



Collier County

Growth Management Community Development

Building Plan Review and Inspections

Building Board of Adjustments and Appeals

Friday, April 24th, 2026

9:00 am

2800 N. Horseshoe Dr.

Naples, FL 34104

Growth Management

Community Development Department

Conference Room 609/610

If you have any questions or wish to meet with staff,

Please contact,

Anisley San Roman at (239) 252-2393

Building Board of Adjustments and Appeals

Agenda

Friday, April 24th, 2026

9:00 am

2800 N. Horseshoe Dr., Naples, FL 34104

Growth Management Community Development, Conference Rooms 609/610

NOTICE:

All persons wishing to speak on any agenda item must register prior to speaking. Requests to address the Authority on subjects, which are not on this agenda, must be submitted in writing with an explanation to the Executive Director, Collier County Water and Wastewater Authority, GMCD/Office of Operations and Regulatory Management, 2800 Horseshoe Drive North, Naples Florida 34104, at least ten (10) days in prior to the date of the meeting and will be heard under "Open to the Public." Any person who decides to appeal a decision of this Authority will need a record of proceedings pertaining thereto, and therefore may need to ensure that a verbatim record of proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. All registered public speakers will be limited to three (3) minutes unless permission for additional time is granted by the Chairman.

Board Members:

Jonathan D Walsh (Chairman)

John A Melton (Vice-Chairman)

Michael A Mick

Eloy Ricardo

William Swanson

Legal Counsel:

Ronald Tomasko,

Assistant County Attorney

Secretary:

Fred Clum, Chief Building Official

Staff Liaison:

Robert Moore, Staff Liaison

Anisley SanRoman, Operations Support

AGENDA

- I. Call to Order
- II. Roll Call
- III. Additions and Revisions to Agenda
- IV. Adoption of Agenda – Meeting of April 24th, 2026
- V. New Business
 - a. FS 553.8425 Local product approval. Page 5
- VI. Old Business
- VII. Other Business
- VIII. Adjourn

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Rec 3/25/26

GMCD Public Portal
Code of Ordinances
BOAA Information

BUILDING BOARD OF ADJUSTMENTS AND APPEALS (BOAA)

Applicant Contact Information

Name of Owner: David Tropp
Address: 6014 Shirley St. Suite C City: Naples State: FL ZIP: 34109
Phone: 239-403-3630 E-Mail Address: supenorpropane@yahoo.com
Name of Petitioner (if different than owner or agent): Supenor Propane

Property Information, if applicable

Permit Number: _____ Parcel #: _____

Appeal Information

Decision Being Appealed: Describe the decision made by the Building Official or Code Compliance Director.

Refusing to accept professional engineered locally made material. This has been approved for years and is now being rejected. No code change has been made to change approval of products used for installation

Reason for Appeal: Explain why you believe the decision was incorrect or why relief/variance should be granted. Petitioner must provide specific code article and/or statutory provision, rule, or order seeking interpretation and application of the *Florida Building Code, 8th Edition (2023)*. Please submit any permit documents, plans, drawings, code references, photos, reports or additional pages as applicable.

Requested Action by BOAA: Example: Overtum permit denial, approval alternate construction method, grant variance, etc.

Application Fee: \$500.00

Supenor Propane
Petitioner Name

Petitioner Signature

3-24-25
Date

Please submit completed form to BuildingAdmin@collier.gov

To be completed by the staff liaison of the board of adjustments and appeals:

Approved for Meeting: Meeting Date: _____

On March 10th 2206 Mr. Trip came to the GMD permitting and inspections office at 2800 N Horseshoe drive

He logged in to the Kiosk as, Company Name: Fred Klum Sucks, Reason for visit: Fred Klum is dumb

We have no one here by the spelling of the name submitted.

After speaking with several public servants, he verbally abused Ms. Thomas, she placed a call to the Naples Police Department, who responded and said he had not committed any offence.

Mr Philabaum gave Mr Tripp Collier County's application and Instructions for approval of alternate material, design or method of construction.

He demanded to meet with the Building Official, Ms. Paredes met with him and explained that would need to be scheduled, so he asked for 50 meetings at 10 am for the next 50 days, when she explained that a fee of 200.00 was charge per meeting, he withdrew his request and stated he would resolve his issue by email. He would rather spend his money in court.

I sent Mr Tripp an email asking what he wanted to confirm regarding permit PRGS20251250349, the submitted traffic lid? His reply was NO, he knows the lid meets code, he wants a final determination whether a PE or Architect can submit alternate means and methods. I replied on March 11th that yes per FS 553.8425 they could, the signed and sealed document must be accompanied by testing or comparative analysis. I sent Mr Trip a final determination of the applicable F.S. 553.8425 on Saturday 3/21/2026 with the application to appeal the determination to the Collier County BOAA, which he did on Wednesday 3/25/2026, Fee slip was produced and sent 3/25/2026

On 3/24/2026 Mr Tripp informed me via email "Let's put your dumb ass through another review. "

I contacted NFPA and Florida State Fire Marshall who both responded, install tanks per NFPA 58 and applicable codes

Summary:

It seems Mr Tripp feels the Testing or Comparative analysis per the FS 553.8425 (2) is not required.

(2) For product-evaluation reports that indicate compliance with the code based upon a test report from an approved testing laboratory and rational or **comparative analysis by a Florida registered architect or Florida professional engineer**, the testing laboratory or the evaluating architect or engineer must certify independence from the product manufacturer.

I fully support the right to file an appeal the interpretation with BOAA , however the way he conducts oneself, especially toward public servants, is not supported. In addition, it may be in violation of FS 838.021 Threat against public servant.

Select Year: 2025

The 2025 Florida Statutes

[Title XLVI](#)
CRIMES

[Chapter 838](#)
BRIBERY; MISUSE OF PUBLIC OFFICE

[View Entire Chapter](#)

838.021 Corruption by threat against public servant.—

(1) It is unlawful to harm or threaten to harm any public servant, his or her immediate family, or any other person with whose welfare the public servant is interested with the intent to:

(a) Influence the performance of any act or omission that the person believes to be, or that the public servant represents as being, within the official discretion of the public servant, in violation of a public duty, or in performance of a public duty.

(b) Cause or induce the public servant to use or exert, or procure the use or exertion of, any influence upon or with any other public servant regarding any act or omission that the person believes to be, or that the public servant represents as being, within the official discretion of the public servant, in violation of a public duty, or in performance of a public duty.

(2) Prosecution under this section shall not require any allegation or proof that the public servant ultimately sought to be unlawfully influenced was qualified to act in the desired way, that the public servant had assumed office, that the matter was properly pending before him or her or might by law properly be brought before him or her, that the public servant possessed jurisdiction over the matter, or that his or her official action was necessary to achieve the person's purpose.

(3)(a) Whoever unlawfully harms any public servant or any other person with whose welfare the public servant is interested shall be guilty of a felony of the second degree, punishable as provided in s. [775.082](#), s. [775.083](#), or s. [775.084](#).

(b) Whoever threatens unlawful harm to any public servant or to any other person with whose welfare the public servant is interested shall be guilty of a felony of the third degree, punishable as provided in s. [775.082](#), s. [775.083](#), or s. [775.084](#).

History.—s. 61, ch. 74-383; s. 37, ch. 75-298; s. 1316, ch. 97-102; s. 13, ch. 2010-117.

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Fred Clum

From: John McCormick
Sent: Thursday, April 9, 2026 2:39 PM
To: Anisley SanRoman; Fred Clum
Subject: FW: April 24th - BOAA

John McCormick
Division Director - Building Review & Permitting
Building Plan Review & Inspection

Office: [239-252-2490](tel:239-252-2490)
Mobile: [239-315-1152](tel:239-315-1152)

GMCD 2800 Horseshoe Dr. N Naples, FL 34104
Naples, FL 34112
John.McCormick@collier.gov



My email address has changed. Effective immediately, please update your contact list to use this new address: John.McCormick@collier.gov

From: Superior Propane <superiorpropane@yahoo.com>
Sent: Thursday, April 9, 2026 1:24 PM
To: John McCormick <John.McCormick@collier.gov>
Subject: Re: April 24th - BOAA

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

The Florida Fuel Gas Code in its entirety. NFPA 58 in its entirety NFPA54 in its entirety.

Fred Clums interpretation of the definition of listed materials including the section right under his highlighted sections that say: or License professional engineer or architect.

Florida Building code standards Florida Statutes in its entirety. That would be Florida Statute 553 in its entirety. Any and all public record sent to building department by Superior propane from 3-1-26 up until the meeting. This will include structural documents from permits with professional engineer stamps. It will also include welding certificates accepted for field welds in place without third party approval.

I will also be bringing to the meeting a slug hammer. And a steel dome vs the shitty dome Fred Clum and Paul Philbaum have forced companies to use which are not legal for Propane tanks. to show the strength. I will be bring in visquine so i dont make a mess in the building.

I will also be bringing a UG only tank to the front of the building to help better show how propane tanks function. Since apparently nobody understands. So we will need to go outside for a few minutes during the meeting.

There will also be a report from the FDACS about the domes being forced upon propane contractors by the county that we dont have yet but will be bringing to the meeting.

Kind Regards,
David Tripp
Superior Propane
239-403-3630
6014 Shirley St Suite C
Naples, FL 34109
www.SuperiorPropaneFL.com

On Thursday, April 9, 2026 at 07:49:14 AM EDT, John McCormick <john.mccormick@collier.gov> wrote:

We need your material as we prepare for meeting this month – please submit to Aisley as soon as possible.
Thanks

John McCormick
Division Director - Building Review & Permitting
Building Plan Review & Inspection

Office:239-252-2490
Mobile:239-315-1152

GMCD 2800 Horseshoe Dr. N Naples, FL 34104
Naples, FL 34112
John.McCormick@collier.gov



My email address has changed. Effective immediately, please update your contact list to use this new address: John.McCormick@collier.gov

Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.





H-20 LOADING SPECIFICATIONS

Summary of top deck stresses under H-20 loading conditions (32,000 lbs/14,500 kg)

	PAVERS	ASPHALT	CONCRETE	PAVERS WITH CONCRETE
English	21.3 psi • 3.15" pavers • 1" sand base • 12" of aggregate	21.3 psi • 4" of asphalt concrete • 12" of aggregate	18.7 psi • 4" of Portland Cement Concrete • 4" of aggregate	15.0 psi • 2.36" pavers • 5" of Portland Cement Concrete
Metric	146.8 kN/m ² (kPa) • 8 cm pavers • 2.5 cm sand base • 30.5 cm of aggregate	146.8 kN/m ² (kPa) • 10 cm of asphalt concrete • 30.5 cm of aggregate	128.9 kN/m ² (kPa) • 10 cm of Portland Cement Concrete • 10 cm of aggregate	103.4 kN/m ² (kPa) • 6 cm pavers • 12.7 cm of Portland Cement Concrete

The Silva Cell can support vehicle loading up to AASHTO H-20 rating of 32,000 lbs. (14,500 kgs) per axle. This rating refers to the ability of a roadway to safely accommodate 3-4 axle vehicles, such as a large semi-truck and trailer.

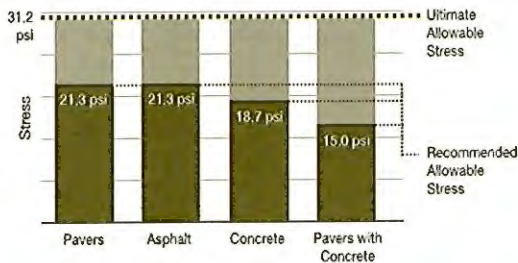
The tables and associated paving conditions listed here are represented in our standard product details and specifications.

Loading standards vary worldwide and your particular project may have different needs. Please consult with Deep Root to review and optimize the use of the Silva Cell to your project requirements.

Physical load testing was completed by TRI Environmental in order to determine the ultimate allowable stress of the Silva

Cell. The applied stress values from the applied loading on the pavement surface were determined using Sigma/W, a finite element program, for each of the design cases. These values were compared to the ultimate allowable stress (considering a minimum safety factor of 1.45). In all cases, the material self weight is used.

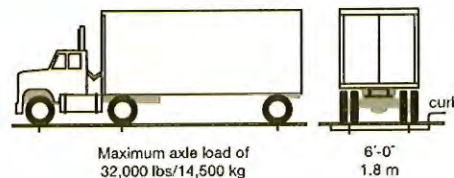
The values in the table to the right are the applied stresses due to various loading scenarios and are calculated based on having the ground surface loads dissipated through the pavement surface.



— is the recommended allowable stress that can be applied to the deck and represents a minimum safety factor of 1.45 when compared to the ultimate allowable stress value

■ Factor of Safety

Typical H-20 Axle Loading at the Pavement Surface

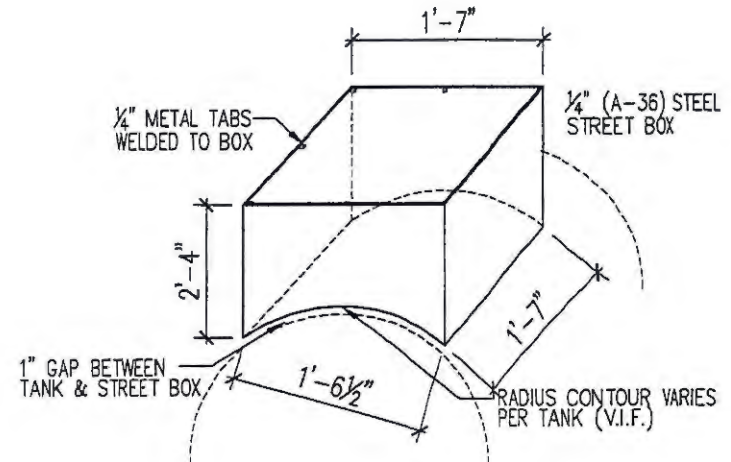
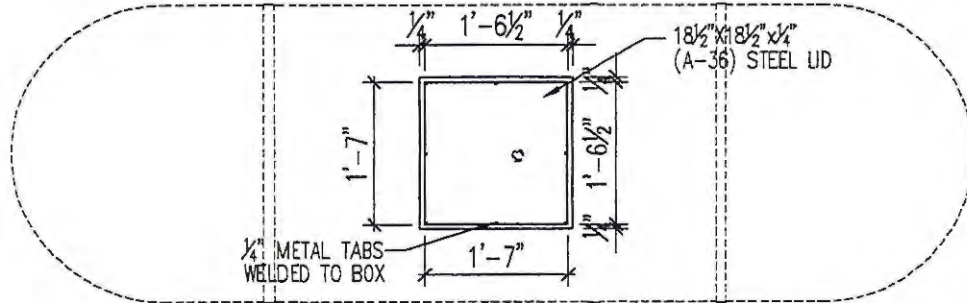


Sample

Deep Root Partners, L.P.
Corporate Offices: 530 Washington Street, San Francisco, CA 94111
Tel: 800 ILV ROOT (458.7668) Fax: 800.277.7668 www.deeproot.com
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DeepRoot

As Subm. Had



1 UNDERGROUND TANK DETAIL
 N.T.S. STREET BOX DETAIL

Digitally signed by
 Lan-Anh Nguyen
 Date: 2023.07.20
 16:38:35 -04'00'



This item has been digitally signed and sealed by Lan-Anh Nguyen, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the SRA authentication code must be verified on any document copy.

NEW IMAGE DESIGN & BUILD, LLC
 CLEARWATER, FL 33764
 PHONE: (810) 522-5959 / (813) 293-8538
 EMAIL: newimage@newimagebuild.com

GENERX GENERATORS
 111 PLUMBER, LLC #
 OLD ORANGE, FLORIDA 34707
 888-484-4424

CONSULTANT
LAN ENGINEERING
 CA# 32650
 480 HUBBARD BL.
 FT. PETERBURGH, FLORIDA 34714
 PHONE: (727) 488-3032

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF LAN-ANH NGUYEN, P.E. (FL# 08226). LAN-ANH NGUYEN, HEREBY CERTIFIES THAT THESE DOCUMENTS COMPLY WITH ALL APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE 2020, 7th EDITION.
 THESE PLANS SHALL REFERENCE COMPLIANCE WITH THE 2020, 7th EDITION FLORIDA BUILDING CODE, SECTION 1807, DESIGN CRITERIA & ASCE 7-16.
 THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED & SEALED.
 DATE:

CLIENT:
MASTER LP STEEL DOME LID & BOX

PROJECT#
 GENERX135-23
 DATE: 7/18/2023
 DRAWN BY: G.S.
 SCALE: AS NOTED

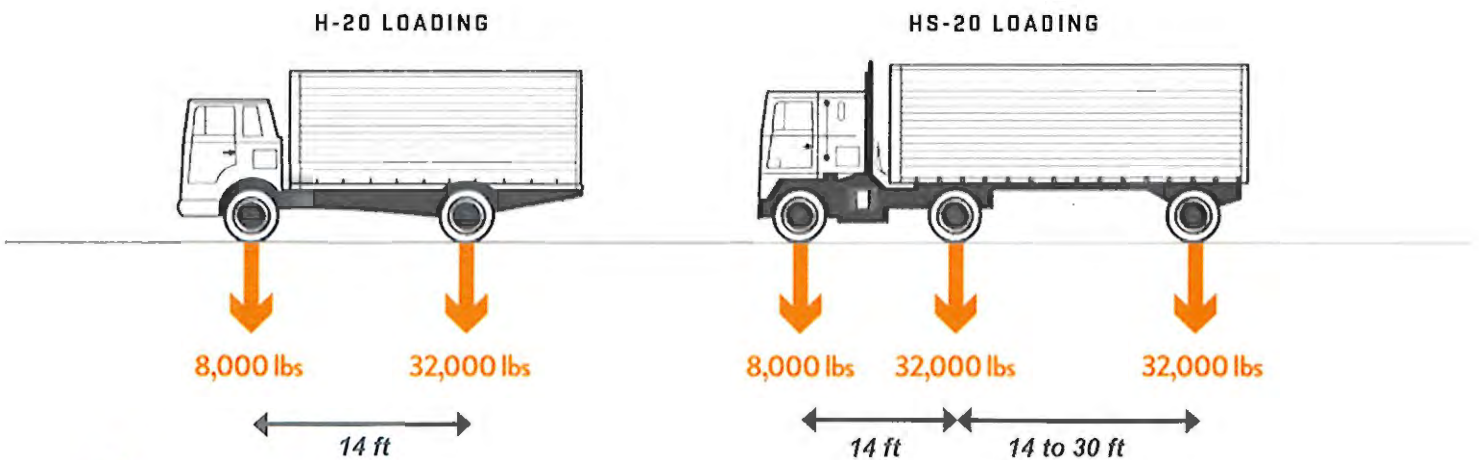
SHEET
1
 OF 1

WHAT DOES HS-20 TRAFFIC RATING MEAN?

This is the term used by AASHTO and ACI to describe normal MOVING traffic loading conditions up to 18-wheeler loading. This loading assumes a 16,000 lbs wheel load and therefore a 32,000 lbs axle load. It also takes into consideration the additional loading that occurs from moving vehicles. These loads are called IMPACT and LIVE LOAD SURCHARGE and are an additional safety factors that help prevent underground enclosures from having a structural failure and collapsing in from traffic conditions. There are few construction materials that are designed to withstand these type of loadings other than concrete.

WHAT IS THE DIFFERENCE BETWEEN H-20 AND HS-20?

Generally speaking, these terms are used interchangeably, but there is a slight difference. You can see the different diagrams showing the difference between H-20 and HS-20. There is minimal, if any, cost savings from designing structures with H-20 versus HS-20, so my recommendation is to always require HS-20 loading if you think there is any possibility of vehicle traffic.



Sample

WHAT DOES THE NUMBER “44” REPRESENT IN HS-20-44?

Quite often, this number “44” is mistakenly assumed to mean 44,000 lbs in some design context. The number “44” actually refers to the year, 1944, in which the HS-20 traffic loading conditions were originally developed by AASHTO.

WHAT IS THE DIFFERENCE BETWEEN HS-20 AND TIER 22 RATINGS?

It is difficult to compare these two designations but there are some key points that people sometimes confuse when dealing with different load ratings. One of the differences between these ratings, is HS-20 refers to traffic loading conditions with wheel loads up to 45,136 lbs, when considering impact and load factors, while Tier 22 is using a 33,750 lbs wheel load tested in a vertical position. The ANSI/SCTE 77 2007 code for the various Tier designations include Tier 5, 8, 15, and 22 are meant for small boxes with only INCIDENTAL traffic conditions. Any underground enclosures with potential wheel loading conditions should consider using HS-20 traffic loading criteria and materials should be limited to concrete, steel, and/or cast/ductile iron materials.



WHEN DO I NEED TO CONSIDER DESIGNING ABOVE & BEYOND HS-20 TRAFFIC RATING?

It is smart to consider special designs if you have larger than standard 18-wheeler traffic driving over your structures. Large construction equipment including front loaders, forklifts, mobile cranes all should be considered when installing underground structures. Airport, marine, and railroad facilities should also be looked at closely to determine what type of loading conditions will be present.

WHAT ARE THE CONCERNS WHEN INSTALLING AN UNDERGROUND ENCLOSURE?

The most critical factors include the type of loading conditions that could create a structural failure leading to the collapse of the enclosure. Vehicle loads on top of the enclosure dictate how the top and bottom of the enclosure should be designed. Lateral loads from soil, water, and loading derived from moving vehicles impact the design considerations of the side walls of an enclosure.

WHAT IS THE DIFFERENCE BETWEEN HS-20 AND HL93?

HS-20 is the truck live loadings of the AASHTO specification, where H stands for highway, S stands for semi-trailer, 20 stands for 20-ton weight of the tractor (first two axles). Each axle will carry the loads as follow, the first axle carries 8,000 pounds, the second axle, 14 feet away carries 32,000 pounds and a single-axle semitrailer 14-30 ft away from the second axle carries 32,000 pounds.

HL93 is the Basic LRFD Design Live Load, where H stands for Highway, L stands for Loading and LRFD stands for Load and Resistance Factor Design. The HL93 design loading consists of a combination of "Design Truck Plus Design Lane Load" or "Design Tandem Plus Design Lane Load" which ever produces the worst case. A "Design Truck "is same as the HS-20 load. The "Design Tandem "consists of two axles, each axle weighing 25 kips spaced 4 ft apart. The Design Lane Load is equal to 640 pounds per linear foot. This uniformly distributed load is designed to apply on the above grade bridge deck but It does not apply to below ground structures per ASTM C1577.

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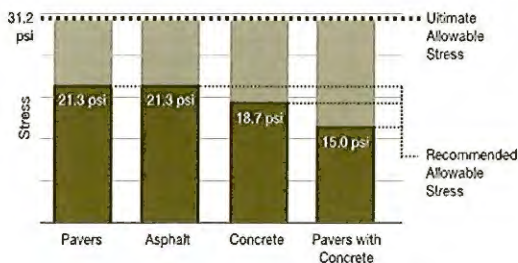
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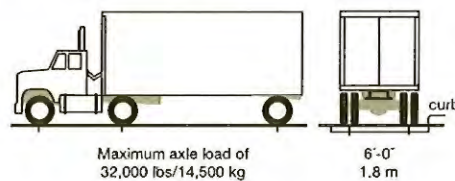
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■ Factor of Safety

Typical H-20 Axle Loading at the Pavement Surface



Sample

Deep Root Partners, L.P.

Corporate Offices: 530 Washington Street, San Francisco, CA 94111
Tel: 800 ILV ROOT (458.7668) Fax: 800.277.7668 www.deeproot.com
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H-20 LOAD RATING EXPLAINED

WHAT IS H-20 LOADING?

There is often confusion when simply referring to H-20 Load Rating – does it mean 16,000 lbs, 20,000 lbs, or 40,000 lbs? H-20 loading is 16,000 lbs and Bingham & Taylor plastic meter lids and meter pits meet this criteria.

The American Association of State Highway Transportation Officials (AASHTO) established performance criteria for the manufacturing of gray iron castings subject to heavy traffic commonly known as H-20 or HS-20 loading. H-20 refers to a two-axle truck and HS-20 refers to a truck with more than 2 axles. The design criteria for both H-20 and HS-20 consists of truck axle loading of 32,000 lbs, or 16,000 lbs per wheel load.



Load Testing Setup

WHAT IS THE AASHTO M-306 STANDARD?

The AASHTO M-306 Standard applies to gray cast iron frames and covers that may be placed in traffic service and load bearing is a consideration. It requires a safety factor of 2.5 x the H-20 loading, which equates to a 40,000 lb proof load (2.5 x 16,000 lbs).

AASHTO M-306 TESTING SPECIFICATIONS

Although H-20 and AASHTO M-306 specifically apply to metal castings, many in the waterworks industry have used these designations and specifications when describing plastic or composite meter lids and meter pits. Here are some key testing parameters according to AASHTO M-306:

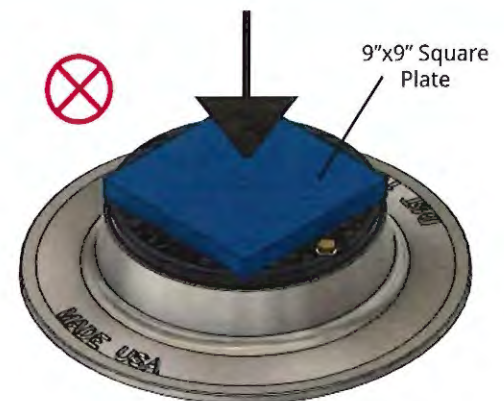
- The proof load shall be applied evenly over a 9"x9" square area at the center of the lid. For items where a 9"x9" footprint would transfer load directly to the frame, the loading footprint size shall be smaller than the corresponding frame clear opening.
- The loading footprint size shall not exceed 9" in any direction.

Sample

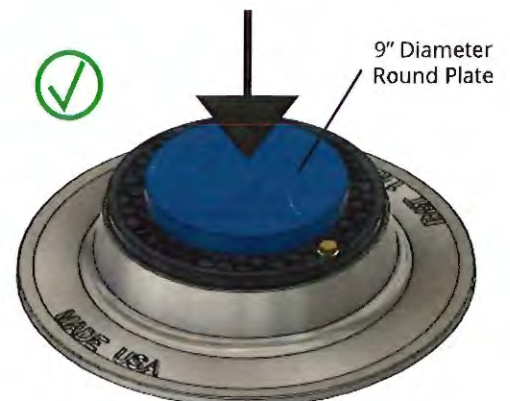
B&T PLASTIC METER LIDS AND METER PITS

To avoid any confusion, Bingham & Taylor will always specify the proof load that our products are tested under. Our plastic meter lids and meter pits meet a proof load of 20,000 lbs and are tested with the key parameters of AASHTO M-306, including that the loading does not directly transfer to the frame. B&T uses a 9" diameter steel plate to ensure proper testing of the lid.

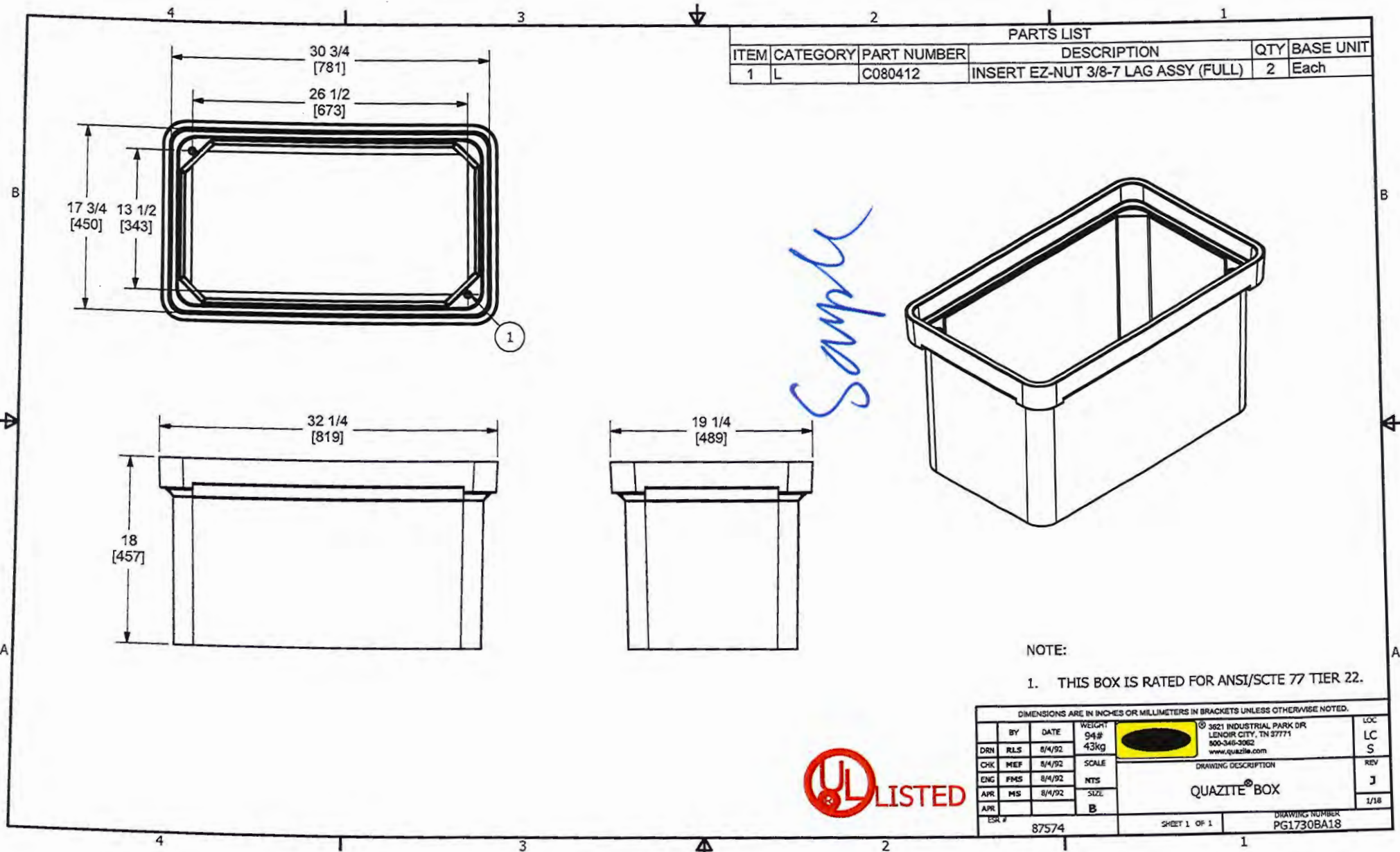
Our plastic meter lids and meter pits are not intended to be installed in the roadway and are suitable for pedestrian and incidental light-duty traffic.



