high, on the outside, with a self closing, self locking, gate or door, with a latch that is at least 54 inches high. If permanent fencing or a screen enclosure is installed, it must be permitted by a licensed contractor or an owner builder who meets the requirements of the City Ordinance.

## **Requirements for Replacing Exterior Openings**

If only the GLASS is replaced, it may be replaced with like materials, without a permit. If the entire window unit (glass and frame) is replaced, it must meet the current codes for wind and impact.\* In a single family home, if less than 25% of the opening area is being replaced, the impact requirement is not applicable. A permit is required to replace window units and to install shutter systems.

## **What types of Temporary Sign Replacements are allowed?**

If an electric sign has been damaged and the frame (or can) is still present, a business owner may cover it with a banner sign or plywood sign. If a non-electric sign has been damaged it may be replaced with a 4ft. x8ft. or 32 sq. ft. ground sign.

## **How can I choose a Contractor?**

If property owners use contractors to perform any work, they should check to make sure the contractor is properly licensed.

All contractors performing work in the City of Marco Island also register with at the City Building Division office and provide proof of liability and worker's compensation insurance.

Some contracting trades do not require a license. Please call Collier County Contractor Licensing at 403-2431, for more information.

## **Irrigation Systems**

Power failures caused by Hurricane Wilma have affected the timers on irrigation systems throughout the City. As a result, many irrigation systems are operating at incorrect times. Please check your timers to make sure your landscaping is being watered during the correct day and time, or in your absence, please be sure your lawn maintenance company adjusts the timer for you.

Enforcement of watering times will be suspended until further notice, allowing time to correct this situation. Below is a schedule for landscape irrigation.

ODD-NUMBERED ADDRESSES: MONDAY, WEDNESDAY, SATURDAY  
12:01 A.M. TO 8:00 A.M.

EVEN-NUMBERED ADDRESSES: TUESDAY, THURSDAY, SUNDAY  
12:01 A.M. TO 8:00 A.M.

## **Building Services Division Contact Information**

Office Address: 50 Bald Eagle Dr Marco Island, FL 34145

Phones: (239)389-5063 & (239)389-5059

Web-site: [www.cityofmarcoisland.com](http://www.cityofmarcoisland.com); select City Directory from the column on the left, then click on the words "Building Services."

\* If an entire window unit is replaced, the new glass must be impact rated. Local contractors are familiar with the new requirements. An option is use glass that is not impact rated with approved hurricane shutters.