Lid Not Properly Tested
Load Transferred to Frame




Lid Properly Tested
Load Fully on Lid

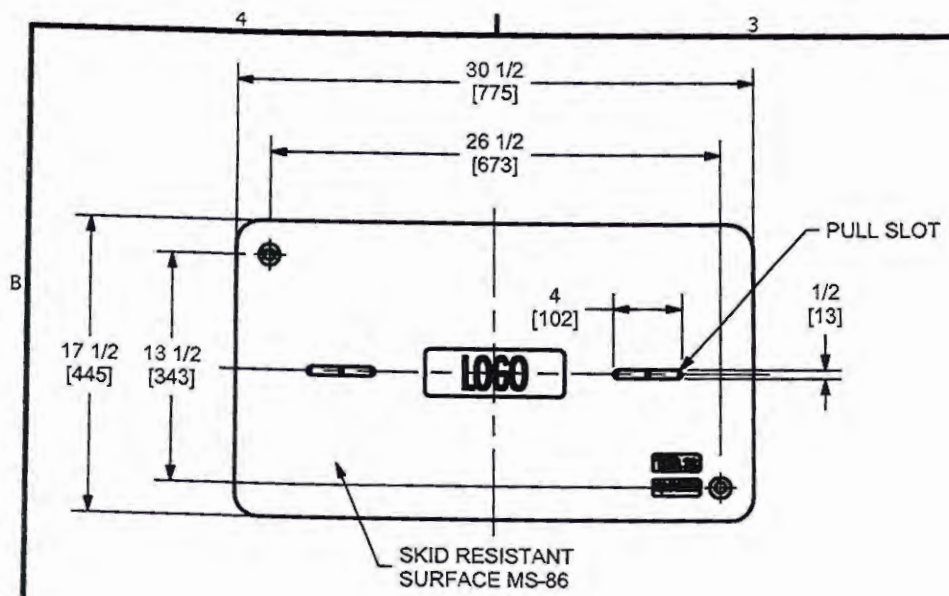


PARTS LIST					
ITEM	CATEGORY	PART NUMBER	DESCRIPTION	QTY	BASE UNIT
1	L	C080412	INSERT EZ-NUT 3/8-7 LAG ASSY (FULL)	2	Each

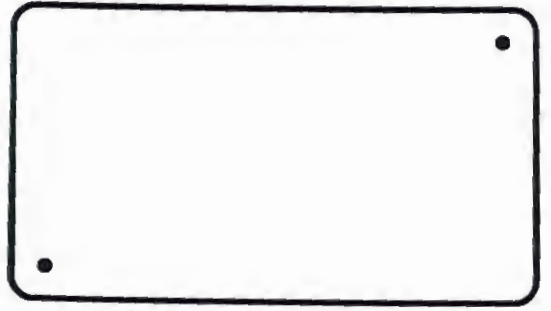
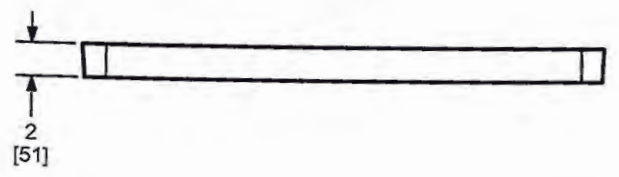
NOTE:
1. THIS BOX IS RATED FOR ANSI/SCTE 77 TIER 22.



DIMENSIONS ARE IN INCHES OR MILLIMETERS IN BRACKETS UNLESS OTHERWISE NOTED.					
BY	DATE	WEIGHT	 3621 INDUSTRIAL PARK DR LEADERS CITY, TN 37771 800-346-3062 www.quazite.com	LOC	
DRN	RLS	94#		LC	S
CHK	MEF	SCALE	DRAWING DESCRIPTION	REV	
ENG	FMS	NTS		J	
APR	MS	SIZE		1/18	
APR		B			
EST #	87574		SHEET 1 OF 1		DRAWING NUMBER PG1730BA18




PARTS LIST					
ITEM	CATEGORY	PART NUMBER	DESCRIPTION	QTY	BASE UNIT
1	L	C080176	BOLT SS AUG 3/8-7 X 3.50 HEX	2	Each
2	L	C080210	WSHRX.38IDX1.0ODX.08T FLT SS	2	Each



BOTTOM VIEW

NOTE:

1. RATED FOR A STATIC DESIGN LOAD OF 22,500 LBS. [100,085] OVER A 10 [254] X 20 [508] AREA AND MUST PASS A MINIMUM STATIC TEST LOAD OF 33,750 LBS. [150,120 N].

DIMENSIONS ARE IN INCHES OR MILLIMETERS IN BRACKETS UNLESS OTHERWISE NOTED.					
BY	DATE	WEIGHT	 3621 INDUSTRIAL PARK DR LENOIR CITY, TN 37771 800-345-3082 www.quazite.com	LOC	
DRN	JGK	4/22/88		82# 37kg	LC
CHK	GLD	5/5/88	SCALE	REV	
ENG	MS	5/5/88	NTS	G	
APR	VJB	5/5/88	SIZE	12/17	
APR			B		
ESK #	88101	SHEET 1 OF 1		DRAWING NUMBER PG1730HH00	



Growth Management Division
2800 Horseshoe Drive N.
Naples, FL
34104
239-252-2400

Collier County Payment Slip (MS)

Date: March 25, 2026 *Surt*
Amount Owed: \$ 500.00
Contact Description: David Tripp, Address: 2060 21ST ST SW, Phone: (239) 403-3630
Comments: Building Board of Adjustments and Appeals Request.

FEES:

<u>Fee Description</u>	<u>MS Reference Number</u>	<u>Amount</u>
Building Board of Adjustments and Appeals	MS20260000086	\$500.00
	Total Amount Due:	\$500.00

To pay online use the following link:

<https://cvportal.colliercountyfl.gov/CityViewWeb/>

Payment must be made under Miscellaneous Fees.

Fred Clum

From: Fred Clum <fredclum@msn.com>
Sent: Thursday, March 26, 2026 4:11 AM
To: Fred Clum
Subject: FW: AskFLDFS

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

FW: M 3/26/26
STATE FIRE MARSHALL

Sent from my Galaxy

----- Original message -----

From: "Flowers, Elijah" <Elijah.Flowers@myfloridacfo.com>
Date: 3/25/26 3:09 PM (GMT-05:00)
To: fredclum@msn.com
Subject: RE: AskFLDFS

Good afternoon,

The answer to your question will be installation-specific. Therefore, I suggest that you consult directly with your local Authority Having Jurisdiction regarding the application of the appropriate Codes to the specific project/installation.

The Florida Fire Prevention Code and NFPA 58, Liquefied Petroleum Gas Code, as referenced within, have specific conditions that must be met for the installation.

NFPA 58: 6.8.7.1

ASME container assemblies intended for underground installation, including interchangeable aboveground-underground container assemblies, shall be installed underground in accordance with 6.8.7.1(A) through 6.8.7.1(M).

(B)

At installations within 10 ft (3 m) of a public vehicular thoroughfare or designated parking location, the shell of a noninterchangeable underground container shall be installed 18 in. (460 mm) below grade or vehicular barrier protection shall be provided.

Best regards,

Elijah Flowers

Senior Code Analyst

Office of Chief Financial Officer Blaise Ingoglia

Florida Department of Financial Services

Division of State Fire Marshal

Office: (850) 413-3731

Cell: (850) 766-3001

Email: Elijah.flowers@myfloridacfo.com



Please note that Florida has a broad public records law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your e-mail message may be subject to public disclosure.

Note that my answers, opinions, and interpretations are my own based on my knowledge, experience and training and should not be considered a formal position of the State Fire Marshal. For a formal statement, please utilize the petition for declaratory statement form, located at this web page: <https://www.myfloridacfo.com/division/sfm/bfp/declaratory-statement-summaries>

From: FLDFS <no-reply@myfloridacfo.com>
Sent: Wednesday, March 25, 2026 11:57 AM
To: SFM <SFM@myfloridacfo.com>
Subject: AskFLDFS



AskFLDFS
myfloridacfo.com

Form: [AskFLDFS](#)

A new response was submitted on 25 March 2026, 11:56 AM.

Select a choice	State Fire Marshal
EMAIL ADDRESS	fredclum@msn.com
ZIPCODE	34102
First Name	Frederic
Last Name	Clum
TELEPHONE	2393008816
FAX	
STREET ADDRESS OR PO BOX NUMBER	630 7th Ave S
CITY	Naples
STATE	FL

SUBJECT Propane Tank locations

MY MESSAGE Can a propane tank be installed beneath a residential driveway ?

Page
URL/Link

[View response](#)

Fred Clum

From: Thomas Mastroberto
Sent: Wednesday, March 25, 2026 9:34 AM
To: Fred Clum
Subject: LPG tanks in driveways

NFPA
3/25/24

Good morning Mr. Fred

Here's what NFPA has said about tanks under driveways. (sorry not much help).

NFPA 58 (2024 Edition) permits the installation of underground LPG tanks under certain conditions, including driveways. Relevant considerations include:

1. **Depth Requirements:** For underground containers installed within 10 feet (3 meters) of a public vehicular thoroughfare or parking location, the tank's shell must be installed at a minimum depth of **18 inches below grade**, or appropriate **vehicular barrier protection** must be provided. ⁽¹⁾
2. **Damage Prevention:** The installation must account for potential **damage from vehicles** if the container or piping is beneath driveways, roads, or streets. This includes protecting the container and associated components from physical impact. ^{(2) (3)}
3. **General Restrictions:**
 1. Underground containers must be **outside of any buildings and not beneath structures**. ^{(4) (5)}
 2. Minimum separation distances from buildings and property lines may apply, typically **10 feet horizontally**. However, equivalency provisions in **Section 1.5 allow installations based on local jurisdiction approval if the tank cannot meet standard distance requirements**. ^{(6) (7)}

Before installation, always confirm compliance with local codes and notify the **Authority Having Jurisdiction (AHJ)** for additional requirements specific to the site.

For more details: [NFPA 58/2024](#) ^{(1) (3)}.

Thomas Mastroberto
 Site Plans Reviewer III
 Building Plan Review & Inspection

Office: [239-252-7348](tel:239-252-7348)

2800 N Horseshoe DR



- Naples, Florida 34109
Thomas.Mastroberto@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address: Thomas.Mastroberto@collier.gov

Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

3/11/26
Response

Permit Number : PRGS20251250349

Correction1:

Underground tank Specifications were turned in with an “ Engineered and stamped” rated traffic dome. I will relabel them for you as “ exhibit 1” for the tank underground specifications and “ exhibit 2” for the Engineered traffic bearing dome. Also the code does not state that the regulator must be vented away from the driveway. The code states the regular must be vented if it is located in a “probable” are that could flood. Fema does not determine the probable flooded areas. They designed a map of “natural disaster flooding” which is not “ probable as it may never occur. And in 95% of cases never does occur. Acts of GOD are not covered in the Florida building code. So unless you are able to prove that the dome of the tank is in area that is probable to flooding this does not make sense in this application. Our code

Corection 2:

We did not submit a “ listed” product. We supplied and Engineered and certified product by that Engineer. These are not the same thing so this correction is not applicable to our submittal and a listed product is not required per code. Engineers are third party licensed agency that design and approve structural components to building plans. This is why engineers approve Trusses and Tie Beams and put their seal on building plans. Because either is an acceptable practice in Building code.

Correction 3:

My plans are very legible. I was able to find and locate all the information regarding these corrections with ease. And my plans have always been in accordance with NFPA58 and NFPA54 aswell as the florida fuel gas code.

Florida Statutes for Local Product approval.

553.8425 Local product approval.—

(1) For local product approval, products or systems of construction shall demonstrate compliance with the structural windload requirements of the Florida Building Code through one of the following methods:

(a) A certification mark, listing, or label from a commission-approved certification agency indicating that the product complies with the code;

(b) A test report from a commission-approved testing laboratory indicating that the product tested complies with the code;

(c) A product-evaluation report based upon testing, comparative or rational analysis, or a combination thereof, from a commission-approved product evaluation entity which indicates that the product evaluated complies with the code;

(d) A product-evaluation report or certification based upon testing or comparative or rational analysis, or a combination thereof, developed and signed and sealed by a Florida professional engineer or Florida registered architect, which indicates that the product complies with the code;

See
2 of 553.8425

Not
included

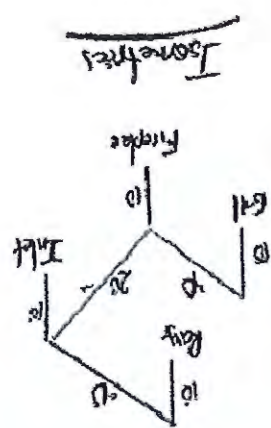
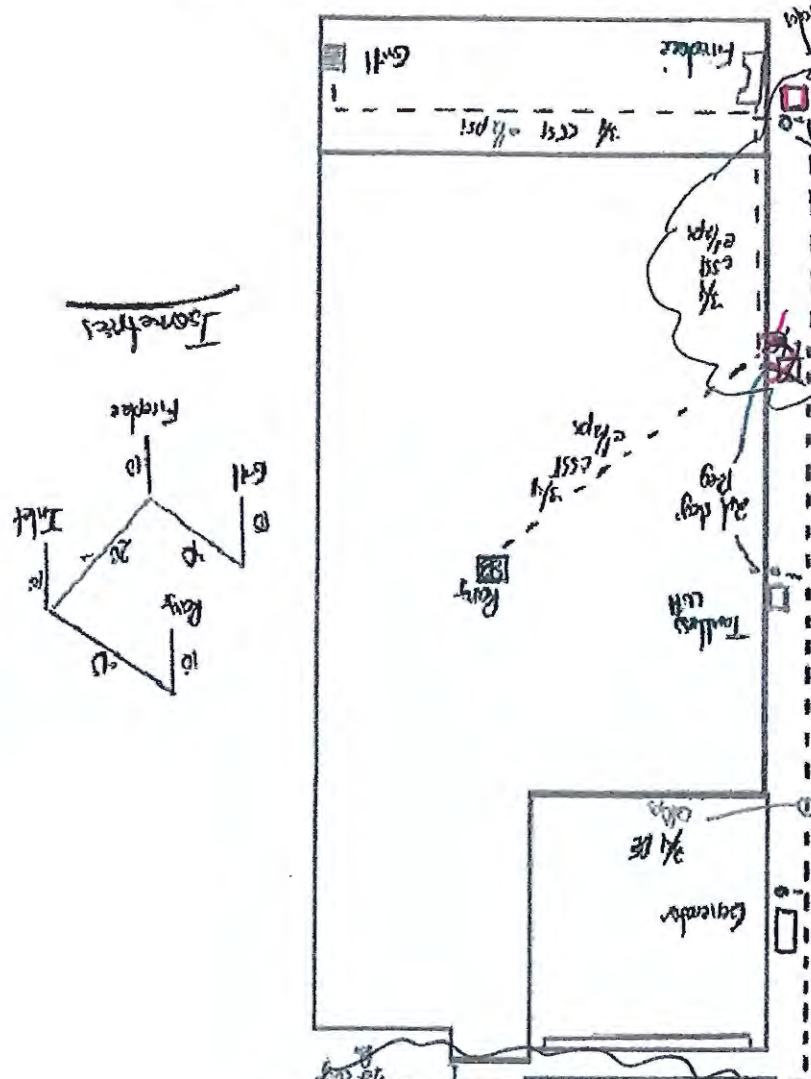
Expiration Date: 08/31/2026

3 Revision Submittal Status: Accepted ☺

Review Type	Outcome	Est. Completion Date	Completed
☺ Gas Review	Rejected	04/02/2026	03/05/2026
Reviewer: Michael Sinning ((239) 252-2400) Send Email			
<p>Correction 1: Miscellaneous Corrections Status: Outstanding Date Status Changed: 03/05/2026</p>			
Corrections:	<p>Comments: Your plan appears to specify a propane tank buried underneath a driveway or what could be considered a parking location. Please provide the manufacturers specification sheet and installation directions for what you call "traffic bearing dome" as a listed AASHTO enclosure designed for intentional vehicle drive over as per FBC Fuel Gas 305.1. and NFPA 58 (2020) 6.8.6.1 (C) Please note that the vent from the regulator shall be piped to a remote location 5' from the driveway. Please indicate this on the site plan.</p>		
<p>Correction 2: Miscellaneous Corrections Status: Outstanding Date Status Changed: 03/05/2026</p>			
<p>Comments: 3.2.5* Listed. Equipment, materials, or services included in a list published by an organization that is acceptable to the authority having jurisdiction and concerned with evaluation of products or services, that maintains periodic inspection of production of listed equipment or materials or periodic evaluation of services, and whose listing states that either the equipment, material, or service meets appropriate designated standards or has been tested and found suitable for a specified purpose.</p>			
<p>Correction 3: Miscellaneous Corrections Status: Outstanding Date Status Changed: 03/05/2026</p>			
<p>Comments: Informational only no response required: FBC 107.2.1 Construction documents shall be of sufficient clarity to indicate location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules, and regulations as determined by the building official. NOTE: All corrections are to include a response letter identifying the changes made for each rejection comment and corrections on the plans clouded This review shall be considered incomplete pending receipt of requested and required information. Subsequent review(s) may reveal additional deficiencies.</p>			
☺ Final Type Review	Pending	04/16/2026	
☺ Zoning Review	Pending	04/02/2026	

Revision #1
Change location
of pool heater

THE TRACER WIRE AND OR METALLIC TAPE WILL NOT BE IN DIRECT CONTACT WITH THE PE PIPING WHEN BORING AND BORED UNDER THE DRIVEWAY.



- Pool Heater
- Range
- Gaswater
- Tankless water
- Gas
- Fireplace

- Run approximately 120' at 1/2" PE & (ops) level at least 12" below grade w/ freeze tape
- Run approximately 80' at 1/2" PE with a working gas
- End of 120' gas etc

US only
I'll see Gals
that found at lead to turn
looking at to turn action
purpose. handle proper in
with this find my.

Room?
Change SW to US only
and move under driveway

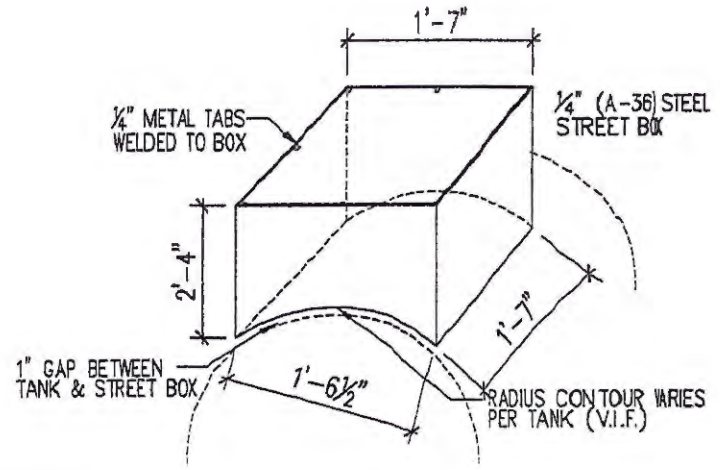
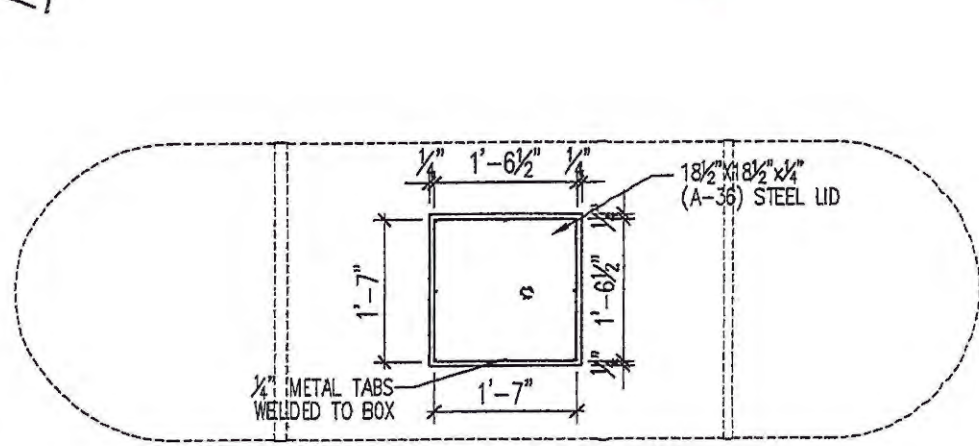
CONTRACTOR: FRANKLIN SCOTT INC DBA SUPERIOR
PROpane 6014 SHIRLEY STREET STE C, NAPLES, FL 34109
JOB SITE ADDRESS: 708 100TH AVE N, NAPLES, FL 34108

GAS PLANS

Rev 3/4/24

EXP
7/20/24
Per PE notes

Exhibit 2 "Engineered"
Not Listed



1 UNDERGROUND TANK DETAIL
N.T.S. STREET BOX DETAIL

Digitally signed by
Lan-Anh Nguyen
Date: 2023.07.20
16:38:35 -04'00'



This firm has been digitally signed and sealed by Lan-Anh Nguyen, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the SEA endorsement code must be verified on any electronic copy.

NEW IMAGE DESIGN & BUILD, LLC
CLEARWATER, FL 33764
PHONE: (813) 322-3959 / (813) 293-8318
EMAIL: newimage@newimagebuild.com

GENEREX GENERATORS
117 DANBAR, AVE. E
CLEARWATER, FLORIDA 33767
PH: 774-102-5400

CONSULTANT
LAN ENGINEERING
CAF 32690
4848 BAYVIEW
ST. PETERSBURG, FLORIDA 33716
PHONE: (872) 689-3932

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF LAN-ANH NGUYEN, P.E. (FL # 88228). LAN-ANH NGUYEN, HEREBY CERTIFIES THAT THESE DOCUMENTS COMPLY WITH ALL APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE 2020, 7th EDITION.
THESE PLANS SHALL REFERENCE COMPLIANCE WITH THE 2020, 7th EDITION FLORIDA BUILDING CODE, SECTION 1601, DESIGN CRITERIA & ASCE 7-16.
THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED & SEALED.
DATE:

CLIENT:
**MASTER LP STEEL
DOMELID & BOX**

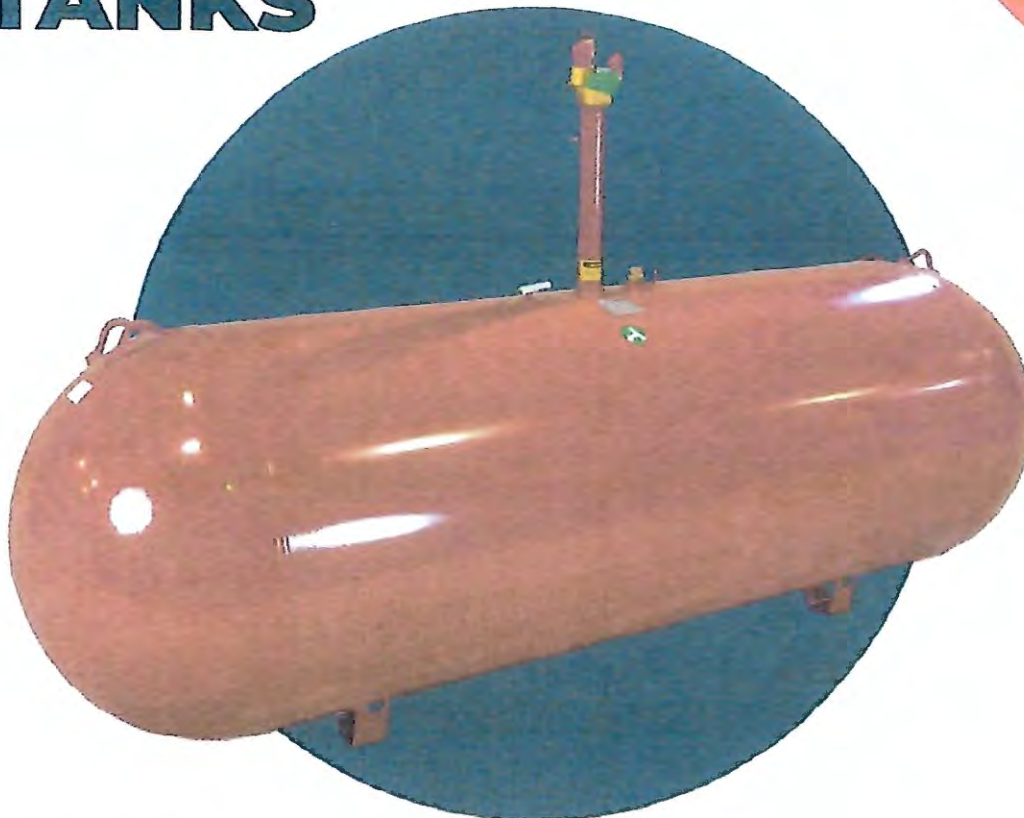
PROJECT#	GENERAL135-23	SHEET	1
DATE:	7/18/2023		
DRAWN BY:	G.S.		
SCALE:	AS NOTED		OF 1

EXP 7/20/24



Exhibit 1
TRIARCTANK
HIGH PERFORMANCE INNOVATION

UNDERGROUND DOMESTIC TANKS



Standard WG offering:
120 - 2000 WG
Standard color:
Redox

GENERAL SPECIFICATIONS

Designed and built to ASME Section VIII, Division 1
Complies with NFPA 58 & registered with national board
Rated at 250 PSI from -20° to 125°F
Vacuum purged - Ready to fill
Choice of Rego or Cavagna valves
Rochester liquid level gauges standard with steel gears
Superior powder coated finish
Underground black plastic shroud and lid included with purchase (standard)
Boom crane delivery standard

*NOTES

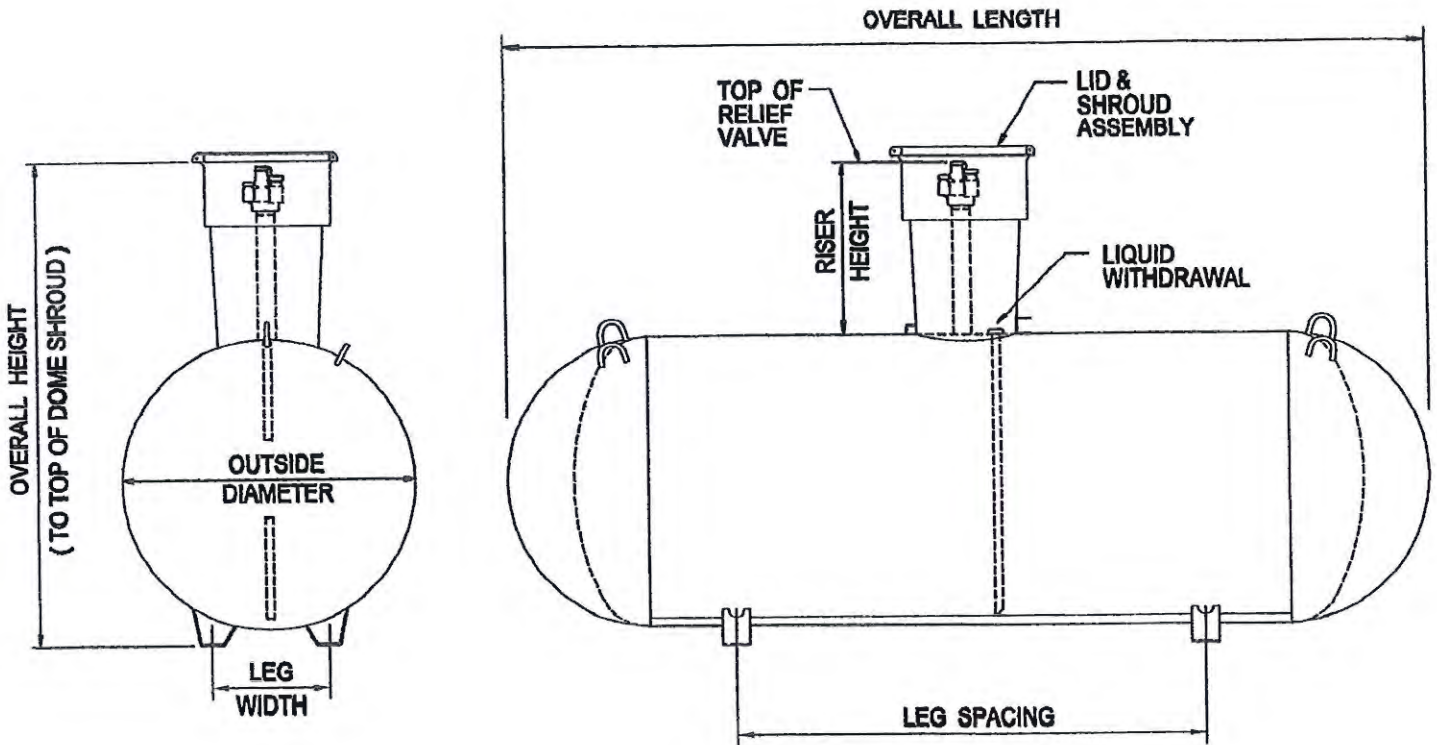
Vessel finished with white powder paint must be installed aboveground only
Vessel finished with red powder must be buried with proper cathodic protection (sold separately) and coating must be continuous/uninterrupted and must comply with federal, state, and local code



2999 Olympus Blvd
Suite 450
Dallas, TX 75019

888 558 8225
customerservice@triarcorp.com

Exhibit 1

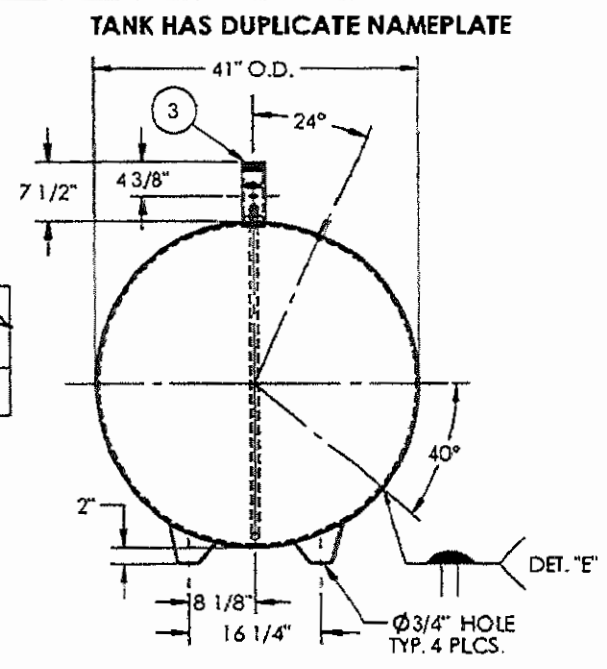
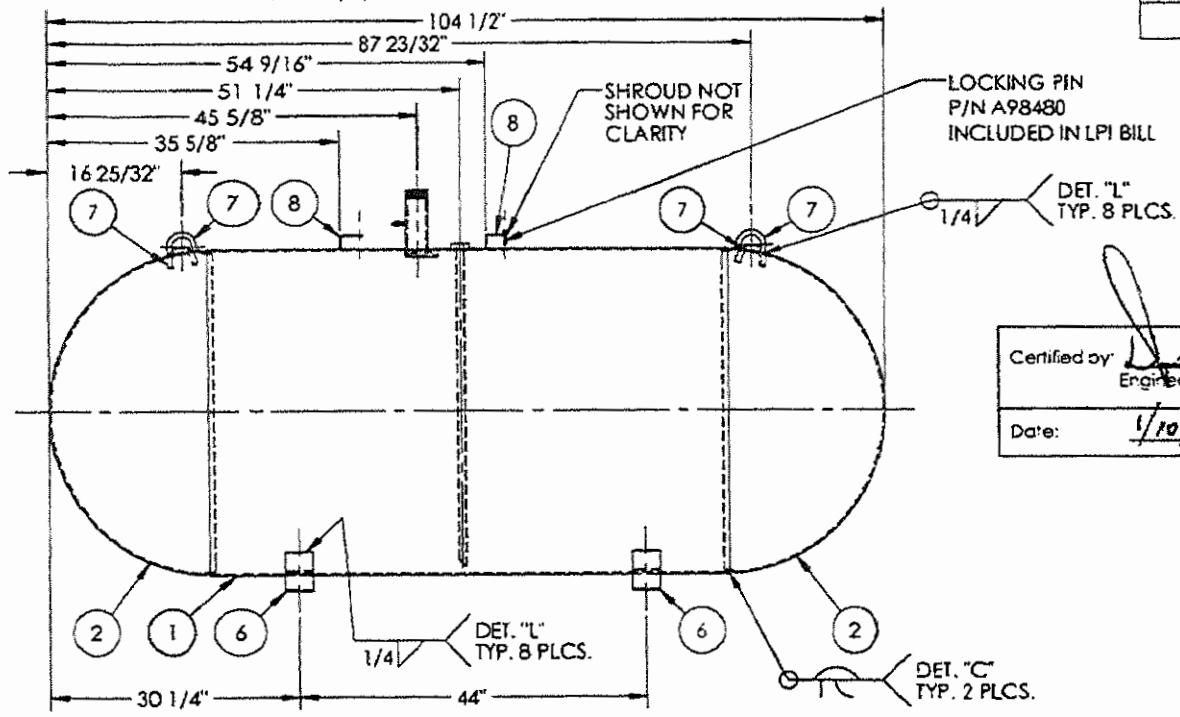
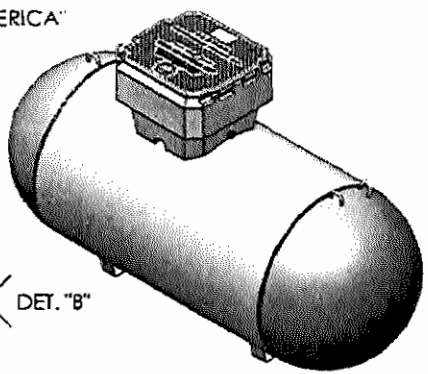
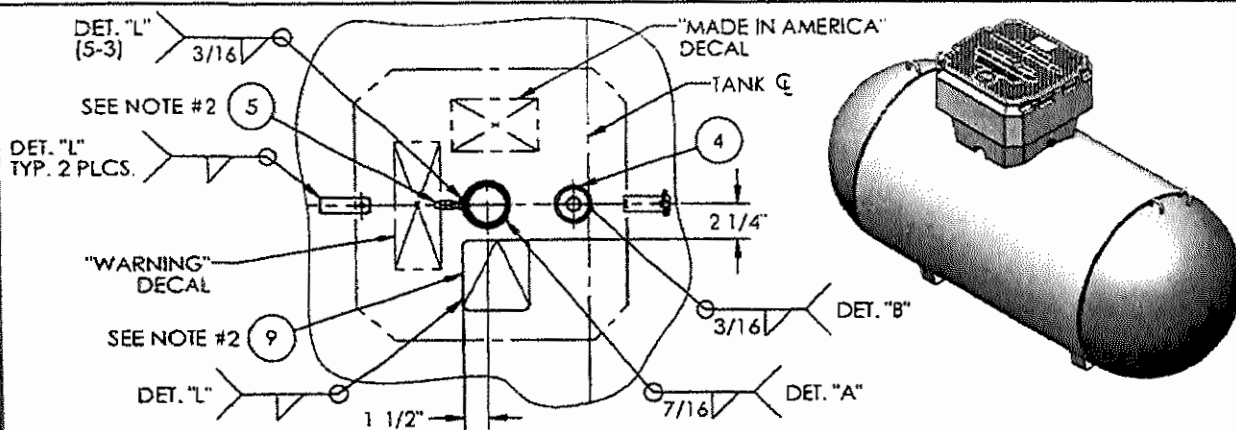


UNDERGROUND VESSEL DIMENSIONAL INFORMATION

Water Capacity	Outside Diameter	Head Type	Overall Length	Overall Height		Leg Width	Leg Spacing	Weight	Quantity	
				14" Riser height	28"				Full Load	Per stack
*120 wg.	24"	Ellip	5' - 5 7/8"	3' - 4 5/8"	4' - 6 3/4"	10 1/8"	3' - 0"	268 lbs.	63	9
*250 wg.	31.5"	Hemi	7' 2 1/2"	4' 0 5/8"	5' - 2 1/16"	12 3/4"	3' - 6"	490 lbs.	42	7
*320 wg.	31.5"	Hemi	8' - 11 3/4"	4' - 0 5/8"	5' - 2 1/16"	12 3/4"	4' - 0 1/4"	610 lbs.	28	7
500 wg.	37.42"	Hemi	9' - 10"	4' - 6 1/2"	5' - 8 1/8"	15"	5' - 0"	921 lbs.	25	5
1000 wg.	40.96"	Hemi	15' - 10 7/8"	4' - 9 1/2"	6' - 0"	16 1/4"	9' - 0"	1,760 lbs.	15	5
1465 wg.	46.77"	Ellip	17' - 6 7/8"	5' - 3 7/8"	6' - 5"	21"	10' - 0"	2,830 lbs.	6	3
2000 wg.	46.77"	Ellip	23' - 9"	5' - 3 7/8"	6' - 5"	21"	14' - 0"	3,685 lbs.	6	3

All vessels dimensions are approximate.

ITEM NO.	PART NO.	DESCRIPTION	QTY.
1	68286.20-SL	SHELL LAYOUT FOR 41" TANK	1
2	H46758	41" O.D. HEMI HEAD JOGGLED	2
3	A97196	2-1/2" S/80 PIPE X 8-1/4" LONG TOE	1
4	A62265	3/4 NPT TUBE ASSEMBLY	1
5	A97239	3/8-16 H.H.C.S. X 1 1/2" LONG S.S.	1
6	A97026.1	4GA FOOT BRACKET	4
7	A57563	LIFT LUG 5/8" X 6.4375"	4
8	A98679	KEEPER CLIP	2
9	A97031.6	ASME DATA PLATE	1
10	A97198	3/4" S/40 PIPE X 10-7/8" LONG T.O.E.	1
11	G13023	SIGHT GAUGE, JUNIOR DIAL 4 BOLT	1
12	V21270.8	MULTIVALVE ASSEMBLY W/DIP TUBE	1



Certified by: *[Signature]*
Engineering Mgr
Date: 1/10/25

Exhibit 1

- NOTES:
- INTERIOR OF VESSEL TO BE CLEAN, DRY & FREE OF MOST RUST, DIRT, OIL, SLAG & OTHER FOREIGN PARTICULATE MATTER.
 - MASK ITEMS #5 & #9 PRIOR TO PAINT.
 - APPLY DECALS AFTER COATING IS DRY.
 - VACUUM PURGE TANK TO -20PSI.
 - SHROUD AND HARDWARE SHIPPED SEPARATELY.
 - FOR NON-CORROSIVE SERVICE.

SPECIFICATIONS			
O.D. 41	LGTH. 104.5	HEAD (H1): 0.202	MAT'L. SA-414-C
WT. 978	LBS.	HEAD (H2): N/A	MAT'L. N/A
S.A. 98.8	SQ.FT.	SHELL: 0.239	MAT'L. SA-455
GAL. 500	CU.FT. 72.7	CRN: R3786.5C	
CODE: ASME Section VIII, Div.1 LATEST EDITION		EXMT UG-20(f) CORR ALW 0 SH 0 HD	
STD. TOLERANCES: M-2461 (UNLESS OTHERWISE NOTED)			
MAWP 250		PSI @ 400°F	
TEST 325		PSI	
RT-4		MDMT: -20°F @ 250 PSI	
X-RAY: FULL / SPOT		W	
WELD DETAILS: M-1932			

MANCHESTER TANK

**HORIZONTAL PROPANE TANK
500 GAL. NOM. UG(SR)**

RELEASED FOR PRODUCTION
Q.C. _____ DATE _____

REVISIONS			
REV	BY	DESCRIPTION	DATE
A	DS	FEET SPACING WAS 42".	8/14/2024
B	UG	REVISED PER ECR# 33920 AND UPDATED TO CURRENT STANDARDS, SEE OBSO	10/29/2024
C	RK	TUBING ASSEMBLY #4 WAS A97024. WT. WAS 987#.	11/11/2024

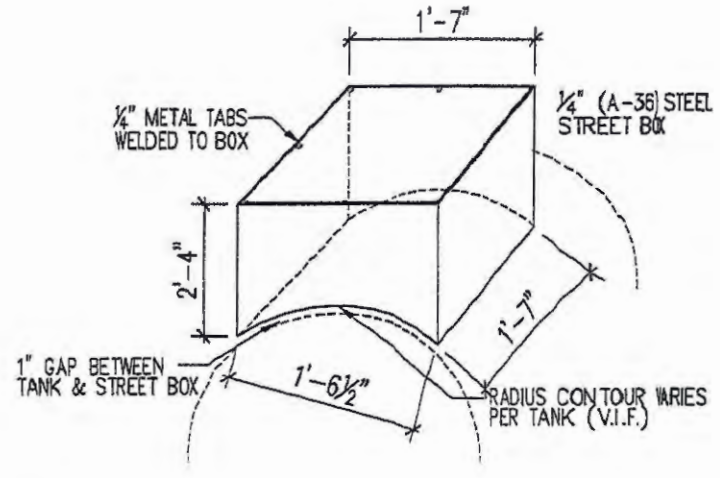
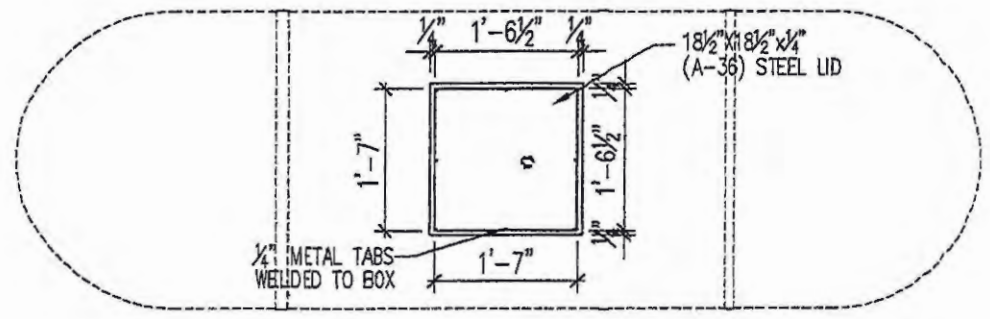
DRAWN BY: HD DATE: 5/6/2024

APP. BY: DS DATE: 5/14/2024

SCALE: NONE DRWG NO. 68286.20

3/11/26

Exhibit 2 "Engineered"
Not Graded



1 UNDERGROUND TANK DETAIL
N.T.S. STREET BOX DETAIL

Digitally signed by
Lan-Anh Nguyen
Date: 2023.07.20
16:38:35 -04'00'

EXP
7/20/24



This form has been digitally signed and sealed by Lan-Anh Nguyen, P.E. (PL# 68228). Lan-Anh Nguyen, hereby certifies that these documents comply with all applicable sections of the Florida Building Code 2020, 7th Edition. Printed copies of this document are not considered signed and sealed and the SEA embossed seal must be verified on any electronic copies.

NEW IMAGE DESIGN & BUILD, LLC
CLEARWATER, FL 33764
PHONE: (813) 522-3959 / (813) 293-8538
EMAIL: www.newimagedesignandbuild.com

GENERX GENERATORS
111 BUNNAR AVE. S
CLEARWATER, FLORIDA 33764
PH: 813-293-8538

CONSULTANT
LAN ENGINEERING
CH# 32690
400 WOODLICK ST.
ST. PETERSBURG, FLORIDA 33714
PHONE: (813) 888-3822

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DATE:

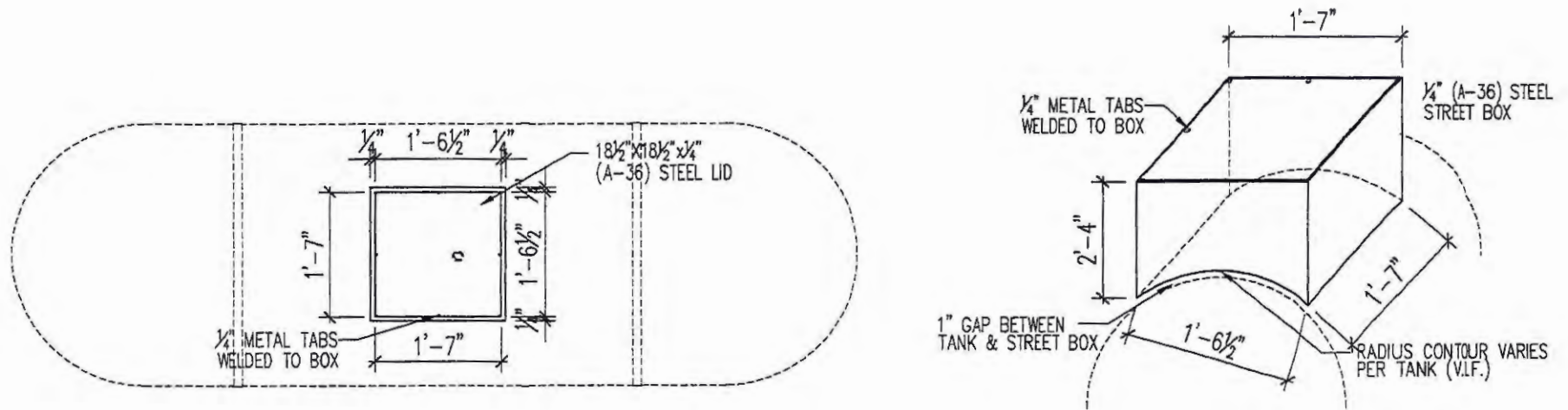
CLIENT:

MASTER LP STEEL DOME LID & BOX

PROJECT#	GENERX135-21
DATE:	7/18/2023
DRAWN BY:	G.S.
SCALE:	AS NOTED

SHEET
1
OF 1

exhibit 2 up to date.



1 UNDERGROUND TANK DETAIL
N.T.S. STREET BOX DETAIL



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PIERRE M. VALLES P.E. USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Pierre M Valles
Date: 2025.11.20 20:09:40 -05'00'

NEW IMAGE DESIGN & BUILD, LLC
 SPRING HILL, FL 33764
 PHONE: (813) 293-8538
 EMAIL: www.newimagedesignandbuild@gmail.com

GENERX GENERATORS
 111 DUNBAR AVE. #1
 OLD WYBARK, FLORIDA 34097
 WWW.GENERXGENERATORS.COM

CONSULTANT
PIERRE M. VALLES, P.E.
 FL. REG. #66356
 1405 E. HUNCH BLVD. SUITE 201
 TAMPA, FLORIDA 33613
 PHONE: (813) 986-1411

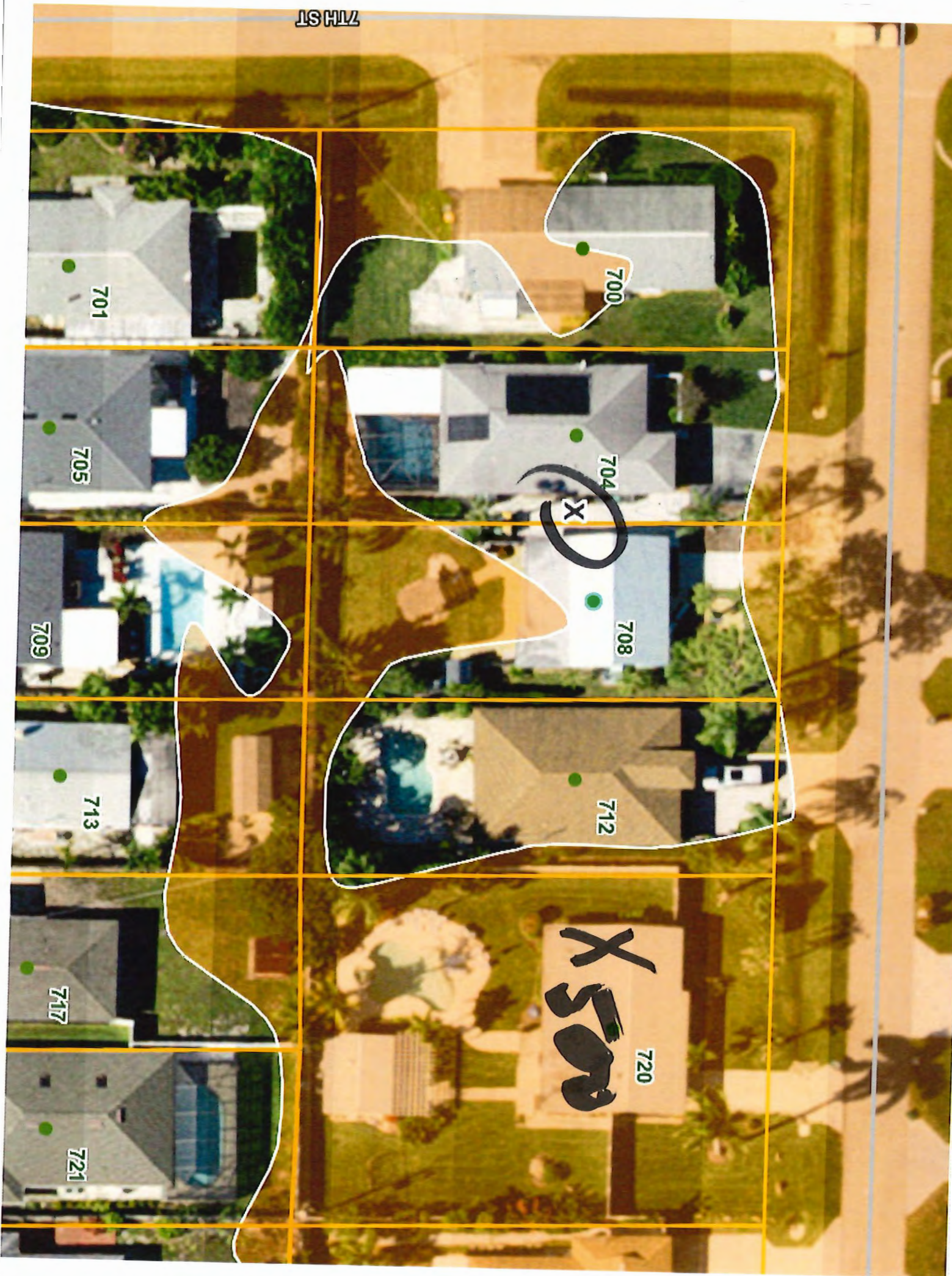
THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF PIERRE M. VALLES, P.E. (FL # 66356). PIERRE M. VALLES, HEREBY CERTIFIES THAT THESE DOCUMENTS COMPLY WITH ALL APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE 2023, 8th EDITION.
 THESE PLANS SHALL REFERENCE COMPLIANCE WITH THE 2023, 8th EDITION FLORIDA BUILDING CODE, SECTION 1601, DESIGN CRITERIA & ASCE 7-22.
 THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED & SEALED.
 DATE:

CLIENT:
MASTER SET for CONCRETE PAD
 FLORIDA

PROJECT#	GENER000-25	SHEET	1
DATE:	11/14/2025		
DRAWN BY:	G.S.		
SCALE:	AS NOTED	OF 1	

ESVP 11/20/26

77th ST



Fred Clum

From: Truman Henson <thenson@ocalafl.gov>
Sent: Tuesday, March 24, 2026 10:05 AM
To: Fred Clum
Subject: RE: Propane tank lid

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Correct.

Truman Henson

Chief Building Official
City of Ocala
Growth Management Dept
201 SE 3rd Street (2nd Floor)
Ocala, FL 34471
(office) 352-629-8477 (mobile) 352-843-6810
Email: thenson@ocalafl.gov



From: Fred Clum <Fred.Clum@collier.gov>
Sent: Tuesday, March 24, 2026 9:02 AM
To: Truman Henson <thenson@ocalafl.gov>
Subject: RE: Propane tank lid

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks

So may I assume there are no Propane tanks installed in driveways in Ocala ?

Fred Clum
Chief Building Official
Building Plan Review & Inspection

Office: [239-252-4232](tel:239-252-4232)

2800 N. Horseshoe Dr.
Naples, Florida 34104
Fred.Clum@collier.gov



My email address has changed. Effective immediately, please update your contact list to use this new address: Fred.Clum@collier.gov

From: Truman Henson <thenson@ocalafl.gov>
Sent: Tuesday, March 24, 2026 8:22 AM
To: Fred Clum <Fred.Clum@collier.gov>
Subject: RE: Propane tank lid

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Good morning again, Fred. I've talked with my guys and none recall ever seeing an installation like this in the City of Ocala. So, I'm afraid I can't provide much help, but hope that you'll reach out again as other topics arise.

Be well,

Truman Henson
Chief Building Official
City of Ocala
Growth Management Dept
201 SE 3rd Street (2nd Floor)

Ocala, FL 34471
(office) 352-629-8477 (mobile) 352-843-6810
Email: thenson@ocalafl.gov



From: Fred Clum <Fred.Clum@collier.gov>
Sent: Monday, March 23, 2026 8:03 AM
To: Truman Henson <thenson@ocalafl.gov>
Subject: RE: Propane tank lid

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Truman , for the reply

Regards

Fred Clum
Chief Building Official
Building Plan Review & Inspection

Office: [239-252-4232](tel:239-252-4232)

2800 N. Horseshoe Dr.
Naples, Florida 34104
Fred.Clum@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address: Fred.Clum@collier.gov

From: Truman Henson <thenson@ocalafl.gov>
Sent: Monday, March 23, 2026 7:55 AM



To: Fred Clum <Fred.Clum@collier.gov>
Subject: RE: Propane tank lid

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Good morning,

I apologize for the slow response....I was out of the office last week and am just back and trying to catch up.

In response to your question, I don't recall any instance in Ocala where that type of installation has been reviewed or completed. However, I will check with my plumbing and gas guys a bit later today and see if they can shed any further light for you.

Truman Henson

Chief Building Official
City of Ocala
Growth Management Dept
201 SE 3rd Street (2nd Floor)
Ocala, FL 34471
(office) 352-629-8477 (mobile) 352-843-6810
Email: thenson@ocalafl.gov



From: Fred Clum <Fred.Clum@collier.gov>
Sent: Thursday, March 19, 2026 2:15 PM
To: Truman Henson <thenson@ocalafl.gov>
Subject: Propane tank lid

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Truman

Greetings , I am the B.O. of Collier County Fl., reaching out to AHJs to gather some info on Traffic Rated Propane Tank Lids

When a propane tank is installed under a driveway [if you permit it] what tank lid or dome do you require ?

Thanks for the reply

Fred

Fred Clum
Chief Building Official
Building Plan Review & Inspection

Office: [239-252-4232](tel:239-252-4232)

2800 N. Horseshoe Dr.
Naples, Florida 34104
Fred.Clum@collier.gov

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Fred Clum

From: Superior Propane <superiorpropane@yahoo.com>
Sent: Tuesday, March 24, 2026 8:03 AM
To: Fred Clum
Subject: Re: PRGS 20251250349 Florida Building code Statute

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

I do not understand your email states that an engineer can approve materials.

So is my sign and sealed professional engineering with the listing that it complies with 2020 building code is approved or are you rejecting it?

If you are rejecting it then yes. Lets put your dumb ass through another review.

Kind Regards,
David Tripp
Superior Propane
239-403-3630
6014 Shirley St Suite C
Naples, FL 34109
www.SuperiorPropaneFL.com

On Saturday, March 21, 2026 at 03:36:49 AM EDT, Fred Clum <fred.clum@collier.gov> wrote:

Mr Tripp,

In reply to your request below, after review of applicable Florida Statutes and Florida Building code regarding alternative materials, design and methods of construction and equipment FS 553.8425 & FBC 104.11

A Florida professional engineer or Florida registered architect engineer may submit alternate products means and method , each submittal shall comply with FS 884.124 (2) (4) & (6)

Final determination

553.8425 Local Product Approval / Florida Building Code 104.11 Alternative Materials, design and methods of construction and equipment.

Ref FS 553.8425 A Florida registered Engineer or Architect may submit for a local product approval. It Shall be accompanied with a product-evaluation report or certification based upon testing or comparative or rational analysis, or a combination thereof, developed and signed and sealed by a Florida professional engineer or Florida registered architect, which indicates that the product complies with the code.

For product-evaluation reports that indicate compliance with the code based upon a test report from an approved testing laboratory and rational or comparative analysis by a Florida registered architect or Florida professional engineer, the testing laboratory or the evaluating architect or engineer must certify independence from the product manufacturer.

553.8425 Local product approval. —

(1) For local product approval, products or systems of construction shall demonstrate compliance with the structural **windload** requirements of the Florida Building Code through one of the following methods:

- (a) A certification mark, listing, or label from a commission-approved certification agency indicating that the product complies with the code;
- (b) A test report from a commission-approved testing laboratory indicating that the product tested complies with the code;
- (c) A product-evaluation report based upon testing, comparative or rational analysis, or a combination thereof, from a commission-approved product evaluation entity which indicates that the product evaluated complies with the code;
- (d) A product-evaluation report or certification based upon testing or comparative or rational analysis, or a combination thereof, developed and signed and sealed by a Florida professional engineer or Florida registered architect, which indicates that the product complies with the code;
- (e) A statewide product approval issued by the Florida Building Commission; or
- (f) Designation of compliance with a prescriptive, material standard adopted by the commission by rule under s. [553.842](#)(15).

(2) For product-evaluation reports that indicate compliance with the code based upon a test report from an approved testing laboratory and rational or comparative analysis by a Florida registered architect or Florida professional engineer, the testing laboratory or the evaluating architect or engineer must certify independence from the product manufacturer.

(3) Local building officials may accept modifications to approved products or their installations if sufficient evidence is submitted to the local building official to demonstrate compliance with the code or the intent of the code, including such evidence as certifications from a Florida registered architect or Florida professional engineer.

(4) Products demonstrating compliance shall be manufactured under a quality assurance program audited by an approved quality assurance entity.

(5) Products bearing a certification mark, label, or listing by an approved certification agency require no further documentation to establish compliance with the code.

(6) Upon review of the compliance documentation, and a finding that the product complies with the code, the authority having jurisdiction or a local building official shall deem the product approved for use in accordance with its approval and limitation of use.

(7) Approval shall be valid until such time as the product changes and decreases in performance; the standards of the code change, requiring increased performance; or the approval is otherwise suspended or revoked. Changes to the code do not void the approval of products previously installed in existing buildings if such products met building code requirements at the time the product was installed.

You may appeal this interpretation to Collier County BOAA [application attached]

Kind Regards

Fred Clum
Chief Building Official
Building Plan Review & Inspection

Office:239-252-4232

2800 N. Horseshoe Dr.
Naples, Florida 34104
Fred.Clum@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address: Fred.Clum@collier.gov



From: Superior Propane <superiorpropane@yahoo.com>
Sent: Wednesday, March 11, 2026 12:59 PM
To: Fred Clum <Fred.Clum@collier.gov>
Subject: Re: PRGS 20251250349 Florida Building code Statutes

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

You are mistaken.

I don't care about the dome.

What I want interpreted in Professional Engineering allowed for construction documents.

It if that lid is allowable. I know it is. What I want is to set you up for the biggest failure of your life.

I want you to Interpret the statute I just sent you as it is found in the Building code.

Because you accept professional engineering everyday. And yet for propane permits you are not.

So let's hear your interpretation of PE seals

On construction documents. Because all steel tie beams and all columns and stair cases have PE seals to have them approved.

Goodluck. Be careful. You may have to tell

Contractors they have to have all UL listed beams and staircases, hand rails for 2nd floors.

All of these are custom built

Locally and have PE seals on their documents to meet code.

So again. I don't care about the dome. What I care about is your

Blatant overreach.

So please tell me how PE specifications for steel tie beams and staircases are 100-% accepted and yet you claim a PE cannot seal and certify a vehicular traffic protection.

Kind Regards,

Superior Propane
239-403-3630

6014 Shirley St Suite C
Naples, FL 34109
www.SuperiorPropaneFL.com

On Wednesday, March 11, 2026 at 08:13:51 AM EDT, Fred Clum <fred.clum@collier.gov> wrote:

Mr Tripp,

Thanks so much for your email. Initially, I would like to clarify that I do not intend to argue with anyone. Per the Florida Statute 553.775 the Building Official may interpret the code. Based on the content of your email I am assuming you are requesting a formal code determination regarding the tank dome [attached] in question as submitted on permit PRGS20251250349.

In addition, the ruling of the BOAA on Tuesday June 18th, 2024, was to determine if a motor vehicle was a source of ignition when applicable to a propane tank placed under a driveway, they ruled it was not. The issue of whether a propane tank could be placed in a driveway was not the issue, as it may be placed under a driveway meeting applicable code for such placement.

Allow a few days to research and reply with a formal code Interpretation for Local product approval per FS 553.8425, regarding the attached documents [Master LP Steel Dome Lid & Box] submitted in permit PRGS20251250349

553.775 Interpretations.—

(1) It is the intent of the Legislature that the Florida Building Code and the Florida Accessibility Code for Building Construction be interpreted by building officials, local enforcement agencies, and the commission in a manner that protects the public safety, health, and welfare at the most reasonable cost to the consumer by ensuring uniform interpretations throughout the state and by providing processes for resolving disputes regarding interpretations of the Florida Building Code and the Florida Accessibility Code for Building Construction which are just and expeditious.

Very Kind Regards,

Fred Clum
Chief Building Official
Building Plan Review & Inspection

Office:239-252-4232

2800 N. Horseshoe Dr.

Naples, Florida 34104
Fred.Clum@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address: Fred.Clum@collier.gov

From: Superior Propane <superiorpropane@yahoo.com>
Sent: Tuesday, March 10, 2026 3:14 PM
To: Fred Clum <Fred.Clum@collier.gov>; Paul Philabaum <Paul.Philabaum@collier.gov>
Subject: Florida Building code Statutes

This email was sent to your old CollierCountyFL.gov email address. Please contact the sender to change to your new email domain @Collier.gov

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Florida law allows for Local approval of products to be signed by a PE and state that they conform with the Florida building code.

Fred, as you learned in the past. I do not argue if I am not correct. An engineered dome stamped and approved by an engineer is 100% legal in the state of Florida and conforms directly to the Florida Building Code.

This has been supplied on every jobsite. This is also the reason PE can sign off on trusses, Structural steel beams, custom-made staircases, and hand railing for 2nd floors and pools.

None of these items in your Building permits has UL-listed and stamped products. The beams are made locally to the engineer's design. Beams made locally by an engineer's design. This is a structural protection apparatus designed by an engineer to support the weight of the driveway and protect the domes from vehicular traffic.

553.8425 Local product approval.—

(1) For local product approval, products or systems of construction shall demonstrate compliance with the structural windload requirements of the Florida Building Code through one of the following methods:

- (a) A certification mark, listing, or label from a commission-approved certification agency indicating that the product complies with the code;

- (b) A test report from a commission-approved testing laboratory indicating that the product tested complies with the code;
- (c) A product-evaluation report based upon testing, comparative or rational analysis, or a combination thereof, from a commission-approved product evaluation entity which indicates that the product evaluated complies with the code;
- (d) A product-evaluation report or certification based upon testing or comparative or rational analysis, or a combination thereof, developed and signed and sealed by a Florida professional engineer or Florida registered architect, which indicates that the product complies with the code;

Kind Regards,
David Tripp
Superior Propane
239-403-3630
6014 Shirley St Suite C
Naples, FL 34109
www.SuperiorPropaneFL.com

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Fred Clum

From: Miranda Paredes
Sent: Tuesday, March 10, 2026 12:21 PM
To: Fred Clum
Subject: FW: Meeting Request for Fred Klum

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Miranda Paredes
Operations Support Specialist I
Building Plan Review & Inspection

Office: [239-252-2713](tel:239-252-2713)

2800 Horseshoe Drive North
Naples, Florida 34104
Miranda.Paredes@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address: Miranda.Paredes@collier.gov

From: Miranda Paredes <Miranda.Paredes@collier.gov>
Sent: Tuesday, March 10, 2026 12:20 PM
To: Superiorpropane@yahoo.com
Cc: Ryan Cathey <Ryan.Cathey@collier.gov>
Subject: RE: Meeting Request for Fred Klum

Good afternoon David,



Can I have a brief description of what will be discussed in this meeting? Please know all meeting requests have a fee of \$200, that must be paid prior to the meeting being held once scheduled.

Miranda Paredes
Operations Support Specialist I
Building Plan Review & Inspection

Office: [239-252-2713](tel:239-252-2713)

2800 Horseshoe Drive North
Naples, Florida 34104
Miranda.Paredes@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address: Miranda.Paredes@collier.gov

From: Ryan Cathey <Ryan.Cathey@collier.gov>
Sent: Tuesday, March 10, 2026 12:10 PM
To: Miranda Paredes <Miranda.Paredes@collier.gov>
Cc: Superiorpropane@yahoo.com
Subject: Meeting Request for Fred Klum

Good Afternoon Miranda,

I am sending this on behalf of David. He was in the building earlier today and has requested a meeting with Fred Klum. He specifically requested 50 meetings at 10:00am. I have CC'd David on this e-mail for any follow up correspondence.

Thank you,

Ryan Cathey
Supervisor - Operations I
Code Enforcement

Office: [239-252-2418](tel:239-252-2418)



2800 Horseshoe Dr N
Naples, FL 34104
Ryan.Cathey@collier.gov

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Fred Clum

From: Paul Philabaum
Sent: Tuesday, March 10, 2026 12:26 PM
To: Fred Clum
Cc: Doug Sposito
Subject: Sign in

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments.

 The Receptionist

David

is here to see you

Arrived Tuesday, March 10, 2026 at 11:46am (EDT)

Full Name

Company Name

Reason for your visit?

Button

David

Fred Klum Sucks

fred klum is dumb

Plan Review



Paul Philabaum
Chief Building Inspector
Building Plan Review & Inspection

Office: [239-252-2920](tel:239-252-2920)

2400 N Horseshoe Dr
Naples, FL 34104
Paul.Philabaum@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address: Paul.Philabaum@collier.gov



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Fred Clum

From: Fred Clum
Sent: Tuesday, March 10, 2026 1:02 PM
To: Doug Sposito; Gregory Hamm; Myron Jacobs; Paul Philabaum; Robert Moore; Wayne Hendrickx; William Craft
Cc: John McCormick; Fred Clum
Subject: ALTERNATIVE design product 2.pdf
Attachments: ALTERNATIVE design product 2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

This is the path to submit Alternative Design

Fred Clum
Chief Building Official
Building Plan Review & Inspection

Office: [239-252-4232](tel:239-252-4232)

2800 N. Horseshoe Dr.
Naples, Florida 34104
Fred.Clum@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address: Fred.Clum@collier.gov



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**APPLICATION AND INSTRUCTIONS FOR THE APPROVAL OF AN ALTERNATIVE MATERIAL,
DESIGN OR METHOD OF CONSTRUCTION - FAC 61G20-3, FBC 2023 SEC 1703**

Name of Applicant: _____

Job Address: _____

Property Owners Name: _____

Name of Job site EOR: _____ License #: _____

This is for an:

Alternative Material

Design

Method of Construction

Description of proposed alternative: _____

Name of Manufacturer: _____

Name of Testing Agency: _____

Name of Quality Assurance Agency: _____

Name of Person Certifying Independence: _____

Name and title of person authorized to sign on behalf of the agency or signature, registration number and seal in the case of architects and engineers: _____

All reports and documentation required in subsections 61G20-3.005(1) and (2), F.A.C., and submitted for review shall contain the basic information listed below. Design drawings submitted for permitting purposes are not to be construed to be an evaluation report and do not require this information. When the Code or the building official requires a standard test as a component of a product approval using the evaluation methods, the test lab must be accredited by a Florida approved accreditation body for the test performed. The entity issuing the evaluation report or certification is responsible for ensuring that the test lab is accredited.

Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved.

Signature of Applicant

License #

Date

Checklist of the minimum information required with each application:

Application form

Name and address of the manufacturer, evaluation entity, engineer or architect or testing laboratory.

Statement of compliance with the appropriate section or standard of the Code.

Complete description of the product, including all drawings, manufacturer's product designations and materials, except materials specifications identified as proprietary.

Technical documentation, including all substantiating data, supporting the compliance statement. Substantiating data shall include all test reports and calculations which may be referenced within the evaluation report.

Installation requirements. Installation instructions including attachments developed by an evaluation entity, test lab or by the manufacturer's licensed design professional.

Limitations and conditions of use.

Certification of independence in conformance with Rule 61G20-3.009, F.A.C.

Name, title and signature of person authorized to sign on behalf of entity or signature, registration number and seal in the case of architects and engineers.

A signed-sealed statement from the EOR is required, attesting that the material, method or work offered for the purpose intended, is not less than the equivalent of that prescribed in the code



INSTRUCTIONS FOR SINGLE JOB, SITE SPECIFIC APPROVAL OF AN ALTERNATIVE MATERIAL, DESIGN OR METHOD OF CONSTRUCTION

FAC 61G20-3, FBC 2023 SEC 1703

The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved.

An alternative material, design or method of construction shall be approved where the building official finds that the proposed alternative meets all of the following:

- A. The alternative material, design or method of construction is satisfactory and complies with the intent of the provisions of this code.
- B. The material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code

-
- A. The alternative material, design or method of construction is satisfactory and complies with the intent of the provisions of this code.**

For the building official to review a particular material, design or method of construction for a Collier County single job site-specific installation the manufacturer must have the material, design or method of construction evaluated for compliance with standards established by the code, by a Florida Building Commission approved entity or Florida licensed P.E. or R.A.

The applicant must submit each of the following:

- 1) Documentation on the evaluation of the alternative material, design or method of construction to the building department signed and sealed by a Licensed Engineer demonstrating compliance with all applicable codes.**
 - a. A Florida Building Commission approved agency shall provide all information as necessary for the building official to determine that the agency meets the applicable requirements specified in Sections FBC 1703.1.1 through 1703.1.3.
 - b. All reports and documentation required in subsections 61G20-3.005(1) and (2), of the Florida Administrative Code shall contain the information listed below. Design drawings submitted for permitting purposes are not to be construed to be an evaluation report and do not require this information. When the Code or Building Official requires a standard test as a component of approval using evaluation methods, the test lab must be accredited by a Florida approved accreditation body for the test performed. The

entity issuing the evaluation report or certification is responsible to ensure that the test lab is accredited.

1. Name and address of the manufacturer, evaluation entity, engineer or architect or testing laboratory.
2. Statement the entity is a Florida Building Commission approved agency
3. Statement of compliance with the appropriate section or standard of the Code.
4. Complete description of the product, including all drawings, manufacturer's product designations and materials, except materials specifications identified as proprietary.
5. Technical documentation, including all substantiating data, supporting the compliance statement. Substantiating data shall include all test reports and calculations which may be referenced within the evaluation report.

2) A certification of independence by approved agencies

- a. An approved agency shall be objective, competent and independent from the contractor responsible for the work being inspected. The agency shall disclose to the building official and the registered design professional in responsible charge, possible conflicts of interest so that objectivity can be confirmed.
- b. The certification of independence by the agency shall be provided by a Florida registered architect or licensed professional engineer as applicable or by an officer of the entity, agency or laboratory and must attest to each of the following:
 1. The entity, agency or laboratory does not have, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products tested or labeled by the agency.
 2. The entity, agency or laboratory is not owned, operated or controlled by any company manufacturing or distributing products it tests or labels.
 3. The Florida registered architect or licensed professional engineer performing an evaluation does not have nor will acquire, a financial interest in any company manufacturing or distributing products for which the reports are being issued.
 4. The Florida registered architect or licensed professional engineer performing an evaluation does not have nor will acquire, a financial interest in any other entity involved in the approval process of the product.

3) Demonstration of active monitoring of production by a Florida approved QA entity

- a. A Quality assurance agency shall audit the quality assurance program of manufacturers and audit production quality of products. Auditing of a quality assurance program shall be by one or more of the following methods: visits to manufacturing facilities, inspection of products at construction sites, inspection of products at state distribution facilities or testing of regular production items. Such auditing shall be performed at intervals not to exceed 12 months.
- b. The following products listed in Rule 61G20-3.001, F.A.C., shall be manufactured under a quality assurance program audited by an approved quality assurance entity.
 1. Panel Walls
 2. Exterior Doors
 3. Roofing Products

4. Skylights
5. Windows
6. Shutters
7. Structural Components
8. Impact Protective Systems

- c. This rule also applies to approval of products and systems, which comprise the building envelope and structural frame, for compliance with the structural requirements of the Florida Building Code.

4) Installation instructions consistent with the evaluation of the product

- a. Installation instructions, including any attachments shall be developed by an evaluation entity, test lab or by the manufacturer's licensed design professional. At a minimum they shall include the following:
 - i. The installation method must replicate the testing conditions
 - ii. Type, and grade of anchor, and/or manufacturer's anchor specifications including minimum nominal size, minimum penetration into substrate and minimum edge distances
 - iii. Type, physical dimensions, material and grade of any accessory item or strap, if applicable
 - iv. Spacing of anchors, shims, accessory items and straps
 - v. Illustrated diagrams of the attachment of the product to the structure
 - vi. Limitations and conditions of use

5) Follow up inspection services for prefabricated assemblies

- a. Where structural components or other items regulated by this code are not visible for inspection after completion of a prefabricated assembly, the owner or the owner's authorized agent shall submit a report of each prefabricated assembly. The report shall indicate the complete details of the assembly, including a description of the assembly and its components, the basis upon which the assembly is being evaluated, test results and similar information and other data as necessary for the building official to determine conformance to this code. Such a report shall be approved by the building official.

B. The material, method or work offered is for the purpose intended, not less than the equivalent of that prescribed in this code

A signed sealed statement from the EOR is required, attesting that the material, method or work offered for the purpose intended, is not less than the equivalent of that prescribed in the code as it pertains to each of the following. Each category below must be specifically addressed by citing the relevant portions of the testing and evaluation reports:

1. Quality
 2. Strength
 3. Effectiveness
 4. Fire resistance
 5. Durability
 6. Safety
-

All reports and documentation required in subsections 61G20-3.005(1) and (2), F.A.C., and submitted for review shall contain the basic information listed below. Design drawings submitted for permitting purposes are not to be construed to be an evaluation report and do not require this information. When the Code or the building official requires a standard test as a component of a product approval using the evaluation methods, the test lab must be accredited by a Florida approved accreditation body for the test performed. The entity issuing the evaluation report or certification is responsible to ensure that the test lab is accredited.

Minimum information required with each report

- a. Name and address of the manufacturer, evaluation entity, engineer or architect or testing laboratory.
- b. Statement of compliance with the appropriate section or standard of the Code.
- c. Complete description of the product, including all drawings, manufacturer's product designations and materials, except materials specifications identified as proprietary.
- d. Technical documentation, including all substantiating data, supporting the compliance statement. Substantiating data shall include all test reports and calculations which may be referenced within the evaluation report.
- e. Installation requirements. Installation instructions including attachments shall be developed by an evaluation entity, test lab or by the manufacturer's licensed design professional.
- f. Limitations and conditions of use.
- g. Certification of independence in conformance with Rule 61G20-3.009, F.A.C.
- h. Name, title and signature of person authorized to sign on behalf of entity or signature, registration number and seal in the case of architects and engineers.

Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved.

Fred Clum

From: Fred Clum
Sent: Tuesday, March 10, 2026 1:30 PM
To: Miranda Paredes
Cc: Consuela Thomas
Subject: RE: Meeting Request for Fred Klum

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you both for your involvement ,

If the email goes to fred.klum , I wont get it

Fred Clum
Chief Building Official
Building Plan Review & Inspection

Office:[239-252-4232](tel:239-252-4232)

2800 N. Horseshoe Dr.
Naples, Florida 34104
Fred.Clum@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address: Fred.Clum@collier.gov

From: Miranda Paredes <Miranda.Paredes@collier.gov>
Sent: Tuesday, March 10, 2026 1:27 PM
To: Fred Clum <Fred.Clum@collier.gov>
Cc: Consuela Thomas <Consuela.Thomas@collier.gov>
Subject: FW: Meeting Request for Fred Klum



Fred,

Connie and I spoke with Mr. Tripp this afternoon. I informed him we have availability on Monday 3/16/26 at 10am for a meeting with you and Paul, but that there is an applicable \$200 fee per the new fee schedule effective 1/1/26. Mr. Tripp stated he would instead email you and if this can not be resolved through email, he would rather spend his money taking this to court.

Miranda Paredes
Operations Support Specialist I
Building Plan Review & Inspection

Office: [239-252-2713](tel:239-252-2713)

2800 Horseshoe Drive North
Naples, Florida 34104
Miranda.Paredes@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address: Miranda.Paredes@collier.gov

From: Miranda Paredes <Miranda.Paredes@collier.gov>
Sent: Tuesday, March 10, 2026 12:21 PM
To: Fred Clum <Fred.Clum@collier.gov>
Subject: FW: Meeting Request for Fred Klum

FYI

Miranda Paredes
Operations Support Specialist I
Building Plan Review & Inspection

Office: [239-252-2713](tel:239-252-2713)

2800 Horseshoe Drive North



Naples, Florida 34104
Miranda.Paredes@collier.gov

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From: Miranda Paredes <Miranda.Paredes@collier.gov>
Sent: Tuesday, March 10, 2026 12:20 PM
To: Superiorpropane@yahoo.com
Cc: Ryan Cathey <Ryan.Cathey@collier.gov>
Subject: RE: Meeting Request for Fred Klum

Good afternoon David,

Can I have a brief description of what will be discussed in this meeting? Please know all meeting requests have a fee of \$200, that must be paid prior to the meeting being held once scheduled.

Miranda Paredes
Operations Support Specialist I
Building Plan Review & Inspection

Office: [239-252-2713](tel:239-252-2713)

2800 Horseshoe Drive North
Naples, Florida 34104
Miranda.Paredes@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address: Miranda.Paredes@collier.gov



From: Ryan Cathey <Ryan.Cathey@collier.gov>
Sent: Tuesday, March 10, 2026 12:10 PM
To: Miranda Paredes <Miranda.Paredes@collier.gov>
Cc: Superiorpropane@yahoo.com
Subject: Meeting Request for Fred Klum

Good Afternoon Miranda,

I am sending this on behalf of David. He was in the building earlier today and has requested a meeting with Fred Klum. He specifically requested 50 meetings at 10:00am. I have CC'd David on this e-mail for any follow up correspondence.

Thank you,

Ryan Cathey
Supervisor - Operations I
Code Enforcement

Office: [239-252-2418](tel:239-252-2418)

2800 Horseshoe Dr N
Naples, FL 34104
Ryan.Cathey@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address: Ryan.Cathey@collier.gov



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Fred Clum

From: Fred Clum
Sent: Tuesday, March 10, 2026 2:17 PM
To: Paul Philabaum
Cc: Robert Moore; Doug Sposito; Troy Komarowski; John McCormick
Subject: 553.775 Interpretations

Follow Up Flag: Follow up
Flag Status: Flagged

The 2025 Florida Statutes

[Title XXXIII](#)
REGULATION OF TRADE, COMMERCE,
INVESTMENTS, AND SOLICITATIONS

[Chapter 553](#)
BUILDING CONSTRUCTION
STANDARDS

[View Entire
Chapter](#)

553.775 Interpretations.—

(1) It is the intent of the Legislature that the Florida Building Code and the Florida Accessibility Code for Building Construction be interpreted by building officials, local enforcement agencies, and the commission in a manner that protects the public safety, health, and welfare at the most reasonable cost to the consumer by ensuring uniform interpretations throughout the state and by providing processes for resolving disputes regarding interpretations of the Florida Building Code and the Florida Accessibility Code for Building Construction which are just and expeditious.

The Florida Building Code (FBC) is primarily **interpreted by local building officials**, inspectors, and plans examiners, who are responsible for enforcing it at the municipal or county level. The 17-member Florida Building Commission holds the authority for official interpretations, amendments, and issuing binding declaratory statements.

Key entities authorized to interpret the FBC include:

1. **Local Building Officials/Departments:** These are the primary authorities for interpreting and enforcing the code on specific construction projects, acting as the first line of interpretation for permits and inspections.

1. If a local building official's interpretation is disputed, the process often moves to a local board of appeals before potentially being reviewed by the Florida Building Commission.

2. [Florida Building Commission \(FBC\)](#): The ultimate authority, which develops the code and issues formal interpretations (Declaratory Statements) when disputes arise.

3. [Building Officials Association of Florida \(BOAF\)](#): Provides non-binding, advisory interpretations to help resolve code questions.

Fred Clum
Chief Building Official
Building Plan Review & Inspection

Office: [239-252-4232](tel:239-252-4232)

2800 N. Horseshoe Dr.
Naples, Florida 34104
Fred.Clum@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address: Fred.Clum@collier.gov



Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

Fred Clum

From: Superior Propane <superiorpropane@yahoo.com>
Sent: Tuesday, March 10, 2026 3:14 PM
To: Fred Clum; Paul Philabaum
Subject: Florida Building code Statutes

Follow Up Flag: Follow up
Flag Status: Flagged

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Florida law allows for Local approval of products to be signed by a PE and state that they conform with the Florida building code.

Fred, as you learned in the past. I do not argue if I am not correct. An engineered dome stamped and approved by an engineer is 100% legal in the state of Florida and conforms directly to the Florida Building Code.

This has been supplied on every jobsite. This is also the reason PE can sign off on trusses, Structural steel beams, custom-made staircases, and hand railing for 2nd floors and pools.

None of these items in your Building permits has UL-listed and stamped products. The beams are made locally to the engineer's design. Beams made locally by an engineer's design. This is a structural protection apparatus designed by an engineer to support the weight of the driveway and protect the domes from vehicular traffic.

553.8425 Local product approval.—

(1) For local product approval, products or systems of construction shall demonstrate compliance with the structural windload requirements of the Florida Building Code through one of the following methods:

- (a) A certification mark, listing, or label from a commission-approved certification agency indicating that the product complies with the code;
- (b) A test report from a commission-approved testing laboratory indicating that the product tested complies with the code;
- (c) A product-evaluation report based upon testing, comparative or rational analysis, or a combination thereof, from a commission-approved product evaluation entity which indicates that the product evaluated complies with the code;
- (d) A product-evaluation report or certification based upon testing or comparative or rational analysis, or a combination thereof, developed and signed and sealed by a Florida professional engineer or Florida registered architect, which indicates that the product complies with the code;

Kind Regards,
David Tripp
Superior Propane
239-403-3630
6014 Shirley St Suite C
Naples, FL 34109
www.SuperiorPropaneFL.com

Fred Clum

From: Michael Sinning
Sent: Tuesday, March 10, 2026 3:47 PM
To: Fred Clum
Cc: Paul Philabaum
Subject: David Trip, Superior Propane

Follow Up Flag: Follow up
Flag Status: Flagged

PRGS20251250349. Tank lid is not UL listed.

Michael Sinning
Plans Reviewer II
Building Plan Review & Inspection

Office: [239-252-2558](tel:239-252-2558)

2800 N. Horsehoe Drive
Naples, Florida 34104
Michael.Sinning@collier.gov



My email address has changed. Effective immediately, please update your contact list to use this new address: Michael.Sinning@collier.gov

Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

Fred Clum

From: Superior Propane <superiorpropane@yahoo.com>
Sent: Tuesday, March 10, 2026 6:51 PM
To: Michael Sinning
Cc: Fred Clum
Subject: Re: PRGS20251250349

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Zoning has no jurisdiction over propane and underground tanks. Why it gets sent there is about the same as the stupidity that you accept PE signatures daily for local products and are now violating the law and statute 553 with your review.

Which I do intend on making a professional complaint to the BPBR that you are denying a permit after a Board of Appeals has ruled against Fred clum and the building department on the documentation required for an under driveway tank.

You have been submitted what is legally required. A Professional license engineer can approve any construction documents. And has done so in my documents.

Paul Philabaum was sent the text right out of the Florida statutes. Same reason you accept engineering stamps on all residential plans. Including stairs, fences, railings on balconies, roof trusses. All have been accepted by the county for construction documents.

But a pattern of bias has been well noted against the propane industry. An industry Fred clum cannot interpret the code because he is not a fire marshal. Fire marshal has already interpreted the fire code.

But I would like to see a copy of your fire plan review license since you are reviewing fire code.

Kind Regards,
David Tripp
Superior Propane
239-403-3630

6014 Shirley St Suite C
Naples, FL 34109
www.SuperiorPropaneFL.com

On Tuesday, March 10, 2026 at 03:33:26 PM EDT, Michael Sinning <michael.sinning@collier.gov> wrote:

A zoning review is still PENDING. When zoning is complete final type will be sending a corrections letter. You can check the status in the portal.

Michael Sinning
Plans Reviewer II
Building Plan Review & Inspection

Office:239-252-2558

2800 N. Horsehoe Drive
Naples, Florida 34104
Michael.Sinning@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address: Michael.Sinning@collier.gov

From: Superior Propane <superiorpropane@yahoo.com>
Sent: Tuesday, March 10, 2026 3:29 PM
To: Michael Sinning <Michael.Sinning@collier.gov>
Subject: PRGS20251250349

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Good afternoon,

I am unable to upload the documents to the permit that you rejected; it does not give me the option. Please see the attached.

Kind Regards,
Laura Horne
Superior Propane
[239-403-3630](tel:239-403-3630)
6014 Shirley St Suite C
Naples, FL 34109

www.SuperiorPropaneFL.com

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Fred Clum

From: Fred Clum
Sent: Wednesday, March 11, 2026 8:14 AM
To: 'superiorpropane@yahoo.com'
Cc: Doug Sposito (Doug.Sposito@collier.gov); Miranda Paredes; Paul Philabaum; John McCormick (John.McCormick@collier.gov)
Subject: PRGS 20251250349 Florida Building code Statutes
Attachments: 708 100TH AVE UG ONLY-STEEL DOME SPECS.pdf; FS 553.8425 .pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Tracking:	Recipient	Delivery
	'superiorpropane@yahoo.com'	
	Doug Sposito (Doug.Sposito@collier.gov)	Delivered: 3/11/2026 8:14 AM
	Miranda Paredes	Delivered: 3/11/2026 8:14 AM
	Paul Philabaum	Delivered: 3/11/2026 8:14 AM
	John McCormick (John.McCormick@collier.gov)	Delivered: 3/11/2026 8:14 AM
	Donna Guitard (Donna.Guitard@collier.gov)	Delivered: 3/11/2026 8:14 AM

Mr Tripp,

Thanks so much for your email. Initially, I would like to clarify that I do not intend to argue with anyone. Per the Florida Statue 553.775 the Building Official may interpret the code. Based on the content of your email I am assuming you are requesting a formal code determination regarding the tank dome [attached] in question as submitted on permit PRGS20251250349.

In addition, the ruling of the BOAA on Tuesday June 18th , 2024 , was to determine if a motor vehicle was a source of ignition when applicable to a propane tank placed under a driveway , they ruled it was not. The issue of whether a propane tank could be placed in a driveway was not the issue, as it may be placed under a driveway meeting applicable code for such placement.

Allow a few days to research and reply with a formal code Interpretation for Local product approval per FS 553.8425 , regarding the attached documents [Master LP Steel Dome Lid & Box] submitted in permit PRGS20251250349

553.775 Interpretations.—

(1) It is the intent of the Legislature that the Florida Building Code and the Florida Accessibility Code for Building Construction be interpreted by building officials, local enforcement agencies, and the commission in a manner that protects the public safety, health, and welfare at the most reasonable cost to the consumer by ensuring uniform interpretations throughout the state and by providing processes for resolving disputes regarding interpretations of the Florida Building Code and the Florida Accessibility Code for Building Construction which are just and expeditious.

Very Kind Regards,

From: Superior Propane <superiorpropane@yahoo.com>
Sent: Tuesday, March 10, 2026 3:14 PM
To: Fred Clum <Fred.Clum@collier.gov>; Paul Philabaum <Paul.Philabaum@collier.gov>
Subject: Florida Building code Statutes

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EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Florida law allows for Local approval of products to be signed by a PE and state that they conform with the Florida building code.

Fred, as you learned in the past. I do not argue if I am not correct. An engineered dome stamped and approved by an engineer is 100% legal in the state of Florida and conforms directly to the Florida Building Code.

This has been supplied on every jobsite. This is also the reason PE can sign off on trusses, Structural steel beams, custom-made staircases, and hand railing for 2nd floors and pools.

None of these items in your Building permits has UL-listed and stamped products. The beams are made locally to the engineer's design. Beams made locally by an engineer's design. This is a structural protection apparatus designed by an engineer to support the weight of the driveway and protect the domes from vehicular traffic.

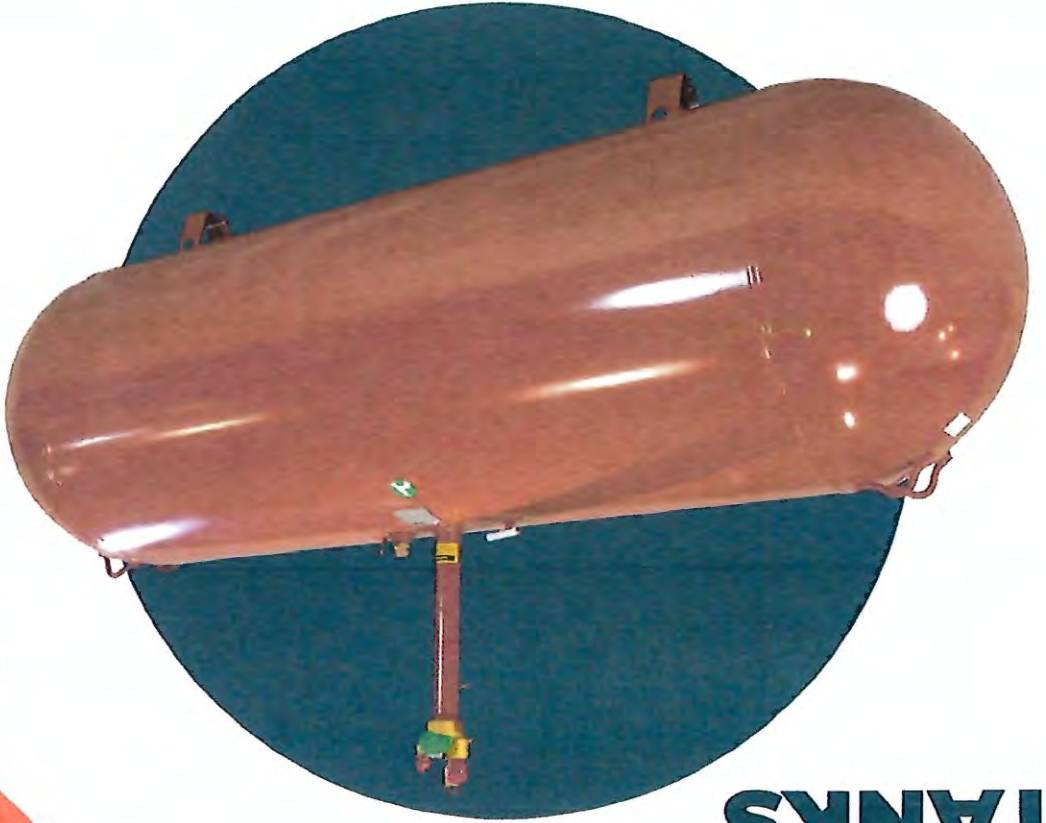
553.8425 Local product approval.—

(1) For local product approval, products or systems of construction shall demonstrate compliance with the structural windload requirements of the Florida Building Code through one of the following methods:

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- (b) A test report from a commission-approved testing laboratory indicating that the product tested complies with the code;
- (c) A product-evaluation report based upon testing, comparative or rational analysis, or a combination thereof, from a commission-approved product evaluation entity which indicates that the product evaluated complies with the code;
- (d) A product-evaluation report or certification based upon testing or comparative or rational analysis, or a combination thereof, developed and signed and sealed by a Florida professional engineer or Florida registered architect, which indicates that the product complies with the code;

Kind Regards,
David Tripp
Superior Propane
239-403-3630
6014 Shirley St Suite C
Naples, FL 34109
www.SuperiorPropaneFL.com

UNDERGROUND DOMESTIC TANKS



GENERAL SPECIFICATIONS

- Designed and built to ASME Section VIII, Division 1
- Complies with NFPA 58 & registered with national board
- Rated at 250 PSI from -20° to 125°F
- Vacuum purged - Ready to fill
- Choice of Rego or Cavagna valves
- Rochester liquid level gauges standard with steel gears
- Superior powder coated finish
- Underground black plastic shroud and lid included with purchase (standard)
- Boom crane delivery standard

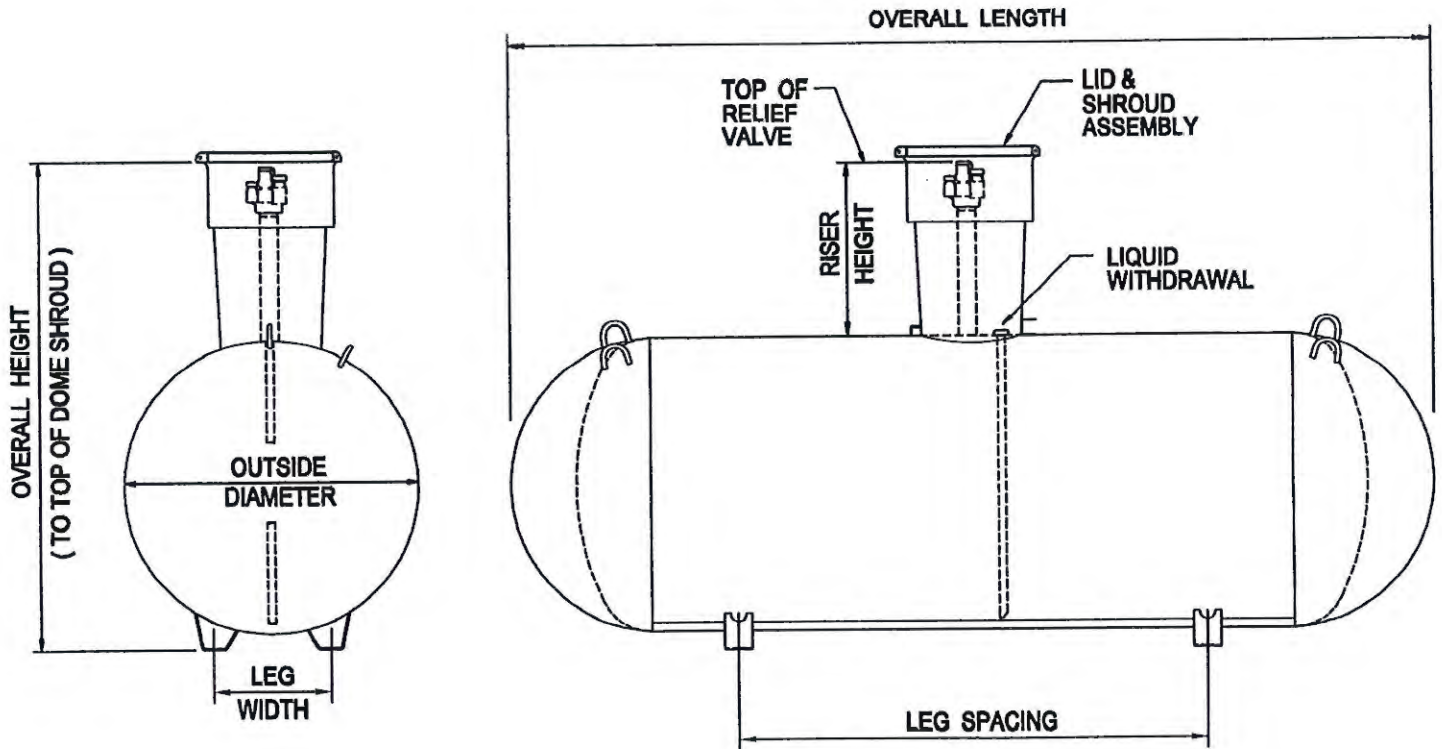
*NOTES

Vessel finished with white powder paint must be installed aboveground only
 Vessel finished with red powder must be buried with proper cathodic
 protection (sold separately) and coating must be continuous/uninterrupted
 and must comply with federal, state, and local code



2999 Olympus Blvd
 Suite 450
 Dallas, TX 75019
 888 558 8225
 customer.service@triarctank.com

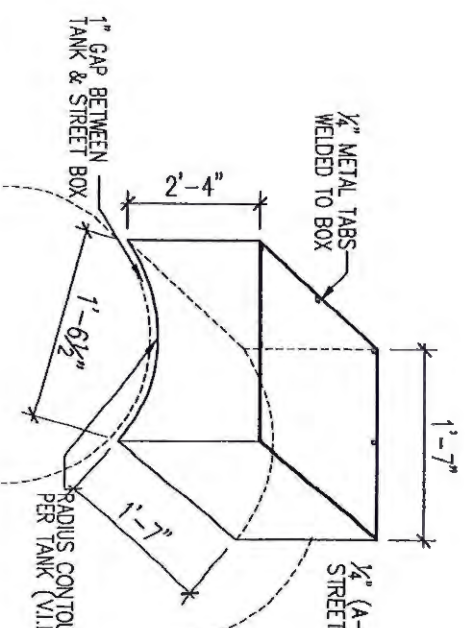
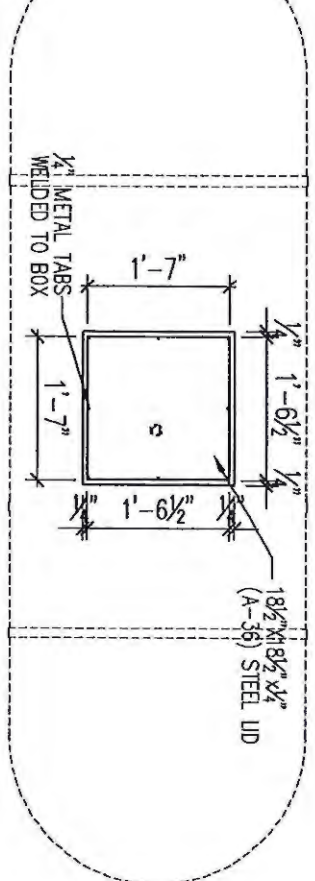
Standard Wg offering:
 120 - 2000 WG
 Standard color:
 Redox



UNDERGROUND VESSEL DIMENSIONAL INFORMATION

Water Capacity	Outside Diameter	Head Type	Overall Length	Overall Height		Leg Width	Leg Spacing	Weight	Quantity	
				14" Riser height	28"				Full Load	Per stack
*120 wg.	24"	Ellip	5' - 5 7/8"	3' - 4 5/8"	4' - 6 3/4"	10 1/8"	3' - 0"	268 lbs.	63	9
*250 wg.	31.5"	Hemi	7' 2 1/2"	4' 0 5/8"	5' - 2 1/16"	12 3/4"	3' - 6"	490 lbs.	42	7
*320 wg.	31.5"	Hemi	8' - 11 3/4"	4' - 0 5/8"	5' - 2 1/16"	12 3/4"	4' - 0 1/4"	610 lbs.	28	7
500 wg.	37.42"	Hemi	9' - 10"	4' - 6 1/2"	5' - 8 1/8"	15"	5' - 0"	921 lbs.	25	5
1000 wg.	40.96"	Hemi	15' - 10 7/8"	4' - 9 1/2"	6' - 0"	16 1/4"	9' - 0"	1,760 lbs.	15	5
1465 wg.	46.77"	Ellip	17' - 6 7/8"	5' - 3 7/8"	6' - 5"	21"	10' - 0"	2,830 lbs.	6	3
2000 wg.	46.77"	Ellip	23' - 9"	5' - 3 7/8"	6' - 5"	21"	14' - 0"	3,685 lbs.	6	3

All vessels dimensions are approximate.



1 UNDERGROUND TANK DETAIL

STREET BOX DETAIL



This has been digitally signed and sealed by
 Lan-Anh Nguyen, P.E., using a digital signature
 and seal. The digital signature and seal are
 applied and sealed with the SHA-256 cryptographic
 hash and verified on any documents online.

Digitally signed by
 Lan-Anh Nguyen
 Date: 2023.07.20
 16:38:35 -04'00'

		<p>CONSULTANT LAN ENGINEERING 1000 N.W. 13th St CA# 20200 MIAMI, FL 33136 PHONE: (771) 866-3322</p>	<p>THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF THE SIGNING ENGINEER AND IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING REGULATORY BOARD'S DOCUMENTS COMPLY WITH ALL APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE 2020, 7th EDITION. THESE PLANS SHALL REFERENCE COMPLIANCE WITH THE 2020, 7th, EDITION FLORIDA BUILDING CODE SECTION 1601, DESIGN CRITERIA & ASCE 7-16. THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SEALED & SIGNED. DATE: _____</p>
--	--	---	--

CLIENT:
**MASTER LP STEEL
 DOME LID & BOX**

Select Year: 2025

The 2025 Florida Statutes

<u>Title XXXIII</u>	<u>Chapter 553</u>	<u>View Entire</u>
REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND SOLICITATIONS	BUILDING CONSTRUCTION STANDARDS	<u>Chapter</u>

553.8425 Local product approval.—

- (1) For local product approval, products or systems of construction shall demonstrate compliance with the structural windload requirements of the Florida Building Code through one of the following methods:
- (a) A certification mark, listing, or label from a commission-approved certification agency indicating that the product complies with the code;
 - (b) A test report from a commission-approved testing laboratory indicating that the product tested complies with the code;
 - (c) A product-evaluation report based upon testing, comparative or rational analysis, or a combination thereof, from a commission-approved product evaluation entity which indicates that the product evaluated complies with the code;
 - (d) A product-evaluation report or certification based upon testing or comparative or rational analysis, or a combination thereof, developed and signed and sealed by a Florida professional engineer or Florida registered architect, which indicates that the product complies with the code;
 - (e) A statewide product approval issued by the Florida Building Commission; or
 - (f) Designation of compliance with a prescriptive, material standard adopted by the commission by rule under s. 553.842(15).
- (2) For product-evaluation reports that indicate compliance with the code based upon a test report from an approved testing laboratory and rational or comparative analysis by a Florida registered architect or Florida professional engineer, the testing laboratory or the evaluating architect or engineer must certify independence from the product manufacturer.
- (3) Local building officials may accept modifications to approved products or their installations if sufficient evidence is submitted to the local building official to demonstrate compliance with the code or the intent of the code, including such evidence as certifications from a Florida registered architect or Florida professional engineer.
- (4) Products demonstrating compliance shall be manufactured under a quality assurance program audited by an approved quality assurance entity.
- (5) Products bearing a certification mark, label, or listing by an approved certification agency require no further documentation to establish compliance with the code.
- (6) Upon review of the compliance documentation, and a finding that the product complies with the code, the authority having jurisdiction or a local building official shall deem the product approved for use in accordance with its approval and limitation of use.
- (7) Approval shall be valid until such time as the product changes and decreases in performance; the standards of the code change, requiring increased performance; or the approval is otherwise suspended or revoked. Changes to the code do not void the approval of products previously installed in existing buildings if such products met building code requirements at the time the product was installed.

History.—s. 19, ch. 2005-147; s. 66, ch. 2006-1.

Fred Clum

From: Superior Propane <superiorpropane@yahoo.com>
Sent: Wednesday, March 11, 2026 12:59 PM
To: Fred Clum
Subject: Re: PRGS 20251250349 Florida Building code Statutes

Follow Up Flag: Follow up

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

You are mistaken.

I don't care about the dome.

What I want interpreted in Professional Engineering allowed for construction documents.

It if that lid is allowable. I know it is. What I want is to set you up for the biggest failure of your life.

I want you to Interpret the statute I just sent you as it is found in the Building code.

Because you accept professional engineering everyday. And yet for propane permits you are not.

So let's hear your interpretation of PE seals

On construction documents. Because all steel tie beams and all columns and stair cases have PE seals to have them approved.

Goodluck. Be careful. You may have to tell

Contractors they have to have all UL listed beams and staircases, hand rails for 2nd floors.

All of these are custom built

Locally and have PE seals on their documents to meet code.

So again. I don't care about the dome. What I care about is your

Blatant overreach.

So please tell me how PE specifications for steel tie beams and staircases are 100-% accepted and yet you claim a PE cannot seal and certify a vehicular traffic protection.

Kind Regards,

Superior Propane
239-403-3630
6014 Shirley St Suite C
Naples, FL 34109
www.SuperiorPropaneFL.com

On Wednesday, March 11, 2026 at 08:13:51 AM EDT, Fred Clum <fred.clum@collier.gov> wrote:

Mr Tripp,

Thanks so much for your email. Initially, I would like to clarify that I do not intend to argue with anyone. Per the Florida Statue 553.775 the Building Official may interpret the code. Based on the content of your email I am assuming you are requesting a formal code determination regarding the tank dome [attached] in question as submitted on permit PRGS[20251250349](#).

In addition, the ruling of the BOAA on Tuesday June 18th, 2024, was to determine if a motor vehicle was a source of ignition when applicable to a propane tank placed under a driveway, they ruled it was not. The issue of whether a propane tank could be placed in a driveway was not the issue, as it may be placed under a driveway meeting applicable code for such placement.

Allow a few days to research and reply with a formal code Interpretation for Local product approval per FS [553.8425](#), regarding the attached documents [Master LP Steel Dome Lid & Box] submitted in permit PRGS20251250349

553.775 Interpretations.—

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Very Kind Regards,

Fred Clum
Chief Building Official
Building Plan Review & Inspection

Office:239-252-4232

2800 N. Horseshoe Dr.
Naples, Florida 34104
Fred.Clum@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address: Fred.Clum@collier.gov

From: Superior Propane <superiorpropane@yahoo.com>
Sent: Tuesday, March 10, 2026 3:14 PM
To: Fred Clum <Fred.Clum@collier.gov>; Paul Philabaum <Paul.Philabaum@collier.gov>
Subject: Florida Building code Statutes

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Florida law allows for Local approval of products to be signed by a PE and state that they conform with the Florida building code.

Fred, as you learned in the past. I do not argue if I am not correct. An engineered dome stamped and approved by an engineer is 100% legal in the state of Florida and conforms directly to the Florida Building Code.

This has been supplied on every jobsite. This is also the reason PE can sign off on trusses, Structural steel beams, custom-made staircases, and hand railing for 2nd floors and pools.

None of these items in your Building permits has UL-listed and stamped products. The beams are made locally to the engineer's design. Beams made locally by an engineer's design. This is a structural protection apparatus designed by an engineer to support the weight of the driveway and protect the domes from vehicular traffic.

553.8425 Local product approval.—

- (1) For local product approval, products or systems of construction shall demonstrate compliance with the structural windload requirements of the Florida Building Code through one of the following methods:
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 - (b) A test report from a commission-approved testing laboratory indicating that the product tested complies with the code;
 - (c) A product-evaluation report based upon testing, comparative or rational analysis, or a combination thereof, from a commission-approved product evaluation entity which indicates that the product evaluated complies with the code;

(d) A product-evaluation report or certification based upon testing or comparative or rational analysis, or a combination thereof, developed and signed and sealed by a Florida professional engineer or Florida registered architect, which indicates that the product complies with the code;

Kind Regards,
David Tripp
Superior Propane
[239-403-3630](tel:239-403-3630)
6014 Shirley St Suite C
Naples, FL 34109

www.SuperiorPropaneFL.com

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Fred Clum

From: Superior Propane <superiorpropane@yahoo.com>
Sent: Thursday, March 12, 2026 3:15 PM
To: Fred Clum; Paul Philabaum; William Richards; Michael Sinning
Subject: Quazite Domes

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

These domes installation violates NFPA58 code for Propane tanks.

Tanks must be free and clear of any rocks or gravel and must be installed in clean fill .
NFPA 58 6.6.6.1(M) Backfill shall be free of rocks and abrasives.

These domes require gravel on top of the tank and they do not show this applicable for a propane tank but for natural gas valves.

Also, the dome is rated for incidental vehicular traffic.

Attached is a link to a video of the installation of the dome per manufacturer's specifications.

[H20 Assembly - 13"x24"x18" | PG1324Z12009 | Hubbell Power Systems](#)

Kind Regards,

David tripp

Superior Propane

239-403-3630

6014 Shirley St Suite C

Naples, FL 34109

www.SuperiorPropaneFL.com

Fred Clum

From: Superior Propane <superiorpropane@yahoo.com>
Sent: Thursday, March 12, 2026 3:58 PM
To: PublicRecordRequest; Fred Clum; Paul Philabaum
Subject: Propane permits. Under driveway tanks

Follow Up Flag: Follow up
Flag Status: Flagged

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Superior Propane

Notice of Public record request: 3-12-26

Any Fuel Gas permits pulled within the last 12 months requiring vehicle traffic bearing domes in dirvieways.

I only need the permit numbers at this time.

Kind Regards,
David Tripp
Superior Propane
239-403-3630
6014 Shirley St Suite C
Naples, FL 34109
www.SuperiorPropaneFL.com

Select Year: 2025

The 2025 Florida Statutes

[Title XXXII](#)
REGULATION OF PROFESSIONS AND
OCCUPATIONS

[Chapter 468](#)
MISCELLANEOUS PROFESSIONS AND
OCCUPATIONS

[View Entire
Chapter](#)

468.604 Responsibilities of building code administrators, plans examiners, and inspectors.—

(1) It is the responsibility of the building code administrator or building official to administrate, supervise, direct, enforce, or perform the permitting and inspection of construction, alteration, repair, remodeling, or demolition of structures and the installation of building systems within the boundaries of their governmental jurisdiction, when permitting is required, to ensure compliance with the Florida Building Code and any applicable local technical amendment to the Florida Building Code. The building code administrator or building official shall faithfully perform these responsibilities without interference from any person. These responsibilities include:

(a) The review of construction plans to ensure compliance with all applicable sections of the code. The construction plans must be reviewed before the issuance of any building, system installation, or other construction permit. The review of construction plans must be done by the building code administrator or building official or by a person having the appropriate plans examiner license issued under this chapter.

(b) The inspection of each phase of construction where a building or other construction permit has been issued. The building code administrator or building official, or a person having the appropriate building code inspector license issued under this chapter, shall inspect the construction or installation to ensure that the work is performed in accordance with applicable sections of the code.

(2) It is the responsibility of the building code inspector to conduct inspections of construction, alteration, repair, remodeling, or demolition of structures and the installation of building systems, when permitting is required, to ensure compliance with the Florida Building Code and any applicable local technical amendment to the Florida Building Code. Each building code inspector must be licensed in the appropriate category as defined in s. [468.603](#). The building code inspector's responsibilities must be performed under the direction of the building code administrator or building official without interference from any unlicensed person.

(3) It is the responsibility of the plans examiner to conduct review of construction plans submitted in the permit application to assure compliance with the Florida Building Code and any applicable local technical amendment to the Florida Building Code. The review of construction plans must be done by the building code administrator or building official or by a person licensed in the appropriate plans examiner category as defined in s. [468.603](#). The plans examiner's responsibilities must be performed under the supervision and authority of the building code administrator or building official without interference from any unlicensed person.

(4) The Legislature finds that the electronic filing of construction plans will increase governmental efficiency, reduce costs, and increase timeliness of processing permits. If the building code administrator or building official provides for electronic filing, then construction plans, drawings, specifications, reports, final documents, or documents prepared or issued by a licensee may be dated and electronically signed and sealed by the licensee in accordance with ss. [668.001-668.006](#), and may be transmitted electronically to the building code administrator or building official for approval.

History.—s. 2, ch. 98-419; s. 32, ch. 2000-141; s. 13, ch. 2000-372; s. 34, ch. 2001-186; s. 3, ch. 2001-372; s. 4, ch. 2012-13; s. 1, ch. 2012-58.

Select Year: 2025

The 2025 Florida Statutes

<u>Title XXXIII</u>	<u>Chapter 553</u>	<u>View Entire</u>
REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND SOLICITATIONS	BUILDING CONSTRUCTION STANDARDS	<u>Chapter</u>

553.775 Interpretations.—

(1) It is the intent of the Legislature that the Florida Building Code and the Florida Accessibility Code for Building Construction be interpreted by building officials, local enforcement agencies, and the commission in a manner that protects the public safety, health, and welfare at the most reasonable cost to the consumer by ensuring uniform interpretations throughout the state and by providing processes for resolving disputes regarding interpretations of the Florida Building Code and the Florida Accessibility Code for Building Construction which are just and expeditious.

(2) Local enforcement agencies, local building officials, state agencies, and the commission shall interpret provisions of the Florida Building Code and the Florida Accessibility Code for Building Construction in a manner that is consistent with declaratory statements and interpretations entered by the commission, except that conflicts between the Florida Fire Prevention Code and the Florida Building Code shall be resolved in accordance with s. [553.73\(11\)\(c\)](#) and (d).

(3) The following procedures may be invoked regarding interpretations of the Florida Building Code or the Florida Accessibility Code for Building Construction:

(a) Upon written application by any substantially affected person or state agency or by a local enforcement agency, the commission shall issue declaratory statements pursuant to s. [120.565](#) relating to the enforcement or administration by local governments of the Florida Building Code or the Florida Accessibility Code for Building Construction.

(b) When requested in writing by any substantially affected person or state agency or by a local enforcement agency, the commission shall issue a declaratory statement pursuant to s. [120.565](#) relating to this part and ss. [515.25](#), [515.27](#), [515.29](#), and [515.37](#). Actions of the commission are subject to judicial review under s. [120.68](#).

(c) The commission shall review decisions of local building officials and local enforcement agencies regarding interpretations of the Florida Building Code or the Florida Accessibility Code for Building Construction after the local board of appeals has considered the decision, if such board exists, and if such appeals process is concluded within 25 business days.

1. The commission shall coordinate with the Building Officials Association of Florida, Inc., to designate a panel composed of seven members to hear requests to review decisions of local building officials. Five members must be licensed as building code administrators under part XII of chapter 468, one member must be licensed as an architect under chapter 481, and one member must be licensed as an engineer under chapter 471. Each member must have experience interpreting or enforcing provisions of the Florida Building Code and the Florida Accessibility Code for Building Construction.

2. Requests to review a decision of a local building official interpreting provisions of the Florida Building Code or the Florida Accessibility Code for Building Construction may be initiated by any substantially affected person, including an owner or builder subject to a decision of a local building official or an association of owners or builders having members who are subject to a decision of a local building official. In order to initiate review, the substantially affected person must file a petition with the commission. The commission shall adopt a form for the

petition, which shall be published on the Building Code Information System. The form shall, at a minimum, require the following:

- a. The name and address of the county or municipality in which provisions of the Florida Building Code or the Florida Accessibility Code for Building Construction are being interpreted.
- b. The name and address of the local building official who has made the interpretation being appealed.
- c. The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any; and an explanation of how the petitioner's substantial interests are being affected by the local interpretation of the Florida Building Code or the Florida Accessibility Code for Building Construction.
- d. A statement of the provisions of the Florida Building Code or the Florida Accessibility Code for Building Construction which are being interpreted by the local building official.
- e. A statement of the interpretation given to provisions of the Florida Building Code or the Florida Accessibility Code for Building Construction by the local building official and the manner in which the interpretation was rendered.
- f. A statement of the interpretation that the petitioner contends should be given to the provisions of the Florida Building Code or the Florida Accessibility Code for Building Construction and a statement supporting the petitioner's interpretation.
- g. Space for the local building official to respond in writing. The space shall, at a minimum, require the local building official to respond by providing a statement admitting or denying the statements contained in the petition and a statement of the interpretation of the provisions of the Florida Building Code or the Florida Accessibility Code for Building Construction which the local jurisdiction or the local building official contends is correct, including the basis for the interpretation.

3. The petitioner shall submit the petition to the local building official, who shall place the date of receipt on the petition. The local building official shall respond to the petition in accordance with the form and shall return the petition along with his or her response to the petitioner within 5 days after receipt, exclusive of Saturdays, Sundays, and legal holidays. The petitioner may file the petition with the commission at any time after the local building official provides a response. If no response is provided by the local building official, the petitioner may file the petition with the commission 10 days after submission of the petition to the local building official and shall note that the local building official did not respond.

4. Upon receipt of a petition that meets the requirements of subparagraph 2., the commission shall immediately provide copies of the petition to the panel, and the commission shall publish the petition, including any response submitted by the local building official, on the Building Code Information System in a manner that allows interested persons to address the issues by posting comments.

5. The panel shall conduct proceedings as necessary to resolve the issues; shall give due regard to the petitions, the response, and to comments posed on the Building Code Information System; and shall issue an interpretation regarding the provisions of the Florida Building Code or the Florida Accessibility Code for Building Construction within 21 days after the filing of the petition. The panel shall render a determination based upon the Florida Building Code or the Florida Accessibility Code for Building Construction or, if the code is ambiguous, the intent of the code. The panel's interpretation shall be provided to the commission, which shall publish the interpretation on the Building Code Information System and in the Florida Administrative Register. The interpretation shall be considered an interpretation entered by the commission, and shall be binding upon the parties and upon all jurisdictions subject to the Florida Building Code or the Florida Accessibility Code for Building Construction, unless it is superseded by a declaratory statement issued by the Florida Building Commission or by a final order entered after an appeal proceeding conducted in accordance with subparagraph 7.

6. It is the intent of the Legislature that review proceedings be completed within 21 days after the date that a petition seeking review is filed with the commission, and the time periods set forth in this paragraph may be waived only upon consent of all parties.

7. Any substantially affected person may appeal an interpretation rendered by the panel by filing a petition with the commission. Such appeals shall be initiated in accordance with chapter 120 and the uniform rules of

procedure and must be filed within 30 days after publication of the interpretation on the Building Code Information System or in the Florida Administrative Register. Hearings shall be conducted pursuant to chapter 120 and the uniform rules of procedure. Decisions of the commission are subject to judicial review pursuant to s. [120.68](#). The final order of the commission is binding upon the parties and upon all jurisdictions subject to the Florida Building Code or the Florida Accessibility Code for Building Construction.

8. The burden of proof in any proceeding initiated in accordance with subparagraph 7. is on the party who initiated the appeal.

9. In any review proceeding initiated in accordance with this paragraph, including any proceeding initiated in accordance with subparagraph 7., the fact that an owner or builder has proceeded with construction may not be grounds for determining an issue to be moot if the issue is one that is likely to arise in the future.

This paragraph provides the exclusive remedy for addressing requests to review local interpretations of the Florida Building Code or the Florida Accessibility Code for Building Construction and appeals from review proceedings.

(d) Upon written application by any substantially affected person, contractor, or designer, or a group representing a substantially affected person, contractor, or designer, the commission shall issue or cause to be issued a formal interpretation of the Florida Building Code or the Florida Accessibility Code for Building Construction as prescribed by paragraph (c).

(e) Local decisions declaring structures to be unsafe and subject to repair or demolition are not subject to review under this subsection and may not be appealed to the commission if the local governing body finds that there is an immediate danger to the health and safety of the public.

(f) Upon written application by any substantially affected person, the commission shall issue a declaratory statement pursuant to s. [120.565](#) relating to an agency's interpretation and enforcement of the specific provisions of the Florida Building Code or the Florida Accessibility Code for Building Construction which the agency is authorized to enforce. This subsection does not provide any powers, other than advisory, to the commission with respect to any decision of the State Fire Marshal made pursuant to chapter 633.

(g) The commission may designate a commission member who has demonstrated expertise in interpreting building plans to attend each meeting of the advisory council created in s. [553.512](#). The commission member may vary from meeting to meeting, shall serve on the council in a nonvoting capacity, and shall receive per diem and expenses as provided in s. [553.74\(3\)](#).

(h) The commission shall by rule establish an informal process of rendering nonbinding interpretations of the Florida Building Code and the Florida Accessibility Code for Building Construction. The commission is specifically authorized to refer interpretive issues to organizations that represent those engaged in the construction industry. The commission shall immediately implement the process before completing formal rulemaking. It is the intent of the Legislature that the commission create a process to refer questions to a small, rotating group of individuals licensed under part XII of chapter 468, to which a party may pose questions regarding the interpretation of code provisions. It is the intent of the Legislature that the process provide for the expeditious resolution of the issues presented and publication of the resulting interpretation on the Building Code Information System. Such interpretations shall be advisory only and nonbinding on the parties and the commission.

(4) In order to administer this section, the commission may adopt by rule and impose a fee for filing requests for declaratory statements and binding and nonbinding interpretations to recoup the cost of the proceedings which may not exceed \$125 for each request for a nonbinding interpretation and \$250 for each request for a binding review or interpretation. For proceedings conducted by or in coordination with a third party, the rule may provide that payment be made directly to the third party, who shall remit to the department that portion of the fee necessary to cover the costs of the department.

History.—s. 9, ch. 2005-147; s. 5, ch. 2006-65; s. 8, ch. 2007-1; s. 5, ch. 2007-187; s. 14, ch. 2008-191; s. 35, ch. 2010-176; s. 49, ch. 2013-14; s. 21, ch. 2014-154; s. 18, ch. 2016-129.

this state shall perform a visual examination of habitable and nonhabitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in Section 110.9.7.2, is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.

110.9.7.2 A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.

110.9.8 Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:

- (a) Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
- (b) Indicate the manner and type of inspection forming the basis for the inspection report.
- (c) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
- (d) State whether unsafe or dangerous conditions, as those terms are defined in the *Florida Building Code*, were observed.
- (e) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- (f) Identify and describe any items requiring further inspection.

110.9.9 The association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner,

regardless of the findings or recommendations in the report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to received notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and must publish the full report and inspector-prepared summary on the association's website, if the association is required to have a website.

110.9.10 A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section.

110.9.11 A board of county commissioners may adopt an ordinance requiring that a condominium or cooperative association schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an association fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

SECTION 111 CERTIFICATE OF OCCUPANCY

[A] 111.1 Use and occupancy. A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: Certificates of occupancy are not required for work exempt from *permits* in accordance with Section 105.2.

[A] 111.2 Certificate issued. After the *building official* inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department of building safety, the *building official* shall issue a certificate of occupancy that contains the following:

1. The building *permit* number.
2. The address of the structure.
3. The name and address of the *owner* or the owner's authorized agent.
4. A description of that portion of the structure for which the *certificate is issued*.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.

SCOPE AND ADMINISTRATION

6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction
7. The name of the *building official*.
8. The edition of the code under which the *permit* was issued.
9. The use and occupancy, in accordance with the provisions of Chapter 3.
10. The type of construction as defined in Chapter 6.
11. The design *occupant load*.
12. If an *automatic sprinkler system* is provided, whether the sprinkler system is required.
13. Any special stipulations and conditions of the *building permit*.

[A] 111.3 **Temporary occupancy.** The *building official* is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. The *building official* shall set a time period during which the temporary certificate of occupancy is valid.

[A] 111.4 **Revocation.** The *building official* is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

111.5 **Certificate of completion.** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.

SECTION 112 SERVICE UTILITIES

[A] 112.1 **Connection of service utilities.** A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a *permit* is required, until released by the *building official*.

[A] 112.2 **Temporary connection.** The *building official* shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel or power.

[A] 112.3 **Authority to disconnect service utilities.** The *building official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The *building official* shall notify the serving utility, and wherever possible

the *owner* and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the *owner* or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 113 BOARD OF APPEALS RESERVED

SECTION 114 VIOLATIONS RESERVED

SECTION 115 STOP WORK ORDER

[A] 115.1 **Authority.** Where the *building official* finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the *building official* is authorized to issue a stop work order.

[A] 115.2 **Issuance.** The stop work order shall be in writing and shall be given to the *owner* of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.

[A] 115.3 **Unlawful continuance.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT RESERVED

SECTION 117 VARIANCES IN FLOOD HAZARD AREAS

117.1 **Flood hazard areas.** Pursuant to Section 553.73(5), *Florida Statutes*, the variance procedures adopted in the local flood plain management ordinance shall apply to requests submitted to the building official for variances to the provisions of Section 1612.4 of the *Florida Building Code, Building* or, as applicable, the provisions of Section R322 of the *Florida Building Code, Residential*. This section shall not apply to Section 3109 of the *Florida Building Code, Building*.



CERTIFICATE OF COMPLETION

This Certificate is issued pursuant to the requirements of the Florida Building Code, certifying that at the time of issuance this structure was in compliance with the various ordinances of the County regulating building construction for use for the following:

Per FBC section 111.5, a certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.

Permit Number: PRMFH20241144138

Date Issued: March 19, 2025

Permitted Address: 1549 Sandpiper ST 37, (Unit) , Naples

Parcel: 71171480009

Owner Information: NASH FAMILY TRUST
1 CHECKENDON DRIVE
ETOBICOKE, M9W 2Y4

Building Official: Fred Clum

Job Description: PLACE UNIT BACK TO ITS ORIGINAL STATE DUE TO HURRICANE MILTON. SEE ATTACHED SCOPE OF WORK AND PLANS FOR FURTHER DETAILS. NO MECHANICAL WORK TO BE DONE. NO ELECTRICAL WORK TO BE DONE. NO STRUCTURAL WORK TO BE DONE. MINOR PLUMBING WORK TO BE DONE. REV 1 - REVISION TO SHOW EXISTING ISLAND ON PLANS. NO ADDITIONAL WORK WAS DONE. INSPECTOR REQUESTED FOR US TO SHOW THE EXISTING ISLAND ON THE PLANS AS IT WAS MISSED ON SOME UNITS. NOT ALL SANDPIPER UNITS HAVE AN ISLAND.
1549 Sandpiper ST 37, (Unit) , Naples

Number of Electrical Meters:

cc / cc



Fred Clum, Building Official

The described portion of the structure has been inspected for compliance with the requirements of the FBC 8th Edition 2023 w/ 2024 sup1 for the occupancy and division of occupancy and the use for which the proposed occupancy is classified. For buildings and structures in flood hazard areas, documentation of the as-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction. Note: A new certificate is required if the use of the building or premises is changed, or if alterations are made to the building or property described. A new certificate voids any certificate or prior date.

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Collier County
Building Plan Review & Inspection Division
CERTIFICATE OF OCCUPANCY

This Certificate is issued pursuant to the requirements of the Florida Building Code, certifying that at the time of issuance this structure was in compliance with the various ordinances of the County regulating building construction for use for the following:

Permit Number: PRMFH20230416488

Date Issued: April 12, 2024

Permitted Address: 1549 Sandpiper ST 5, (Unit) , Naples

Parcel: 71170200002

Owner Information: LAUREN A WETZEL REV TRUST
208 EADIE WAY SPRING CITY , PA 19475-

Use & Occupancy: R-2

Design Occupant Load:

Construction Type: Type IIIB (Unprotected)

Automatic Sprinkler System:

Building Official: Fred Clum

Number of Electrical Meters:

Job Description: Remodel Kitchen. Remodel of existing Guest and Master Bathroom, like for like. Update interior finishes throughout condo. Lanai conversion to living.

1549 Sandpiper ST 5, (Unit) , Naples [bld out CO]

cc/co



Fred Clum, Building Official

The described portion of the structure has been inspected for compliance with the requirements of the FBC 7th Edition 2020 w/ 2022 sup2 for the occupancy and division of occupancy and the use for which the proposed occupancy is classified. For buildings and structures in flood hazard areas, documentation of the as-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction.

Note: A new certificate is required if the use of the building or premises is changed, or if alterations are made to the building or property described. A new certificate voids any certificate or prior date.



CERTIFICATE OF COMPLETION

This Certificate is issued pursuant to the requirements of the Florida Building Code, and Florida Statute 553.791 with the Private Provider certifying that at the time of issuance this structure was in compliance with the various ordinances of the County regulating building construction for use for the following:

Per FBC section 111.5, a certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.

Permit Number: PREL20250415851
Permitted Address: 15469 Turin DR, Naples

Date Issued: September 18, 2025
Parcel: 31346016963

Owner Information: GRIFFIN III, JOHN A
15491 RIO PONACE CT
NAPLES, FL 34114

Building Official: Fred Clum

Business Name:

Job Description: Installing a 26KW Generac generator onto a precast pad. installing 200 amp NSE transfer switch
Ref{PRGS20250415853}

15469 Turin DR, Naples

Number of Electrical Meters:

Private provider inspections were performed by: <NO CONTACT NAME AVAILABLE>

Per Section 553.71, Florida Statutes, the local government, the local building official, and their building code enforcement personnel shall be immune from liability to any person or party for any action or inaction by a fee owner of a building, or by a private provider or its duly authorized representative, in connection with building code inspection services as authorized in this act.

PP / CC



Fred Clum, Building Official

The described portion of the structure has been inspected for compliance with the requirements of the FBC 8th Edition 2023 w/ 2024 sup1 for the occupancy and division of occupancy and the use for which the proposed occupancy is classified. For buildings and structures in flood hazard areas, documentation of the as-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction. Note: A new certificate is required if the use of the building or premises is changed, or if alterations are made to the building or property described. A new certificate voids any certificate or prior date.

This permit was issued in accordance with Florida Statute Section 553.791 utilizing a Private Provider.

The Florida Senate

2020 Florida Statutes

<p><u>Title XXXIII</u> REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND SOLICITATIONS</p>	<p><u>Chapter 553</u> BUILDING CONSTRUCTION STANDARDS</p> <p>Entire Chapter</p>	<p>SECTION 80 Enforcement.</p>
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553.80 Enforcement.—

(1) Except as provided in paragraphs (a)-(g), each local government and each legally constituted enforcement district with statutory authority shall regulate building construction and, where authorized in the state agency's enabling legislation, each state agency shall enforce the Florida Building Code required by this part on all public or private buildings, structures, and facilities, unless such responsibility has been delegated to another unit of government pursuant to s. [553.79\(9\)](#).

(a) Construction regulations relating to correctional facilities under the jurisdiction of the Department of Corrections and the Department of Juvenile Justice are to be enforced exclusively by those departments.

(b) Construction regulations relating to elevator equipment under the jurisdiction of the Bureau of Elevators of the Department of Business and Professional Regulation shall be enforced exclusively by that department.

(c) In addition to the requirements of s. [553.79](#) and this section, facilities subject to the provisions of chapter 395 and parts II and VIII of chapter 400 shall have facility plans reviewed and construction surveyed by the state agency authorized to do so under the requirements of chapter 395 and parts II and VIII of chapter 400 and the certification requirements of the Federal Government. Facilities subject to the provisions of part IV of chapter 400 may have facility plans reviewed and shall have construction surveyed by the state agency authorized to do so under the requirements of part IV of chapter 400 and the certification requirements of the Federal Government.

(d) Building plans approved under s. [553.77\(3\)](#) and state-approved manufactured buildings, including buildings manufactured and assembled offsite and not intended for habitation, such as lawn storage buildings and storage sheds, are exempt from local code enforcing agency plan reviews except for provisions of the code relating to erection, assembly, or construction at the site. Erection, assembly, and construction at the site are subject to local permitting and inspections. Lawn storage buildings and storage sheds bearing the insignia of approval of the department are not subject to s. [553.842](#). Such buildings that do not exceed 400 square feet may be delivered and installed without need of a contractor's or specialty license.

(e) Construction regulations governing public schools, state universities, and Florida College System institutions shall be enforced as provided in subsection (6).

(f) The Florida Building Code as it pertains to toll collection facilities under the jurisdiction of the turnpike enterprise of the Department of Transportation shall be enforced exclusively by the turnpike enterprise.

(g) Construction regulations relating to secure mental health treatment facilities under the jurisdiction of the Department of Children and Families shall be enforced exclusively by the department in conjunction with the Agency for Health Care Administration's review authority under paragraph (c).

The governing bodies of local governments may provide a schedule of fees, as authorized by s. [125.56\(2\)](#) or s. [166.222](#) and this section, for the enforcement of the provisions of this part. Such fees shall be used solely for carrying out the local government's responsibilities in enforcing the Florida Building Code. The authority of state enforcing agencies to set fees for enforcement shall be derived from authority existing on July 1, 1998. However, nothing contained in this subsection shall operate to limit such agencies from adjusting their fee schedule in conformance with existing authority.

(2)(a) Any two or more counties or municipalities, or any combination thereof, may, in accordance with the provisions of chapter 163, governing interlocal agreements, form an enforcement district for the purpose of enforcing and administering the provisions of the Florida Building Code. Each district so formed shall be registered with the

department on forms to be provided for that purpose. Nothing in this subsection shall be construed to supersede provisions of county charters which preempt municipal authorities respective to building codes.

(b) With respect to evaluation of design professionals' documents, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code and issue a permit, to reject design documents required by the code three or more times for failure to correct a code violation specifically and continuously noted in each rejection, including, but not limited to, egress, fire protection, structural stability, energy, accessibility, lighting, ventilation, electrical, mechanical, plumbing, and gas systems, or other requirements identified by rule of the Florida Building Commission adopted pursuant to chapter 120, the local government shall impose, each time after the third such review the plans are rejected for that code violation, a fee of four times the amount of the proportion of the permit fee attributed to plans review.

(c) With respect to inspections, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code, to conduct any inspection after an initial inspection and one subsequent reinspection of any project or activity for the same code violation specifically and continuously noted in each rejection, including, but not limited to, egress, fire protection, structural stability, energy, accessibility, lighting, ventilation, electrical, mechanical, plumbing, and gas systems, or other requirements identified by rule of the Florida Building Commission adopted pursuant to chapter 120, the local government shall impose a fee of four times the amount of the fee imposed for the initial inspection or first reinspection, whichever is greater, for each such subsequent reinspection.

(3)(a) Each enforcement district shall be governed by a board, the composition of which shall be determined by the affected localities.

(b)1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the Florida Building Code relating to:

a. Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition or alteration shall not exceed 1,000 square feet or the square footage of the primary structure, whichever is less.

b. Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not exceed \$5,000 within any 12-month period.

c. Building and inspection fees.

2. However, the exemptions under subparagraph 1. do not apply to single-family residences that are located in mapped flood hazard areas, as defined in the code, unless the enforcement district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.

3. Each code exemption, as defined in sub-subparagraphs 1.a., b., and c., shall be certified to the local board 10 days prior to implementation and shall only be effective in the territorial jurisdiction of the enforcement district or local enforcement agency implementing it.

(4) When an enforcement district has been formed as provided herein, upon its registration with the department, it shall have the same authority and responsibility with respect to building codes as provided by this part for local governing bodies.

(5) State and regional agencies with special expertise in building code standards and licensing of contractors and design professionals shall provide support to local governments upon request.

(6) Notwithstanding any other law, state universities, Florida College System institutions, and public school districts shall be subject to enforcement of the Florida Building Code under this part.

(a)1. State universities, Florida College System institutions, or public school districts shall conduct plan review and construction inspections to enforce building code compliance for their building projects that are subject to the Florida Building Code. These entities must use personnel or contract providers appropriately certified under part XII of chapter 468 to perform the plan reviews and inspections required by the code. Under these arrangements, the entities are not subject to local government permitting requirements, plans review, and inspection fees. State universities, Florida College System institutions, and public school districts are liable and responsible for all of their buildings, structures, and facilities. This paragraph does not limit the authority of the county, municipality, or code enforcement

district to ensure that buildings, structures, and facilities owned by these entities comply with the Florida Building Code or to limit the authority and responsibility of the fire official to conduct firesafety inspections under chapter 633.

2. In order to enforce building code compliance independent of a county or municipality, a state university, Florida College System institution, or public school district may create a board of adjustment and appeal to which a substantially affected party may appeal an interpretation of the Florida Building Code which relates to a specific project. The decisions of this board, or, in its absence, the decision of the building code administrator, may be reviewed under s. [553.775](#).

(b) If a state university, Florida College System institution, or public school district elects to use a local government's code enforcement offices:

1. Fees charged by counties and municipalities for enforcement of the Florida Building Code on buildings, structures, and facilities of state universities, state colleges, and public school districts may not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the code.

2. Counties and municipalities shall expedite building construction permitting, building plans review, and inspections of projects of state universities, Florida College System institutions, and public schools that are subject to the Florida Building Code according to guidelines established by the Florida Building Commission.

3. A party substantially affected by an interpretation of the Florida Building Code by the local government's code enforcement offices may appeal the interpretation to the local government's board of adjustment and appeal or to the commission under s. [553.775](#) if no local board exists. The decision of a local board is reviewable in accordance with s. [553.775](#).

(c) The Florida Building Commission and code enforcement jurisdictions shall consider balancing code criteria and enforcement to unique functions, where they occur, of research institutions by application of performance criteria in lieu of prescriptive criteria.

(d) School boards, Florida College System institution boards, and state universities may use annual facility maintenance permits to facilitate routine maintenance, emergency repairs, building refurbishment, and minor renovations of systems or equipment. The amount expended for maintenance projects may not exceed \$200,000 per project. A facility maintenance permit is valid for 1 year. A detailed log of alterations and inspections must be maintained and annually submitted to the building official. The building official retains the right to make inspections at the facility site as he or she considers necessary. Code compliance must be provided upon notification by the building official. If a pattern of code violations is found, the building official may withhold the issuance of future annual facility maintenance permits.

This part may not be construed to authorize counties, municipalities, or code enforcement districts to conduct any permitting, plans review, or inspections not covered by the Florida Building Code. Any actions by counties or municipalities not in compliance with this part may be appealed to the Florida Building Commission. The commission, upon a determination that actions not in compliance with this part have delayed permitting or construction, may suspend the authority of a county, municipality, or code enforcement district to enforce the Florida Building Code on the buildings, structures, or facilities of a state university, Florida College System institution, or public school district and provide for code enforcement at the expense of the state university, Florida College System institution, or public school district.

(7)(a) The governing bodies of local governments may provide a schedule of reasonable fees, as authorized by s. [125.56\(2\)](#) or s. [166.222](#) and this section, for enforcing this part. These fees, and any fines or investment earnings related to the fees, shall be used solely for carrying out the local government's responsibilities in enforcing the Florida Building Code. When providing a schedule of reasonable fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances shall be carried forward to future years for allowable activities or shall be refunded at the discretion of the local government. A local government may not carry forward an amount exceeding the average of its operating budget for enforcing the Florida Building Code for the previous 4 fiscal years. For purposes of this subsection, the term "operating budget" does not include reserve amounts. Any amount exceeding this limit must be used as authorized in subparagraph 2. However, a local government which established, as of

January 1, 2019, a Building Inspections Fund Advisory Board consisting of five members from the construction stakeholder community and carries an unexpended balance in excess of the average of its operating budget for the previous 4 fiscal years may continue to carry such excess funds forward upon the recommendation of the advisory board. The basis for a fee structure for allowable activities shall relate to the level of service provided by the local government and shall include consideration for refunding fees due to reduced services based on services provided as prescribed by s. [553.791](#), but not provided by the local government. Fees charged shall be consistently applied.

1. As used in this subsection, the phrase “enforcing the Florida Building Code” includes the direct costs and reasonable indirect costs associated with review of building plans, building inspections, reinspections, and building permit processing; building code enforcement; and fire inspections associated with new construction. The phrase may also include training costs associated with the enforcement of the Florida Building Code and enforcement action pertaining to unlicensed contractor activity to the extent not funded by other user fees.

2. A local government must use any excess funds that it is prohibited from carrying forward to rebate and reduce fees.

3. The following activities may not be funded with fees adopted for enforcing the Florida Building Code:

- a. Planning and zoning or other general government activities.
- b. Inspections of public buildings for a reduced fee or no fee.
- c. Public information requests, community functions, boards, and any program not directly related to enforcement of the Florida Building Code.
- d. Enforcement and implementation of any other local ordinance, excluding validly adopted local amendments to the Florida Building Code and excluding any local ordinance directly related to enforcing the Florida Building Code as defined in subparagraph 1.

4. A local government shall use recognized management, accounting, and oversight practices to ensure that fees, fines, and investment earnings generated under this subsection are maintained and allocated or used solely for the purposes described in subparagraph 1.

5. The local enforcement agency, independent district, or special district may not require at any time, including at the time of application for a permit, the payment of any additional fees, charges, or expenses associated with:

- a. Providing proof of licensure pursuant to chapter 489;
- b. Recording or filing a license issued pursuant to this chapter;
- c. Providing, recording, or filing evidence of workers’ compensation insurance coverage as required by chapter 440; or
- d. Charging surcharges or other similar fees not directly related to enforcing the Florida Building Code.

(b) By December 31, 2020, the governing body of a local government that provides a schedule of fees shall create a building permit and inspection utilization report and post the report on its website. The information in the report shall be derived from relevant information available in the most recently completed financial audit. After December 31, 2020, the governing body of a local government that provides a schedule of fees shall update its building permit and inspection utilization report before making any adjustments to the fee schedule. The report shall include:

1. Direct and indirect costs incurred by the local government to enforce the Florida Building Code, including costs related to:

a. Personnel services costs, including salary and related employee benefit costs incurred by the local government to enforce the Florida Building Code.

b. Operating expenditures and expenses.

2. Permit and inspection utilization information, including:

a. Number of building permit applications submitted.

b. Number of building permits issued or approved.

c. Number of building inspections and reinspections requested.

d. Number of building inspections and reinspections conducted.

e. Number of building inspections conducted by a private provider.

f. Number of audits conducted by the local government of private provider building inspections.

- g. Number of personnel dedicated by the local government to enforce the Florida Building Code, issue building permits, and conduct inspections.
 - h. Other permissible activities for enforcing the Florida Building Code as described in subparagraph (a)1.
3. Revenue information, including:
- a. Revenue derived from fees pursuant to paragraph (a).
 - b. Revenue derived from fines pursuant to paragraph (a).
 - c. When applicable, investment earnings from the local government's investment of revenue derived from fees and fines pursuant to paragraph (a).
 - d. Balances carried forward by the local government pursuant to paragraph (a).
 - e. Balances refunded by the local government pursuant to paragraph (a).
 - f. Revenue derived from other sources, including local government general revenue.
- (c) The governing body of a local government that issues building permits may charge a person only one search fee, in an amount commensurate with the research and time costs incurred by the governing body, for identifying building permits for each unit or subunit assigned by the governing body to a particular tax parcel identification number.

(8) The Department of Agriculture and Consumer Services is not subject to local government permitting requirements, plan review, or inspection fees for agricultural structures, such as equipment storage sheds and pole barns that are not used by the public.

History.—s. 11, ch. 74-167; s. 3, ch. 75-111; s. 5, ch. 77-365; s. 3, ch. 85-97; s. 805, ch. 97-103; ss. 50, 51, ch. 98-287; ss. 85, 86, ch. 2000-141; ss. 34, 35, ch. 2001-186; ss. 3, 4, ch. 2001-372; s. 87, ch. 2002-1; s. 27, ch. 2002-20; s. 12, ch. 2005-147; s. 64, ch. 2006-1; s. 15, ch. 2008-191; s. 37, ch. 2010-176; s. 127, ch. 2014-17; s. 276, ch. 2014-19; s. 23, ch. 2014-154; s. 21, ch. 2016-129; s. 10, ch. 2017-149; s. 7, ch. 2019-75; s. 3, ch. 2019-121.

Disclaimer: The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

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Fred Clum

From: Fred Clum
Sent: Monday, March 23, 2026 6:28 AM
To: Fred Clum
Subject: FW: PRGS 20251250349 Florida Building code Statute
Attachments: Board of Adjustments and Appeals (BOAA).pdf

FYI

Fred Clum
 Chief Building Official
 Building Plan Review & Inspection

Office: [239-252-4232](tel:239-252-4232)

2800 N. Horseshoe Dr.
 Naples, Florida 34104
Fred.Clum@collier.gov



My email address has changed. Effective immediately, please update your contact list to use this new address: Fred.Clum@collier.gov

From: Fred Clum <Fred.Clum@collier.gov>
Sent: Saturday, March 21, 2026 3:37 AM
To: Superiorpropane@yahoo.com
Cc: [Doug Sposito](mailto:Doug.Sposito@collier.gov) <Doug.Sposito@collier.gov>; [Paul Philabaum](mailto:Paul.Philabaum@collier.gov) <Paul.Philabaum@collier.gov>; [Troy Komarowski](mailto:Troy.Komarowski@collier.gov) <Troy.Komarowski@collier.gov>; [John McCormick](mailto:John.McCormick@collier.gov) <John.McCormick@collier.gov>; [Consuela Thomas](mailto:Consuela.Thomas@collier.gov) <Consuela.Thomas@collier.gov>; [Anisley SanRoman](mailto:Anisley.SanRoman@collier.gov) <Anisley.SanRoman@collier.gov>
Subject: RE: PRGS 20251250349 Florida Building code Statute

Mr Tripp,

In reply to your request below, after review of applicable Florida Statutes and Florida Building code regarding alternative materials, design and methods of construction and equipment FS 553.8425 & FBC 104.11

A Florida professional engineer or Florida registered architect engineer may submit alternate products means and method , each submittal shall comply with FS 884.124 (2) (4) & (6)

Final determination

553.8425 Local Product Approval / Florida Building Code 104.11 Alternative Materials, design and methods of construction and equipment.

Ref FS 553.8425 A Florida registered Engineered or Architect may submit for a local product approval. It Shall be accompanied with a product-evaluation report or certification based upon testing or comparative or rational analysis, or a combination thereof, developed and signed and sealed by a Florida professional engineer or Florida registered architect, which indicates that the product complies with the code.

For product-evaluation reports that indicate compliance with the code based upon a test report from an approved testing laboratory and rational or comparative analysis by a Florida registered architect or Florida professional engineer, the testing laboratory or the evaluating architect or engineer must certify independence from the product manufacturer.

553.8425 Local product approval. –

(1) For local product approval, products or systems of construction shall demonstrate compliance with the structural windload requirements of the Florida Building Code through one of the following methods:

- (a) A certification mark, listing, or label from a commission-approved certification agency indicating that the product complies with the code;
- (b) A test report from a commission-approved testing laboratory indicating that the product tested complies with the code;
- (c) A product-evaluation report based upon testing, comparative or rational analysis, or a combination thereof, from a commission-approved product evaluation entity which indicates that the product evaluated complies with the code;
- (d) A product-evaluation report or certification based upon testing or comparative or rational analysis, or a combination thereof, developed and signed and sealed by a Florida professional engineer or Florida registered architect, which indicates that the product complies with the code;
- (e) A statewide product approval issued by the Florida Building Commission; or
- (f) Designation of compliance with a prescriptive, material standard adopted by the commission by rule under s. [553.842](#)(15).

(2) For product-evaluation reports that indicate compliance with the code based upon a test report from an approved testing laboratory and rational or comparative analysis by a Florida registered architect or Florida professional engineer, the testing laboratory or the evaluating architect or engineer must certify independence from the product manufacturer.

(3) Local building officials may accept modifications to approved products or their installations if sufficient evidence is submitted to the local building official to demonstrate compliance with the code or the intent of the code, including such evidence as certifications from a Florida registered architect or Florida professional engineer.

(4) Products demonstrating compliance shall be manufactured under a quality assurance program audited by an approved quality assurance entity.

(5) Products bearing a certification mark, label, or listing by an approved certification agency require no further documentation to establish compliance with the code.

(6) Upon review of the compliance documentation, and a finding that the product complies with the code, the authority having jurisdiction or a local building official shall deem the product approved for use in accordance with its approval and limitation of use.

(7) Approval shall be valid until such time as the product changes and decreases in performance; the standards of the code change, requiring increased performance; or the approval is otherwise suspended or revoked. Changes to the code do not void the approval of products previously installed in existing buildings if such products met building code requirements at the time the product was installed.

You may appeal this interpretation to Collier County BOAA [application attached]

Kind Regards

Fred Clum
Chief Building Official
Building Plan Review & Inspection

Office: [239-252-4232](tel:239-252-4232)

2800 N. Horseshoe Dr.
Naples, Florida 34104
Fred.Clum@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address: Fred.Clum@collier.gov



From: Superior Propane <superiorpropane@yahoo.com>
Sent: Wednesday, March 11, 2026 12:59 PM

To: Fred Clum <Fred.Clum@collier.gov>

Subject: Re: PRGS 20251250349 Florida Building code Statutes

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

You are mistaken.

I don't care about the dome.

What I want interpreted in Professional Engineering allowed for construction documents.

It if that lid is allowable. I know it is. What I want is to set you up for the biggest failure of your life.

I want you to Interpret the statute I just sent you as it is found in the Building code.

Because you accept professional engineering everyday. And yet for propane permits you are not.

So let's hear your interpretation of PE seals

On construction documents. Because all steel tie beams and all columns and stair cases have PE seals to have them approved.

Goodluck. Be careful. You may have to tell

Contractors they have to have all UL listed beams and staircases, hand rails for 2nd floors.

All of these are custom built

Locally and have PE seals on their documents to meet code.

So again. I don't care about the dome. What I care about is your

Blatant overreach.

So please tell me how PE specifications for steel tie beams and staircases are 100-% accepted and yet you claim a PE cannot seal and certify a vehicular traffic protection.

Kind Regards,

Superior Propane

239-403-3630

6014 Shirley St Suite C

On Wednesday, March 11, 2026 at 08:13:51 AM EDT, Fred Clum <fred.clum@collier.gov> wrote:

Mr Tripp,

Thanks so much for your email. Initially, I would like to clarify that I do not intend to argue with anyone. Per the Florida Statute 553.775 the Building Official may interpret the code. Based on the content of your email I am assuming you are requesting a formal code determination regarding the tank dome [attached] in question as submitted on permit PRGS20251250349.

In addition, the ruling of the BOAA on Tuesday June 18th, 2024, was to determine if a motor vehicle was a source of ignition when applicable to a propane tank placed under a driveway, they ruled it was not. The issue of whether a propane tank could be placed in a driveway was not the issue, as it may be placed under a driveway meeting applicable code for such placement.

Allow a few days to research and reply with a formal code Interpretation for Local product approval per FS [553.8425](#), regarding the attached documents [Master LP Steel Dome Lid & Box] submitted in permit PRGS20251250349

553.775 Interpretations.—

(1) It is the intent of the Legislature that the Florida Building Code and the Florida Accessibility Code for Building Construction be interpreted by building officials, local enforcement agencies, and the commission in a manner that protects the public safety, health, and welfare at the most reasonable cost to the consumer by ensuring uniform interpretations throughout the state and by providing processes for resolving disputes regarding interpretations of the Florida Building Code and the Florida Accessibility Code for Building Construction which are just and expeditious.

Very Kind Regards,

Fred Clum
Chief Building Official
Building Plan Review & Inspection

Office:239-252-4232

2800 N. Horseshoe Dr.
Naples, Florida 34104
Fred.Clum@collier.gov

My email address has changed. Effective immediately, please update your contact list to use this new address:Fred.Clum@collier.gov

From: Superior Propane <superiorpropane@yahoo.com>
Sent: Tuesday, March 10, 2026 3:14 PM
To: Fred Clum <Fred.Clum@collier.gov>; Paul Philabaum <Paul.Philabaum@collier.gov>
Subject: Florida Building code Statutes

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Florida law allows for Local approval of products to be signed by a PE and state that they conform with the Florida building code.

Fred, as you learned in the past. I do not argue if I am not correct. An engineered dome stamped and approved by an engineer is 100% legal in the state of Florida and conforms directly to the Florida Building Code.

This has been supplied on every jobsite. This is also the reason PE can sign off on trusses, Structural steel beams, custom-made staircases, and hand railing for 2nd floors and pools.

None of these items in your Building permits has UL-listed and stamped products. The beams are made locally to the engineer's design. Beams made locally by an engineer's design. This is a structural protection apparatus designed by an engineer to support the weight of the driveway and protect the domes from vehicular traffic.

553.8425 Local product approval.—

(1) For local product approval, products or systems of construction shall demonstrate compliance with the structural windload requirements of the Florida Building Code through one of the following methods:

- (a) A certification mark, listing, or label from a commission-approved certification agency indicating that the product complies with the code;
- (b) A test report from a commission-approved testing laboratory indicating that the product tested complies with the code;
- (c) A product-evaluation report based upon testing, comparative or rational analysis, or a combination thereof, from a commission-approved product evaluation entity which indicates that the product evaluated complies with the code;
- (d) A product-evaluation report or certification based upon testing or comparative or rational analysis, or a combination thereof, developed and signed and sealed by a Florida professional engineer or Florida registered architect, which indicates that the product complies with the code;

Kind Regards,
David Tripp
Superior Propane

Suite C
9

opaneFL.com

W, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not put this entity. Instead, contact this office by telephone or in writing.

Fred Clum

From: Nathaniel Woodhull <nwoodhull@capecoral.gov>
Sent: Friday, March 20, 2026 10:41 AM
To: Fred Clum
Subject: RE: Next BOAF Gulf coast chapter meeting March 25

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Dear Fred,

IMO it is quite similar to the roofing specification interpretations within FBC. Between the manufacturer and our interpretation, we (administration, manufacturer, and contractor/design professional hopefully have consensus).

I agree that the code is not as explicit as we'd like regarding a "prohibition," but it does set a very high bar for installations in vehicular areas. Here are some points that might help clarify our position based on **NFPA 58 (2020 & 2024 Editions)**:

NFPA 58 (2020 & 2024) 6.8.6.1 (C) *Installation within 10ft. of a public vehicular thoroughfare or designated parking location shall be provided with vehicular barrier protection for the container's fitting housing, housing cover, container connections, and piping.*

NFPA 58 (2024) 58-1, Origin and Development paragraph 4

- **3.3.84 Vehicle Barrier Protection (VBP) Vehicle Barrier Protection (VBP).** *"A system or method to provide physical protection for LP-Gas Storage areas or installations from vehicular incursion."*
- **AASHTO H20 vs. LP-Specific Listing:** You are correct that while many composite or cast-iron lids meet AASHTO H20 load ratings, they are often listed for water or electrical use. NFPA 58 Section 5.2.1.1 requires that appurtenances be protected by a housing or device **"designed, fabricated, tested"** for that purpose. Using a water meter lid for a propane tank would likely violate the "listed for use" requirement unless the manufacturer specifically certifies it for LP gas environments (addressing static, venting, and chemical resistance). ******Joe routinely looks at the Specs in the submissions for this language******
- **Remote Venting & Discharge (Section 6.4.4.3):** If a traffic-rated lid is used, it must be ventilated. However, the discharge from the safety relief valve must still meet the separation distances in **Table 6.4.1.1** (at least 10 feet from ignition sources and building openings). If the "lid"

seals the dome area to protect it from traffic, a **remote vent line** would be necessary to ensure relief gases discharge to a safe, compliant location rather than accumulating under a heavy traffic lid. 6.4 Container Separation Distances

- **Practical Conflict:** Most manufacturers' warranties and installation instructions (which are enforceable under the code) state that tanks should only be buried in "dirt and earth" areas not subject to vehicular loads.

Unless the applicant can provide a manufacturer's specification showing the tank and its housing are specifically listed for "traffic loading" and provide an engineered plan for remote venting that meets the 10-foot relief valve setback, we should likely maintain that the installation is non-compliant.

I hope this helps.



Nathaniel Woodhull, Plans Examiner III

DEVELOPMENT SERVICES
1015 Cultural Park Boulevard Cape Coral, Florida 33990
Tel: 4608 (574-0608)
nwoodhull@capecoral.gov

From: Fred Clum <Fred.Clum@collier.gov>
Sent: Friday, March 20, 2026 8:04 AM
To: Nathaniel Woodhull <nwoodhull@capecoral.gov>
Subject: RE: Next BOAF Gulf coast chapter meeting March 25

Thanks, Nathaniel for the response , I agree 100% with Joe, however I cant find any reference that prohibits or allows tanks installed in a Traffic Thorofare [such as a drive way]

As such , if it is in a driveway there must be a Listed Traffic Rated Lid and remote venting , in my opinion .

While I can find these lids that comply with ASSHTO H20 , none address specifically for use with Propane Tanks or remote venting of same ?

Thanks again

Fred Clum
Chief Building Official
Building Plan Review & Inspection

Office: [239-252-4232](tel:239-252-4232)

2800 N. Horseshoe Dr.
Naples, Florida 34104
Fred.Clum@collier.gov



My email address has changed. Effective immediately, please update your contact list to use this new address: Fred.Clum@collier.gov

From: Nathaniel Woodhull <nwoodhull@capecoral.gov>
Sent: Friday, March 20, 2026 6:51 AM
To: Fred Clum <Fred.Clum@collier.gov>
Subject: RE: Next BOAF Gulf coast chapter meeting March 25

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Fred,

This is right from Joe Marconi, HVAC & Plumbing Senior Reviewer:

Code References for LP Tank Domes (NFPA 58)

Container Appurtenances Protection (Section 5.2.1.2): Containers must be equipped with a protective housing (dome) or a device to protect against physical damage to valves and regulators.

While the dome itself has specific construction rules, its position relative to the building is governed by **Table 6.4.1.1** of NFPA 58. For example, any tank filled on-site must have its filling connection (located under the dome) at least **10 feet** from external sources of ignition or any driving surface (road or driveway)



Nathaniel Woodhull, Plans Examiner III

DEVELOPMENT SERVICES
1015 Cultural Park Boulevard Cape Coral, Florida 33990
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nwoodhull@capecoral.gov

From: Fred Clum <Fred.Clum@collier.gov>

Sent: Thursday, March 19, 2026 2:32 PM

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Subject: RE: Next BOAF Gulf coast chapter meeting March 25

Thanks

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My email address has changed. Effective immediately, please update your contact list to use this new address: Fred.Clum@collier.gov

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Sent: Thursday, March 19, 2026 2:25 PM

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Subject: Re: Next BOAF Gulf coast chapter meeting March 25

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Underground LP tanks installed beneath driveways or vehicular areas shall be provided with a manufacturer listed traffic rated dome assembly

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The current Building Code is the 8th Edition, 2023 (FBC)

Building Division Customer Service Hours

Monday - Friday 8am - 4pm

Wednesday 8am - 3pm

First Wednesday of each month 8am - 12pm

Inspection Hours

Monday - Friday 8am - 3:30pm

[Building Division Applications and Forms](#)

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Subject: RE: Next BOAF Gulf coast chapter meeting March 25

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Subject: RE: Next BOAF Gulf coast chapter meeting March 25

May I ask a question ,

When a propane tank is installed under a driveway [if you permit it] what tank lid or dome do you require ?

Thanks for the replies

Fred Clum
Chief Building Official
Building Plan Review & Inspection

Office: [239-252-4232](tel:239-252-4232)

2800 N. Horseshoe Dr.
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Fred.Clum@collier.gov



My email address has changed. Effective immediately, please update your contact list to use this new address: Fred.Clum@collier.gov

From: Roger Remek <roger.remek@bureauveritas.com>

Sent: Wednesday, March 18, 2026 3:55 PM

To: Alessandro" <ABeliato@leegov.com>; Alessandro" <ABeliato@leegov.com>; Andrew.Carrozzo@charlottecountyfl.gov; Andrew.Constantine@charlottecountyfl.gov; Andrew.Delligatti@charlottecountyfl.gov; andy.mihaly@sarasotafl.gov; anthony.haas@charlottecountyfl.gov; anthony.jones@charlottecountyfl.gov; Antia" <ARichards@leegov.com>; arleneenergy@gmail.com; Alfredo (term 8/1/2025 lf)(INC3118267)" <ARodriguez5@leegov.com>; Allen" <ASimons@leegov.com>; aweisinspector@gmail.com; Boyte" <BADams2@leegov.com>; ben.bailey@charlottecountyfl.gov; Bruce" <BJones@leegov.com>; Bruce" <BKeisling@leegov.com>; Butch" <BLiptak@leegov.com>; bmanning@cityofpuntagordafl.com; brett.carroll@charlottecountyfl.gov; brian.crane@charlottecountyfl.gov; capesideconsult@gmail.com; Carrol Dupre <carrol.dupre@bureauveritas.com>; Carmine" <CCatalano@leegov.com>; Christine.Biondo@charlottecountyfl.gov; christopher.bellitt@charlottecountyfl.gov; cm@archstetics.com; Cynthia Jones <cynthia.jones@bureauveritas.com>; daniel.gerry@charlottecountyfl.gov; danieljschram@aol.com; dapplegate@Venicefl.gov; Darryl" <DAubuchon@leegov.com>; 'DAVID ENGELHART' <david.engelhart@comcast.net>; David.Freed@charlottecountyfl.gov; Diana" <DBrown3@leegov.com>; David" <DCallison@leegov.com>; David" <DKrebs@leegov.com>; David" <DLaming@leegov.com>; David" <DMartinez@leegov.com>; Dominic.Biondo@charlottecountyfl.gov; Donna.Bailey@charlottecountyfl.gov; dthomas@ocalafl.gov; Dempsey" <DVick@leegov.com>; Dan" <DWindsor@leegov.com>; edward.perry@charlottecountyfl.gov; Enmanuel" <ETabarcia@leegov.com>; fayez_ismail@hotmail.com; Fred Clum <Fred.Clum@collier.gov>; Frederick.Mink@charlottecountyfl.gov; gary.belle@sarasotafl.gov; Burnett, Glenn <gburnett@leegov.com>; Gary" <GCarbone@leegov.com>; gcribbett4316@gmail.com; Gregory" <GFleishman@leegov.com>; Gistli" <GGutierrez@leegov.com>; gmurphy@leegov.com; Guy" <GPagliari@leegov.com>; Harold" <HGlancy@leegov.com>; hoosierboy@hotmail.com; inspec-22@hotmail.com; Ingrida" <IRomero@leegov.com>; Jack" <Jack.McStravic@charlottecountyfl.gov>; James.Nelson@charlottecountyfl.gov; James.Peters@chalottecountfl.gov; James" <JAndrews@leegov.com>; janine.hall@charlottecountyfl.gov; Jeff" <JBredbenner@leegov.com>; Jennifer" <JCavanaugh@leegov.com>; Jeffrey" <JCooper@leegov.com>; Jose" <JCueto@leegov.com>; Jesus" <JDelRio@leegov.com>; jeremy.cartagena@charlottecountyfl.gov; Jessica.Delligatti@charlottecountyfl.gov; Joseph" <JFrazier@leegov.com>; James" <JLarson@leegov.com>; James" <JMartin2@leegov.com>; John Clements <john.clements@bureauveritas.com>; john.muchinski@sarasotafl.gov; john.smith711@verizon.net; Jonathan.Schimpf@charlottecountyfl.gov; joshua.courson@sarasotafl.gov; James" <JPetri@leegov.com>; John" <JSalo@leegov.com>; jserenko06@comcast.net; julia.galofre@charlottecountyfl.gov; Kathleen Croteau <kathleen.croteau@bureauveritas.com>; kendall.tarr@sarasotafl.gov; KEVIN.CHEEK@CHARLOTTECOUNTYFL.GOV; Kevin.Herbert@charlottecountyfl.gov; keywest1967@gmail.com; kimservice730@gmail.com; Kevin" <KLynch@leegov.com>; kurt.richter@sarasotagov.com; kylep@qualityprecast.com; lance.hubbs@charlottecountyfl.gov; Larry.Berndt@charlottecountyfl.gov; Luis Perez-Codina <luis.perez-codina@bureauveritas.com>; Linda" <LRamsey@leegov.com>; Louie" <LRondao@leegov.com>; Linda" <LSloan@leegov.com>; Michael"

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Subject: Next BOAF Gulf coast chapter meeting March 25

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EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Hi

Please see attached the meetings from the last meeting and the next meeting is March 25.

Thank you,



Roger Remek, BN,PX,RPX,CBO

Building Inspector/ Plans Examiner

C 239.396.0144

www.capfla.com | Roger.Remek@bureauveritas.com

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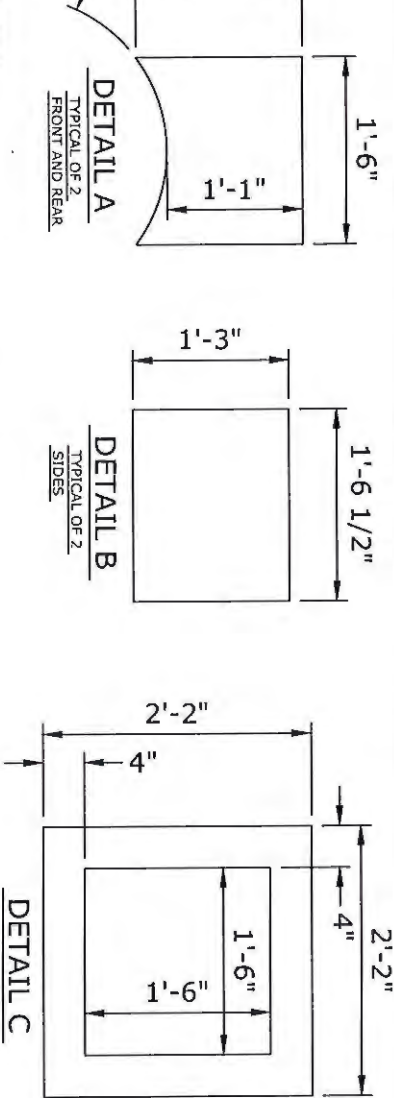
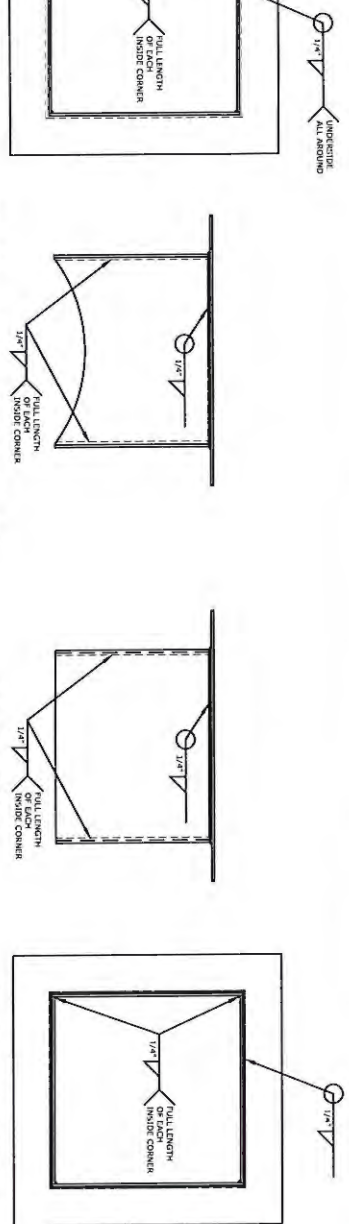
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Aaron M Gill
 2023.06.02
 12:40:16 -04'

THIS ITEM HAS BEEN ELECTRONICALLY
 SIGNED BY AARON M. GILL, P.E., ON
 06/02/2023 AT 12:40:16 PM. THE
 A SHA AUTHENTICATION CODE, PRIVATE
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 AND THE SHA AUTHENTICATION CODE
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NOTES:

ALL FIELD VERIFY THE EXISTING CONDITIONS
 DIMENSIONS, AND FIELD CONDITIONS IS THE
 CONTRACTOR. ANY DISCREPANCY SHALL BE
 INITION OF THE ENGINEER OF RECORD PRIOR
 BE SCALED. CONTACT THE ENGINEER IF
 DIMENSION IS REQUIRED. IT IS THE
 RESPONSIBILITY TO DETERMINE THE PROPER
 S TO ENSURE THE SAFETY OF THE BUILDING
 DURING CONSTRUCTION. THIS INCLUDES: THE
 SHORING, RE-SHORING, BRACING, TIE-DOWNS,
 DIRECTOR'S RESPONSIBILITY FOR THE SAFETY
 ALL PHASES OF CONSTRUCTION AND
 DIFFERENCE TO ALL APPLICABLE LAWS AND
 ING SAFETY PROCEDURES.

STRUCTURAL STEEL:
 ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH AISC "MANUAL OF STEEL
 CONSTRUCTION" WITH THE FOLLOWING PROPERTIES:

STEEL ELEMENT	YIELD STRENGTH Fy =
TUBE SECTIONS (ASTM A-500, GR. B)	46,000 PSI
WIDE FLANGE BEAMS (GR. 50)	50,000 PSI
CHANNELS, WISC. SHAPES (ASTM A-36)	36,000 PSI
PIPE COLUMNS	36,000 PSI
BOLTS (ASTM A325)	36,000 PSI

ALL WELDED CONNECTIONS SHALL UTILIZE THE E70XX ELECTRODE. ALL SHOP
 CONNECTION SHALL BE WELDED AND ALL FIELD CONNECTION SHALL BE MADE AS
 SPECIFIED ON THE STRUCTURAL PLANS.

DESIGN LOADS:
 THE STRUCTURAL SYSTEMS FOR THE ATTACHED DRAWINGS WERE
 DESIGNED PER THE GRAVITY LOADS PRESENTED IN SECTION 1609 OF
 THE FLORIDA BUILDING CODE SEVENTH EDITION, 2020.

TO THE BEST OF MY KNOWLEDGE
 AND BELIEF THESE PLANS AND
 SPECIFICATIONS CONFORM TO
 LOCAL BUILDING CODE
 REQUIREMENTS.

AARON M. GILL/MOR
 FLORIDA P.E. # 67567

COLLIER COUNTY
 STREET BOX FOR 25
 PROPANE STORAGE T
 ALWAYS ON GENERAT
**AMG STRUCTUR
 ENGINEERING, L**
 24988 CARONLISITE CT
 BOWTIE SPRINGS, FL 34135
 (239) 405-5846

DATE: 6/2/2023	DRAWN
JOB #: 1579-36-01	SCALE
REF: STREET BOX SHOP	SHEET

Quazite[®] H2O



QUAZITE[®] H2O assemblies include a polymer concrete box, a galvanized steel frame and cover. Properly installed, QUAZITE H2O assemblies meet all AASHTO H2O application specifications

- Galvanized steel frame and cover are H2O compliant
- Polymer concrete box is long lasting, easy to modify and install; available in a variety of depths
- Frame and covers available for 13x24 and 17x30 enclosures

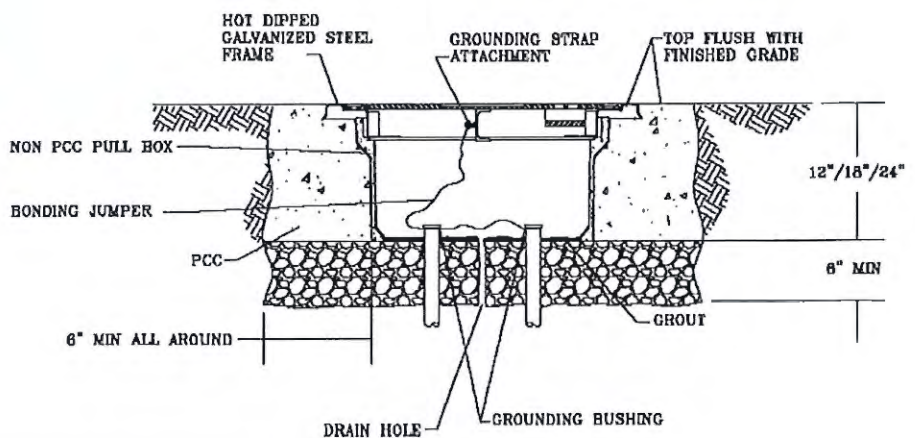
All New Design

QUAZITE H2O assemblies are designed to handle frequent loading from vehicular traffic including industrial loading zones, parking facilities, roadside utilities or anywhere that enclosures are likely to be hit by frequent traffic.

Typical Installation

QUAZITE H2O assemblies require cast-in-place concrete that surrounds the enclosure (shown to right).

The galvanized steel frame is embedded into the concrete and the galvanized cover then fits into the frame. The concrete is typically a minimum of six inches deeper than the enclosure depth. The wall thickness of the concrete is a minimum of 3 inches.



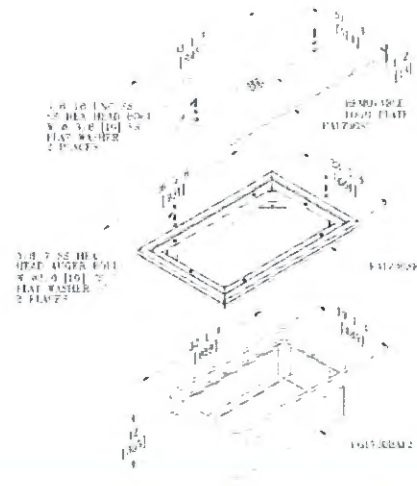
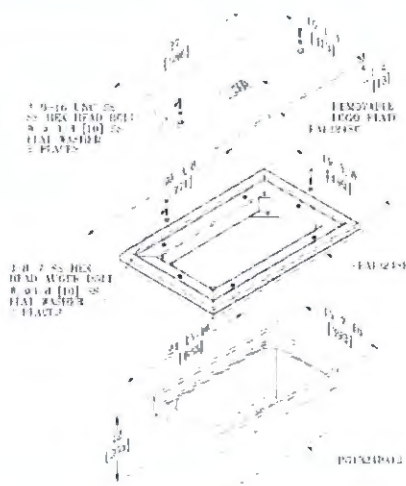
For more information contact QUAZITE Customer Service: 1-800-346-3062



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Quazite® H2O



13x24

Catalog Number	Description	Design Load (lbs)	Weight (lbs)	Length (in)	Width (in)	Height (in)
PG1324Z119***	13x24x12 Galvanized Steel Assembly	16,000	204	29.375	18.5625	12.000
PG1324Z120***	13x24x18 Galvanized Steel Assembly	16,000	230	29.375	18.5625	18.000
PG1324Z121***	13x24x24 Galvanized Steel Assembly	16,000	258	29.375	18.5625	24.000
PA1324SC***	Cover, Galvanized Steel	16,000	70	27.000	16.2500	0.5000
PA1324SF	Frame, Galvanized Steel	16,000	83	29.375	18.5625	3.0625
PG1324BA12	Box <u>Only</u> ; Hex Head Bolt	22,000	51	24.875	15.3750	12.000
PG1324BA18	Box <u>Only</u> ; Hex Head Bolt	22,000	77	24.875	15.3750	12.000
PG1324BA24	Box <u>Only</u> ; Hex Head Bolt	22,000	105	24.875	15.3750	12.000

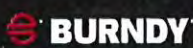
*** = logo code

17x30

Catalog Number	Description	Design Load (lbs)	Weight (lbs)	Length (in)	Width (in)	Height (in)
PG1730Z286***	17x30x12 Galvanized Steel Assembly	16,000	273	35.50	22.50	12.000
PG1730Z287***	17x30x18 Galvanized Steel Assembly	16,000	301	35.50	22.50	18.000
PG1730Z288***	17x30x24 Galvanized Steel Assembly	16,000	316	35.50	22.50	24.000
PA1730SC***	Cover, Galvanized Steel	16,000	103	33.25	20.25	0.5000
PA1730SF	Frame, Galvanized Steel	16,000	104	35.50	22.50	3.0625
PG1730BA12	Box <u>Only</u> ; Hex Head Bolt	22,000	66	32.25	19.25	12.000
PG1730BA18	Box <u>Only</u> ; Hex Head Bolt	22,000	94	32.25	19.25	12.000
PG1730BA24	Box <u>Only</u> ; Hex Head Bolt	22,000	109	32.25	19.25	12.000

*** = logo code

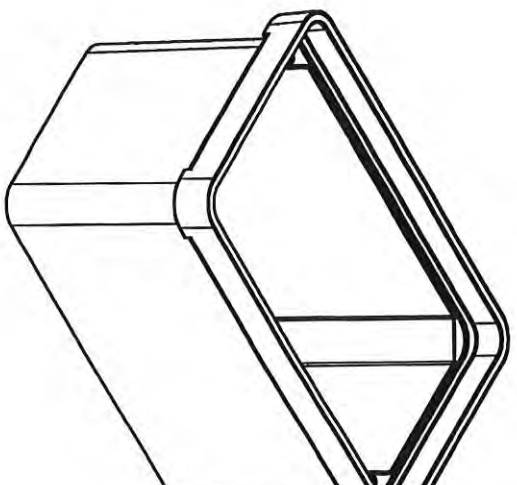
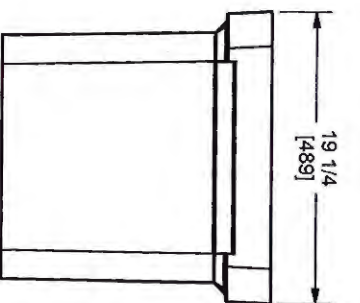
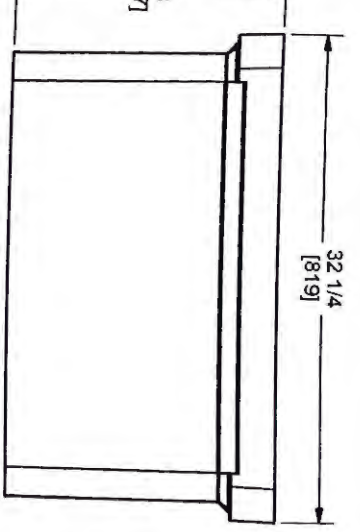
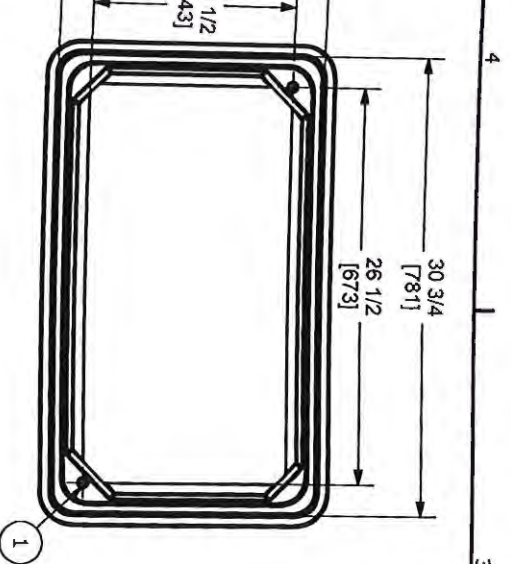
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PARTS LIST		DESCRIPTION
ITEM	CATEGORY	PART NUMBER
1	L	C080412
		INSERT EZ-NUT 3/8-7 LAG ASSY (FULL



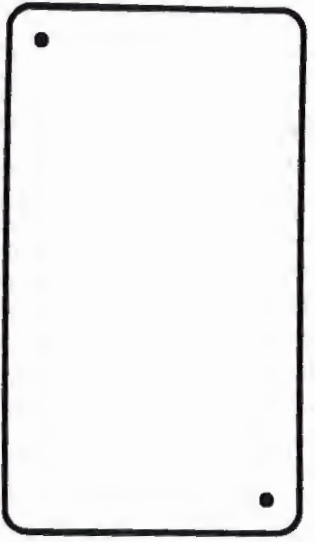
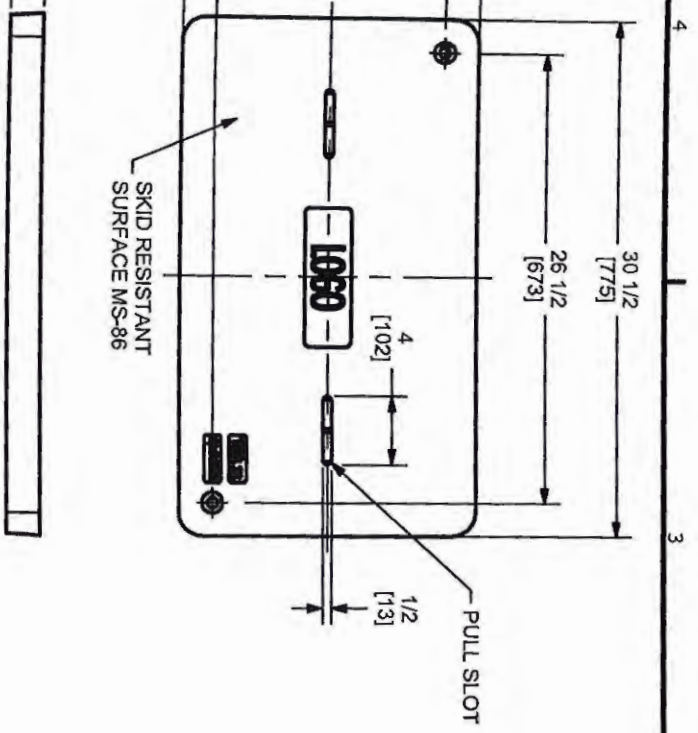
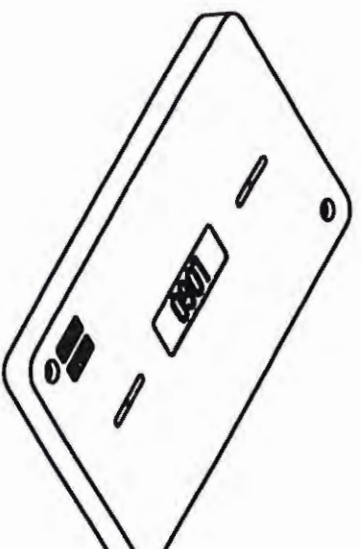
NOTE:
1. THIS BOX IS RATED FOR ANS



DIMENSIONS ARE IN INCHES OR MILLIMETERS IN BRACKETS			
BY	DATE	WEIGHT	94#
DRN	RLS	43kg	
CHK	MEF		
ENG	PHS	SCALE	
APP	M/S	NTS	
APP		SIZE	B

87574 SHEET 1 OF 1

PARTS LIST		
ITEM	CATEGORY/PART NUMBER	DESCRIPTION
1	L C080176	BOLT SS AUG 3/8-7 X 3.50 HEX
2	L C080210	WSHFX.381DX1.00DX.08T FLT SS



BOTTOM VIEW

NOTE:

1. RATED FOR A STATIC DESIGN LOAD OF 10 [254] LBS. [100,085] OVER A 10 [254] INCH [635] DISTANCE FROM THE CENTER OF GRAVITY AND MUST PASS A MINIMUM STATIC LOAD TEST OF 33,750 LBS. [150,120 N].

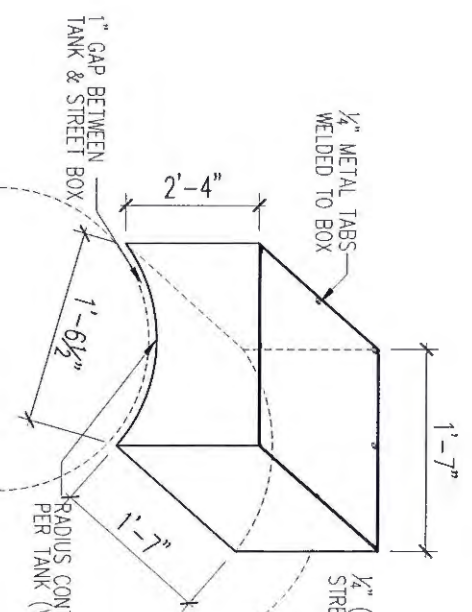
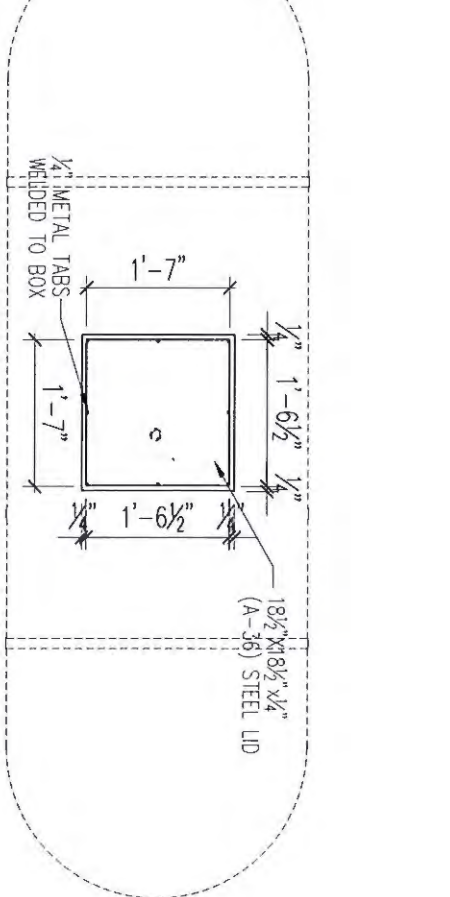
DIMENSIONS ARE IN INCHES OR MILLIMETERS IN BRACKETED			
DRW	30K	DATE	8/27/08
CHK	GLD	SCALE	37x4
ENG	MG	MFG	5/5/08
APP	VNS	SIZE	B
DES			



QUAZITE

88101

SHEET 1 OF 1



1

UNDERGROUND TANK DETAIL
N.T.S.

STREET BOX DETAIL



The state has been digitally signed and sealed by
Lan-Anh Nguyen, P.E. License No. 11123, State of Florida.
Physical copies of this document are not considered
signed and sealed and the USA's electronic code
shall be verified on our electronic system.

Digitally signed by
Lan-Anh Nguyen
Date: 2024.09.30
11:37:30 -04'00'



CONSULTANT
LAN ENGINEERING
C.A.#2080
11111 UNIVERSITY BLVD
SUITE 1000
DALLAS, TX 75243

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF THE CONSULTANT AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. THESE PLANS SHALL REFERENCE COMPLIANCE WITH THE 2021, 8th EDITION FLORIDA BUILDING CODE, SECTION 1001, DESIGN CRITERIA & CODE 7-22. THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED & SEALED.
DATE: _____

CLIENT:

**MASTER LP STEEL
DOME LID & BOX**
FLORIDA

can the AHJ prohibit propane tar X



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✦ AI Overview



Yes, an Authority Having Jurisdiction (AHJ)—such as a local fire marshal, building department, or municipality—can absolutely prohibit the installation of propane tanks under a residential driveway. While NFPA 58 (the national propane code) does not strictly prohibit this, it requires specific, stringent protections if done, and many local jurisdictions override this with stricter regulations to ensure safety and accessibility. [Propane Education & Research Council +4](#)

Here is a breakdown of why this is prohibited and the regulations involved:

Reasons for Prohibition (AHJ & Safety)


- **Physical Damage Risks:** Vehicles driving over the tank can cause damage, leading to potential leaks.
- **Access for Service/Emergencies:** Emergency responders and delivery drivers need easy, safe access to the tank's relief valve, filler, and gauge, which is difficult if it is buried under a driveway.
- **Venting Requirements:** Propane is heavier than air. Underground tanks need specific backfill and space for gas to dissipate safely, which is often compromised under paved surfaces.
- **Local Amendments:** Many municipalities explicitly prohibit placing any underground propane tanks under paved areas or vehicle thoroughfares, requiring them to be placed only under dirt/soil. [AmeriGas +4](#)

NFPA 58 Regulations for Underground Tanks


If an AHJ allows it, they will likely mandate that the installation strictly follows NFPA 58 guidelines for vehicles: [@](#)

- **Depth:** The tank must be buried at least **18 inches below grade** if it is within 10 feet of a vehicle thoroughfare.
- **Protection:** The tank must be protected against physical damage, which may require engineering controls, such as reinforced concrete slabs above the tank to distribute

vehicle weight.

- **Setbacks:** The tank must still be at least 10 feet away from any building or property line.  Propane Education & Research Council +2

Recommendation

Before installing an underground tank, always check with the local fire department or building inspector (the AHJ) for their specific local amendments to NFPA 58. A common industry guideline is to place the tank at least 5 feet away from a driveway, not under it.  PepUp, Inc. +3

Key Factors to Consider When Determining Propane Tank ...

Oct 29, 2025 – Key Factors to Consider When Determining Propane Tank Placement * Propane: A Safe Bet for Energy Independence. Before we discuss t...

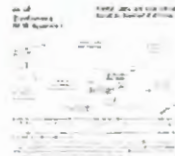
 Propane Education & Research Cou... 



building-Location-distances-of-propane-and-other-tanks-from-home- ...

CODE CONDITION: NFPA 58 APPENIX 1: LESS THAN 125 GALLONS – MUST BE 5 FEET MIN. AWAY FROM WINDOW A/C (SOURCE OF IGNITION) AND 10 FE...

Revize websites 



All About Propane Tanks: Regulations, Sizes and Placement

Mar 21, 2023 – Where to place larger propane tanks. The requirements about propane tank placement are essentially driven by two questions: How cl...

 AmeriGas 



Show all

Dive deeper in AI Mode

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AmeriGas

<http://www.amerigas.com> › AmeriGas Blog

All About Propane Tanks: Regulations, Sizes and Placement

Mar 21, 2023 – In addition to following the 10- and 25-foot rules, all **propane tanks** that receive refill deliveries must be at least 5 feet from your **driveway**. [Read more](#)

Missing: AHJ prohibit

People also ask :


How close can a propane tank be to a driveway? ▼

Where not to put propane tank? ▼

What is the 80/20 rule for propane? ▼

How close can an LP tank be to a house? ▼

[Feedback](#)

 Propane Education & Research Council
<https://propane.com> › Articles

Key Factors to Consider When Determining Propane Tank ...

Oct 29, 2025 – Underground tanks within 10 feet of vehicle thoroughfare or parking locations must be at least 18 inches **below** grade. The Perfect **Propane Tank** ... [Read more](#)

Missing: prohibit | Show results with: [prohibit](#)

 Ged Lawyers
<https://www.gedlawyers.com> › Blog › Personal Injury

Florida Propane Tank Laws | Call Now

Feb 21, 2024 – According to the Florida Division of State Fire Marshal, larger underground **tanks** must be at least ten feet from a building or property line. [Read more](#)

Missing: AHJ | Show results with: [AHJ](#)

 JustAnswer
<https://www.justanswer.com> › Legal Questions

Naples Gated Community BBQ Tank Rule: Expert Q&A Guide

Aug 26, 2025 – Regarding your inquiries, **propane tanks** exceeding one pound (such as the standard 20 lb BBQ tank) are generally **prohibited** inside enclosed ... [Read more](#)

1 answer · Top answer: Hello! I am an attorney specializing in your area of law, and I am more than happ...

⋮

BUILDING BOARD OF ADJUSTMENTS AND APPEALS
AUG. 15, 2024 MEETING
GROWTH MANAGEMENT DIVISION
2800 HORSESHOE DR.
CONFERENCE ROOM 609/610

BOARD MEMBERS
Jonathan Walsh - Chair
John Melton - Vice Chair
Michael Mick
William Swanson
Eloy Ricardo

ALSO PRESENT

Fred Clum, Chief Building Official
Richard Long, Building Plan & Review Director
Troy Komarowski, Chief Building Inspector
Doug Sposito, Deputy Building Official
Ronald Tomasko - Assistant County Attorney
Anisley San Roma, Operations Support
Marlene Serrano, Staff Liaison

MEETING CALLED TO ORDER 9:00 A.M. by Jonathan Walsh, Chair.

AGENDA

Jonathan Walsh made the motion to adopt the Agenda for Aug. 15, 2024
Mike Mick seconded the motion

Motion passed unanimously

NEW BUSINESS

We are here to discuss underground tank installation. We have Mr. Tripp here.

Mr. Tripp

- Called on Board to overturn the decision by Fred Clum to not allow propane tanks on residential property without 10 ft. of protection.
- Propane tanks contain vapor.
- Building Code does not include vehicles, lawn mowers, etc.

Mr. Sposito

- Chapter 24 of the Florida Residential Code says storage system for liquid fire, petroleum gas, shall be designed and installed in accordance with the fire prevention code NFPA58.
- Go to 6.4.4. It says that it must be 10 ft. from a source of ignition. It specifically states that an internal combustion engine is a source of ignition. It is the standard and to be considered as part of any interpretation.
- Most importantly is the Propane Education and Research Council PERC which is a State level. PERC is an extension of the Florida Department of Agriculture, and their job is to provide recommendations to municipalities, to counties concerning safety in regards to propane.
- Our interpretation when we looked and we read everything, was simply a copy and paste of the recommendations of the Department of Agriculture in the State of Florida on placement of propane tanks and dry place.
- It says underground tanks should be placed well away and at least 10ft from any road, street, driveway or parking lot. And then it says, if an underground tank must be installed within 10ft, then you need to provide physical protection such as bollards, fences, barriers, et cetera. After all of our consideration, discussions with the fire departments, looking at OSHA, looking at the NFPA standards, we decided to adopt the State's recommendation on placement of propane tanks and driveways almost verbatim as the interpretation of what would be a safe placement of such tank.
- So this is NFPA58 3.3.75 sources of ignition. The operation of spark ignition internal combustion engine may create an ignition source when started and their exhaust systems can easily exceed 700 degrees. Also, these engines tend to speed up when LP gas is drawn into their intake manifold. The operation of diesel engines has been identified as a source of ignition in several fire reports.
- The building official has the authority to make interpretations while it is under the fire code. A reference is a standard that is referenced in the Florida residential code specifically on the placement of underground tanks. The building official used that reference when considering his interpretation.

Mr. Walsh

- What was that code reference?

Mr. Sposito

- Residential code 24. It's in your documents. 24.12.2. Page 20 in the packet.
- The interpretation is not prohibiting the placement of a tank in the driveway. It simply must meet the protection requirements as outlined as provided by PERC and as outlined in the interpretation. It must provide some sort of traffic protection. While a traffic lid rated for vehicle air traffic does not necessarily always work, as I showed in the documents near the end, for venting, proper venting and maintaining the vents above an expected water level.
- That's why there are domes, because the dome can be placed on top of the lid above ground, and the venting can be properly placed above any potential flooding. NFPA specifically requires that provisions be put in place for the proper drainage of that area.
- And then just one other issue is grandfathering. When a building official makes an interpretation, we never apply things retroactively. And he certainly has the authority to grandfather in his interpretations and say, this interpretation shall take place from this date forward. As we all know, I was a contractor for many decades, and you've all been contractors.
- I believe I addressed all of the issues. I didn't go over all the information in the packet. I simply highlighted the two main points.

Mr. Tripp

- I appreciate you saying that the code does allow tanks because the code says that we can put in a tank as long as we protect it. If according to NFPA58, which it does list in there and we have provided engineering, we still have rejected permissible with it. Nowhere in the rejection letters has anybody commented about water being in the domes or anything about the benzene of the regulator. Our rejection letters are strictly Fred Krum's interpretation of the fire code that says you cannot put a tank within 10 ft. Am I wrong?

Mr. Komarowski

- Typically it's in 8.6.1 underground tanks. But there are other code references that relate to an underground tank.

Mr. Tripp

- I'm going to 6.4.4. That's the point of discharge for the relief valve. It doesn't say it has to be 10ft. I would like somebody to explain to me how a concrete driveway is a source of ignition. Rich, could you explain to me how concrete is a source of ignition?

- That's the permanently fixed structure on the property. I want to remind everybody we're here for building code. We're not here for motor vehicle code. Motor vehicle has their own code.
- I asked Rich Long and Troy to please provide me where cars are listed in Florida building codes. A parked car is not a source of ignition. A car is not a permanently affixed part of a property. A driveway can change.
- Well, if there's nowhere else on a property, we'll allow it on a case to case basis. That was in a private meeting I had with Rich, Troy and Doug. We'll allow it on a case to case basis was their words. That is illegal.
- Let's bring it to the Board. Let's put it to a vote in the County. Let's try to make it an ordinance.

Mr. Walsh

- I don't believe they're adopting a new code. It's a new interpretation.

Mr. Tripp

- If you guys make a decision that a tank can't be within 10ft of the source ignition, we either have to tell every single person that they have to put ten foot bollards all the way around their tank, all the way around the dome, even in their yard, because again, a lawnmower, even electric lawn mower is considered a source of ignition because it has brushes and those brushes create arc.
- A building official still has no right to interpret fire code. If it was an actual building code in the Florida field gas code, he absolutely has the right to interpret that.
- Building code is in black and white. It's in a book. Show me the recommendation in that book. Not on an OSHA website for training purposes. And not by a PERC who is giving a recommendation for future codes. Pass a code. That's all I'm asking you to do. If you guys truly feel this is unsafe, just do it the correct way.
- Is assumption a code? Because you use this word assumption. You use this word recommendation in almost every sentence that you've said. You "assume" that this is possible. You have "recommendations" to do these things but in none of these have you provided the actual code that says it's not legal. Is an assumption a code?

Mr. Sposito

- Yes.

PUBLIC COMMENT

Mr. Walsh

We have two guests. All public speakers are given 3 minutes.

NORM AHERN, District Manager, South Florida Gas and Thompson Gas

- An important thing that affects me and my business, and I brought this up to my corporate office and we're waiting to see what happens, is the idea of grandfathering this in. So there's a precedent already set in this county for the last 20-30 years or more. As far as these installations are approved, we have them permitted, they're signed off, everything's good. And there's been no change in the code, and it's been stated there's no change in the code that would alter this interpretation. So if there is no change and we're going to change the interpretation, my understanding is you can't arbitrarily do that and say that everybody else is okay.

TOM MASTERBERTO, Fire Code Administrator, Collier County Building Department

- I currently review and interpret the fire codes for the greater Naples Fire District. A little history real fast is I am a State certified fire officer and a State and Nationally certified fire code administrator, or basically a fire marshal.
- In reviewing this, we talked about gas stations that's NFPA30, which is the National Fire Protection Agency code for liquefied or for flammable and combustible liquids, which has no bearing on this case. We talked about NFPA58, which is the liquid combustible liquid code. The protection basically says that the container within ten foot of any driveways has to be protected for vehicle damage. The code also says that there's three or four different ways you can do it. There are four or five different ways that you can protect the tank from vehicle damage.
- In my forty years of firefighting, fire officering and now fire code administrative, I've been to many LP tank fires that were started by vehicles in driveways. They said the tanks don't explode. We have a thing in the fire service called the BLEVE, boiling liquid expanding vapor explosion. These tanks do go "boom" and when they do, they create a lot of damage.
- So just a clarification on the codes again. Ahern and myself both agreed that the vehicle within ten foot of the tank is a source of ignition and we don't approve of it.

Mr. Ricardo

- Mr. Masterberto, would you receive a residential permit.

Mr. Masterberto

- No, the only plans I would see would be commercial and multi family.

TERRY FISHER, Thompson, South Florida Gas

- I've been in the industry 38 years. I'm a master qualifier for our Company. The only time you get a BLEVE is when you have an impingement on the fire on the tank itself, the body of the tank itself. So it's the fire impingement of the tank. We're talking about tank that is buried in the ground underground. These tanks are even deeper than a normal tank. They have a protective steel dome on them. And so even if you have the Tesla sitting on top of the tank on fire melting down at 3800 degrees, it's under 18 inches protected by a steel traffic barrier. So the infringement of the tank is not an issue. What you guys are totally misunderstanding and taking totally out of context is two different concepts.
- You've got liquid transfer of the material, and the liquid transfer as in a dispenser. The code is interpreting the point of transfer, we have to be 10ft from any source of ignition. That's the point of transfer. When you have a liquid transfer from the truck to the tank. There's a ten feet.
- When the tank is just sitting there as a vessel, it doesn't have to be 10ft from a source of ignition. If the relief valve, where the regulator is on the system, we have to be 10 feet from a source of ignition that allows that. If there is a release from that regulator or whatever, then we can receive that ten foot barrier.
- All this coding is designed around the point of transfer where you have a truck hooked to a tank and they're actually transferring liquid.
- We're talking about vapor systems, once it's in the ground and set up to service at home.
- The thing we need to do is when we install a tank, is have the location identified.

Mr. Walsh

I'm going to give this opportunity for either David Tripp or the County to supply any additional information that has not been presented to date.

Mr. Tripp

- I would like to enter into the packet a public record request from one of the fire departments. I'm only going to do the one that's been brought up. Since he said that there's been propane fires, we've either been lied to in the public record, which is a crime, or Greater Naples Fire Department has issued a ten year records request that there has never been a fire from a propane tank in a driveway or next to the driveway. If you guys would like to review this, it is from the Public Records Department of your Naples Fire Department.

Mr. Walsh

Any rebut. Does anybody want to make a motion that we accept the additional information as part of our record?

Mr. Melton

I'll make a motion to accept this packet as well as additional information.

Mr. Walsh

Let me finish the motion. We have all the paperwork from the County now submitted.

Mr. Swanson seconded the motion

Motion passed unanimously to accept the packets.

Mr. Mick

- Mr. Tripp, you used the term roque building official which is very subjective. I'd like the Deputy Building Official to repeat that they have the authority to interpret.

Mr. Sposito

- That would be Section 553.775 of the Florida Statute.

Mr. Mick

- You also said, Mr. Tripp, you pointed to the Building Officials but used the term Board. You questioned the authority of the Board. I'd like our attorney to quote the Statute that gives us the authority.

Mr. Tomasko

- Given your Board the initial discretion to review these appeals. So under the board's auspices, you are acting in their stead right now. We are acting on behalf of the Board of County Commissioners.

Mr. Tripp

- I may have misinterpreted. I didn't mean the Board is doing wrong. I'm saying the Board is supposed to adopt ordinances.

Mr. Walsh

- It's not this Board that would adopt an ordinance.

Mr. Tripp

- No. If they feel is going to make something safer, they just need to go through the Property Appropriations and bring it in front and adopt an ordinance.

Mr. Mick

- I'm asking a question. Collier County has jurisdiction as a whole entity.

Mr. Tripp

- Yes. Not as a single individual.

Mr. Mick

- That's all I'm going to add to that.

Mr. Walsh

- Would you respect the comment that Collier County appoints by ordinance and by State Statute one individual to enforce and interpret their code requirements?

Mr. Trip

- Yes, 100% if it is a building code issued. But this is a fire code issue.

Mr. Melton

- This Code, 21, was adopted last year?

Mr. Sposito

- We adopted that code last year.

Mr. Melton

- What prompted this concern? Normally I see when the code adoptions and things happen with changes, usually it's as a result of something that impacted Collier County in a safety matter or someone got hurt, that brings light to these situations. I'm just curious to see what prompted it from the Building Department side that you guys took the initiative to make some changes.

Mr. Sposito

- I know this process started well over a year ago. I wasn't working with the County and was part of the conversations moving forward.

Mr. Melton

- But where did this come from, Fred (CLUM)? Do you happen to know.

Mr. Clum

- An inconsistency in review, inconsistency between reviewers? There had been an inconsistency where one did it this way, one did it that way. So we came together and talked about How it should be applied and what the conditions are. We agreed we needed to make this clear.

Mr. Walsh or Mr. Melton?

- So basically, it was an internal staff conflict that brought this to fruition. When did you start enforcing it externally.

Mr. Komarowski

- Probably six months ago.

Mr. Melton

- This is for the County. Do you guys, any of the four of you personally know of any underground residential tanks that have been a problem regarding ignition and it caused a fire and explosion due to a combustion engine sitting over the top of the tank?
- Is an electrical vehicle noted as an ignition source in the Code?

Mr. Sposito

- No.

Mr. Walsh

- Troy, (Komarowski) do you recall what you would put down as the permit rejection comment.

Mr. Komarowski

- It probably would have been the distance to the driveway. That's usually what I start with.

Mr. Walsh

- Referencing which code?

Mr. Komarowski

- Code 6.8.6.1 NFPA58 underground tanks but Tripp did mention table 6.4.4.3 for section 6.4 do you believe that applies to underground tanks?

Mr. Walsh

I make a motion to close the public hearing aspects.

Motion passed

Mr. Mick

I make a motion that The Board of appeals accept the interpretation that Collier County Building Officials and that Jonathan just read included in our packet. That we accept that.

Motion died

Mr. Melton

I make a motion that we do not adopt the interpretation of the Building Department in this matter.

Mr. Swanson seconded that motion.

The Motion is discussed.

Mr. Walsh

All those in favor of the motion say aye.

Motion passed

OLD BUSINESS

No old business

MEETING ADJOURNED 12:07p.m.

Exhibit 1.

Select Year: 2025

The 2025 Florida Statutes

Title XXVII
RAILROADS AND OTHER REGULATED UTILITIES

Chapter 366
PUBLIC UTILITIES

[View Entire Chapter](#)

366.032 Preemption over utility service restrictions.—

(1) A municipality, county, board, agency, commission, or authority of any county, municipal corporation, or political subdivision, special district, community development district created pursuant to chapter 190, or other political subdivision of the state may not enact or enforce a resolution, ordinance, rule, code, or policy or take any action that restricts or prohibits or has the effect of restricting or prohibiting the types or fuel sources of energy production which may be used, delivered, converted, or supplied by the following entities to serve customers that such entities are authorized to serve:

- (a) A public utility or an electric utility as defined in this chapter;
- (b) An entity formed under s. [163.01](#) that generates, sells, or transmits electrical energy;
- (c) A natural gas utility as defined in s. [366.04\(3\)\(c\)](#);
- (d) A natural gas transmission company as defined in s. [368.103](#); or
- (e) A Category I liquefied petroleum gas dealer or Category II liquefied petroleum gas dispenser or Category III liquefied petroleum gas cylinder exchange operator as defined in s. [527.01](#).

(2) Except to the extent necessary to enforce the Florida Building Code adopted pursuant to s. [553.73](#) or the Florida Fire Prevention Code adopted pursuant to s. [633.202](#), a municipality, county, board, agency, commission, or authority of any county, municipal corporation, or political subdivision, special district, community development district created pursuant to chapter 190, or other political subdivision of the state may not enact or enforce a resolution, an ordinance, a rule, a code, or a policy or take any action that restricts or prohibits or has the effect of restricting or prohibiting the use of an appliance, including a stove or grill, which uses the types or fuel sources of energy production which may be used, delivered, converted, or supplied by the entities listed in subsection (1). As used in this subsection, the term “appliance” means a device or apparatus manufactured and designed to use energy and for which the Florida Building Code or the Florida Fire Prevention Code provides specific requirements.

(3) Notwithstanding the restrictions of this section, this section does not prevent the board of a municipality or governmental entity which owns or operates and directly controls an electric or natural gas utility from passing rules, regulations, or policies governing the utility.

(4) This section does not expand or alter the jurisdiction of the commission over public utilities or electric utilities.

(5) Any municipality, county, board, agency, commission, or authority of any county, municipal corporation, or political subdivision, special district, community development district created pursuant to chapter 190, or political subdivision charter, resolution, ordinance, rule, code, policy, or action that is preempted by this act that existed before or on July 1, 2021, is void.

(6) For purposes of this section, the term “agency” does not apply to a separate legal entity that is created under s. 163.01, that does not provide utility services to consumers, and the membership of which consists only of electric utilities.

History.—ss. 1, 2, ch. 2021-150; s. 28, ch. 2022-4; s. 10, ch. 2023-155; s. 1, ch. 2023-285; s. 3, ch. 2024-186; s. 1, ch. 2025-42.

- A. **Underground Tanks.** Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydro-dynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.
- B. **Above-Ground Tanks, Not Elevated.** Above-ground tanks that do not meet the elevation requirements of Section 17, C (§ 62-85.C) of this ordinance shall:
- (1) Be permitted in flood hazard areas (Zone A) other than coastal high hazard areas and Coastal A Zones, provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.
 - (2) Not be permitted in coastal high hazard areas (Zone V) and Coastal A Zones.
- C. **Above-Ground Tanks, Elevated.** Above-ground tanks in flood hazard areas shall be elevated to or above the design flood elevation and attached to a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.
- D. **Tank Inlets and Vents.** Tank inlets, fill openings, outlets and vents shall be:
- (1) At or above the design flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and
 - (2) Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

(Ord. No. 2019-01, § 17; Ord. No. 2022-07, § 7)

odic inspection of production of labeled equipment or materials, and by whose labeling the manufacturer indicates compliance with appropriate standards or performance in a specified manner.

3.2.5* Listed. Equipment, materials, or services included in a list published by an organization that is acceptable to the authority having jurisdiction and concerned with evaluation of products or services, that maintains periodic inspection of production of listed equipment or materials or periodic evaluation of services, and whose listing states that either the equipment, material, or service meets appropriate designated standards or has been tested and found suitable for a specified purpose.

3.2.6 Shall. Indicates a mandatory requirement.

3.2.7 Should. Indicates a recommendation or that which is advised but not required.

3.3 General Definitions.

3.3.1 Actuated Liquid Withdrawal Excess-Flow Valve. See 3.3.81.1.

3.3.2 Anodeless Riser. A transition assembly used between underground polyethylene or polyamide pipe and above-ground metal piping or equipment, and terminating above-ground outside of a building.

3.3.3 ANSI. American National Standards Institute.

3.3.4 API. American Petroleum Institute.

3.3.5 API-ASME Container (or Tank). A container constructed in accordance with the pressure vessel code jointly developed by the American Petroleum Institute and the American Society of Mechanical Engineers.

3.3.6 ASME. American Society of Mechanical Engineers.

3.3.7 ASME Code. The American Society of Mechanical Engineers *Boiler and Pressure Vessel Code*.

3.3.8 ASME Container. A container constructed in accordance with the ASME Code.

3.3.9* Assembly Occupancy. An occupancy (1) used for a gathering of 50 or more persons for deliberation, worship, entertainment, eating, drinking, amusement, awaiting transportation, or similar uses; or (2) used as a special amusement building, regardless of occupant load. [101, 2021]

3.3.10* Bulk Plant. A facility that stores LP-Gas in containers of more than 4000 gal (15.2 m³) water capacity prior to further distribution as a liquid for use at other facilities.

3.3.11 Cabinet Heater. A portable unvented heater with a self-contained propane supply.

3.3.12 Cargo Tank. A container that is used to transport LP-Gas as liquid cargo that either is installed on a conventional truck chassis or is an integral part of a cargo transporting vehicle.

3.3.13 CGA. The Compressed Gas Association.

3.3.14 Concrete Pad. A foundation consisting of solid concrete or masonry blocks, a placed concrete slab, or a poured concrete foundation.

3.3.15 Container. Any vessel, including cylinders, tanks, portable tanks, and cargo tanks, used for the transporting or storing of LP-Gases.

3.3.16 Container Appurtenances. Devices installed in container openings for safety, control, or operating purposes.

3.3.17 Container Assembly. An assembly consisting of the container and fittings for all container openings such as shutoff valves, excess-flow valves, liquid level gauging devices, pressure relief devices, and protective housings.

3.3.18 Cylinder. A portable container with a marked water capacity of 1000 lb (454 kg) or less that is designed to transport and store LP-Gas.

3.3.18.1 Universal Cylinder. A cylinder that can be connected for service in either the vertical or the horizontal position so that the fixed maximum liquid level gauge, pressure relief device, and filling and withdrawal appurtenances function properly in either position.

3.3.19 Design Certification. The process by which a product is evaluated and tested by an independent laboratory to affirm that the product design complies with specific requirements.

3.3.20 Design Pressure. The maximum pressure at which the equipment or system is designed to operate.

3.3.21 Direct Injection. A fuel injection system that delivers LP-Gas fuel through a fuel injector, directly into the combustion chamber at high pressures, as opposed to the injection of fuel into the intake manifold air flow stream, upstream of and prior to the intake valve opening.

3.3.22* Dispenser. An assembly used to transfer LP-Gas into cylinders, portable and mobile containers, and vehicle fuel containers.

N 3.3.22.1* Self-Service Engine Fuel Dispenser. A vehicle fuel dispenser for use by the public for conducting dispensing operations.

3.3.22.2 Vehicle Fuel Dispenser. A dispenser designed to transfer LP-Gas into engine fuel and mobile containers on vehicles.

3.3.23 Dispensing System. An assembly of equipment that includes a dispenser and storage container(s) for storing and transferring LP-Gas from storage to cylinders, portable and mobile containers, and vehicle fuel containers.

3.3.24 DOT. U.S. Department of Transportation.

3.3.25 Facility Hose. A hose and its couplings permanently installed for the purpose of unloading LP-Gas from cargo tank motor vehicles in nonmetered service into a bulk plant or industrial plant.

3.3.26 Filling.

3.3.26.1 Volumetric Method Filling. Filling a container to not more than the maximum permitted liquid volume.

3.3.26.2 Weight Method Filling. Filling containers to not more than the maximum permitted filling limit by weighing the LP-Gas in the container.

3.3.27* Fire Protection. Includes fire prevention, fire detection, and fire suppression.

SAE J2223-1, *Connections for On-Board Road Vehicle Electrical Wiring Harnesses — Part 1: Single-Pole Connectors — Flat Blade Terminals — Dimensional Characteristics and Specific Requirements*, 2011.

SAE J2223-3, *Connections for On-Board Road Vehicle Electrical Wiring Harnesses — Part 3: Multipole Connectors — Flat Blade Terminals — Dimensional Characteristics and Specific Requirements*, 2011.

▲ 2.3.10 **UL Publications.** Underwriters Laboratories, Inc., 333 Pfingsten Road, Northbrook, IL 60062-2096.

UL 21, *LP-Gas Hose*, 2014, revised 2017.

UL 125, *Flow Control Valves for Anhydrous Ammonia and LP-Gas*, 2020.

UL 132, *Safety Relief Valves for Anhydrous Ammonia and LP-Gas*, 2021.

UL 144, *LP-Gas Regulators*, 2021.

UL 147A, *Nonrefillable (Disposable) Type Fuel Gas Cylinder Assemblies*, 2019.

UL 147B, *Nonrefillable (Disposable) Type Metal Container Assemblies for Butane*, 2019.

UL 495, *Power-Operated Dispensing Devices for LP-Gas*, 2016.

UL 314B, *Conduit, Tubing, and Cable Fittings*, 2020.

UL 567, *Emergency Breakaway Fittings, Swivel Connectors, and Pipe-Connection Fittings for Petroleum Products and LP-Gas*, 2021.

UL 569, *Pigtails and Flexible Hose Connectors for LP-Gas*, 2017.

UL 651, *Schedule 40, 80, Type EB and A Rigid PVC Conduit and Fittings*, 2011, revised 2020.

UL 723, *Test for Surface Burning Characteristics of Building Materials*, 2018.

UL 1337, *Outline of Investigation for LP-Gas, Natural Gas, and Manufactured Gas Devices for Engine Fuel Systems*, 2020.

UL 1660, *Liquid-Tight Flexible Nonmetallic Conduit*, 2019.

UL 1769, *Cylinder Valves*, 2015, revised 2016.

UL 2061, *Adapters and Cylinder Connection Devices for Portable LP-Gas Cylinder Assemblies*, 2015, revised 2020.

UL 2227, *Overfilling Prevention Devices*, 2007, revised 2019.

2.3.11 **United Nations Economic Commission for Europe Publications.** UN Economic Commission for Europe Information Services, Palais des Nations, CH-1211 Geneva 10, Switzerland.

ECE R67.01, *Agreement Concerning the Adoption of Uniform Technical Prescriptions for Wheeled Vehicles, Equipment and Parts Which Can Be Fitted and/or Be Used on Wheeled Vehicles and the Conditions for Reciprocal Recognition of Approvals Granted on the Basis of these Prescriptions*, Revision 4, 1998.

▲ 2.3.12 **US Government Publications.** US Government Publishing Office, 732 North Capitol Street, NW, Washington, DC 20401-0001.

Interstate Commerce Commission (ICC) *Rules for Construction of Unfired Pressure Vessels*.

Title 49, Code of Federal Regulations, "Transportation."

Title 49, Code of Federal Regulations, Subchapter C, "Hazardous Materials Regulations."

Title 49, Code of Federal Regulations, Part 180, "Continuing Qualification of Maintenance of Packaging."

Title 49, Code of Federal Regulations, Part 192, "Transportation of Natural and Other Gas by Pipeline: Minimum Federal Safety Standards."

Title 49, Code of Federal Regulations, Part 192.283(b), "Plastic Pipe: Qualifying Joining Procedures — Mechanical Joints."

Title 49, Code of Federal Regulations, Part 192, Appendix D, "Criteria for Cathodic Protection and Determination of Measurements."

Title 49, Code of Federal Regulations, Part 393, "Federal Motor Carrier Safety Regulations — Parts and Accessories Necessary for Safe Operation."

Title 49, Code of Federal Regulations, Part 396, "Federal Motor Carrier Safety Regulations — Inspection, Repair, and Maintenance."

Title 49, Code of Federal Regulations, Part 397, "Federal Motor Carrier Safety Regulations — Transportation of Hazardous Materials; Driving and Parking Rules."

2.3.13 Other Publications.

Merriam-Webster's Collegiate Dictionary, 11th edition, Merriam-Webster, Inc., Springfield, MA, 2003.

2.4 References for Extracts in Mandatory Sections.

NFPA 30, *Flammable and Combustible Liquids Code*, 2021 edition.

NFPA 54, *National Fuel Gas Code*, 2021 edition.

NFPA 101®, *Life Safety Code®*, 2021 edition.

Chapter 3 Definitions

3.1 General. The definitions contained in this chapter shall apply to the terms used in this code. Where terms are not defined in this chapter or within another chapter, they shall be defined using their ordinarily accepted meanings within the context in which they are used. *Merriam-Webster's Collegiate Dictionary*, 11th edition, shall be the source for the ordinarily accepted meaning.

3.2 NFPA Official Definitions.

3.2.1* Approved. Acceptable to the authority having jurisdiction.

3.2.2* Authority Having Jurisdiction (AHJ). An organization, office, or individual responsible for enforcing the requirements of a code or standard, or for approving equipment, materials, an installation, or a procedure.

3.2.3* Code. A standard that is an extensive compilation of provisions covering broad subject matter or that is suitable for adoption into law independently of other codes and standards.

3.2.4 Labeled. Equipment or materials to which has been attached a label, symbol, or other identifying mark of an organization that is acceptable to the authority having jurisdiction and concerned with product evaluation, that maintains peri-

odic inspection of production of labeled equipment or materials, and by whose labeling the manufacturer indicates compliance with appropriate standards or performance in a specified manner.

3.2.5* Listed. Equipment, materials, or services included in a list published by an organization that is acceptable to the authority having jurisdiction and concerned with evaluation of products or services, that maintains periodic inspection of production of listed equipment or materials or periodic evaluation of services, and whose listing states that either the equipment, material, or service meets appropriate designated standards or has been tested and found suitable for a specified purpose.

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The 2025 Florida Statutes

[Title XXXIII](#)
REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND
SOLICITATIONS

[Chapter 553](#)
BUILDING CONSTRUCTION
STANDARDS

[View Entire
Chapter](#)

553.842 Product evaluation and approval.—

(1) The commission shall adopt rules under ss. [120.536\(1\)](#) and [120.54](#) to develop and implement a product evaluation and approval system that applies statewide to operate in coordination with the Florida Building Code. The commission may enter into contracts to provide for administration of the product evaluation and approval system. The commission's rules and any applicable contract may provide that the payment of fees related to approvals be made directly to the administrator. Any fee paid by a product manufacturer shall be used only for funding the product evaluation and approval system.

The product evaluation and approval system shall provide:

- (a) Appropriate promotion of innovation and new technologies.
- (b) Processing submittals of products from manufacturers in a timely manner.
- (c) Independent, third-party qualified and accredited testing and laboratory facilities, product evaluation entities, quality assurance agencies, certification agencies, and validation entities.
- (d) An easily accessible product acceptance list to entities subject to the Florida Building Code.
- (e) Development of stringent but reasonable testing criteria based upon existing consensus standards, when available, for products.
- (f) Long-term approvals, where feasible. State and local approvals will be valid until the requirements of the code on which the approval is based change, the product changes in a manner affecting its performance as required by the code, or the approval is revoked. However, the commission may authorize by rule editorial revisions to approvals and charge a fee as provided in this section.
- (g) Criteria for revocation of a product approval.
- (h) Cost-effectiveness.

(2) The product evaluation and approval system shall rely on national and international consensus standards, whenever adopted by the Florida Building Code, for demonstrating compliance with code standards. Other standards which meet or exceed established state requirements shall also be considered.

(3) Products or methods or systems of construction that require approval under s. [553.77](#), that have standardized testing or comparative or rational analysis methods established by the code, and that are certified by an approved product evaluation entity, testing laboratory, or certification agency as complying with the standards specified by the code shall be approved for statewide use. Products required to be approved for statewide use shall be approved by one of the methods established in subsection (5) without further evaluation.

(4) Products or methods or systems of construction requiring approval under s. 553.77 must be approved by one of the methods established in subsection (5) before their use in construction in this state. Products may be approved by the commission for statewide use. Notwithstanding a local government's authority to amend the Florida Building Code as provided in this act, statewide approval shall preclude local jurisdictions from requiring further testing, evaluation, or submission of other evidence as a condition of using the product so long as the product is being used consistent with the conditions of its approval.

(5) Statewide approval of products, methods, or systems of construction may be achieved by one of the following methods. One of these methods must be used by the commission to approve the following categories of products: panel walls, exterior doors, roofing, skylights, windows, shutters, impact protective systems, and structural components as established by the commission by rule. A product may not be advertised, sold, offered, provided, distributed, or marketed as hurricane, windstorm, or impact protection from wind-borne debris from a hurricane or windstorm unless it is approved pursuant to this section or s. 553.8425. Any person who advertises, sells, offers, provides, distributes, or markets a product as hurricane, windstorm, or impact protection from wind-borne debris without such approval is subject to the Florida Deceptive and Unfair Trade Practices Act under part II of chapter 501 brought by the enforcing authority as defined in s. 501.203.

(a) Products for which the code establishes standardized testing or comparative or rational analysis methods shall be approved by submittal and validation of one of the following reports or listings indicating that the product or method or system of construction was in compliance with the Florida Building Code and that the product or method or system of construction is, for the purpose intended, at least equivalent to that required by the Florida Building Code:

1. A certification mark or listing of an approved certification agency, which may be used only for products for which the code designates standardized testing;
2. A test report from an approved testing laboratory;
3. A product evaluation report based upon testing or comparative or rational analysis, or a combination thereof, from an approved product evaluation entity; or
4. A product evaluation report based upon testing or comparative or rational analysis, or a combination thereof, developed and signed and sealed by a professional engineer or architect, licensed in this state.

A product evaluation report or a certification mark or listing of an approved certification agency which demonstrates that the product or method or system of construction complies with the Florida Building Code for the purpose intended is equivalent to a test report and test procedure referenced in the Florida Building Code. An application for state approval of a product under subparagraph 1. or subparagraph 3. must be approved by the department after the commission staff or a designee verifies that the application and related documentation are complete. This verification must be completed within 10 business days after receipt of the application. Upon approval by the department, the product shall be immediately added to the list of state-approved products maintained under subsection (13). Approvals by the department shall be reviewed and ratified by the commission's program oversight committee except for a showing of good cause that a review by the full commission is necessary. The commission shall adopt rules providing means to cure deficiencies identified within submittals for products approved under this paragraph.

(b) Products, methods, or systems of construction for which there are no specific standardized testing or comparative or rational analysis methods established in the code may be approved by submittal and validation of one of the following:

1. A product evaluation report based upon testing or comparative or rational analysis, or a combination thereof, from an approved product evaluation entity indicating that the product or method or system of construction was in compliance with the intent of the Florida Building Code and that the product or method or system of construction is, for the purpose intended, at least equivalent to that required by the Florida Building Code; or

2. A product evaluation report based upon testing or comparative or rational analysis, or a combination thereof, developed and signed and sealed by a professional engineer or architect, licensed in this state, who certifies that the product or method or system of construction is, for the purpose intended, at least equivalent to that required by the Florida Building Code.

(6) The commission shall ensure that product manufacturers that obtain statewide product approval operate quality assurance programs for all approved products. The commission shall adopt by rule criteria for operation of the quality assurance programs.

(7) For state approvals, validation shall be performed by validation entities approved by the commission. The commission shall adopt by rule criteria for approval of validation entities, which shall be third-party entities independent of the product's manufacturer and which shall certify to the commission the product's compliance with the code. The commission may adopt by rule a schedule of penalties to be imposed against approved validation entities that validate product applications in violation of this section or rules adopted under this section.

(8) The commission may adopt rules to approve the following types of entities that produce information on which product approvals are based. All of the following entities, including engineers and architects, must comply with a nationally recognized standard demonstrating independence or no conflict of interest:

(a) Evaluation entities approved under this paragraph or that meet the criteria for approval adopted by the commission by rule. The commission shall specifically approve the National Evaluation Service, the International Association of Plumbing and Mechanical Officials Evaluation Service, the International Code Council Evaluation Services, Underwriters Laboratories, LLC, Intertek Testing Services NA, Inc., and the Miami-Dade County Building Code Compliance Office Product Control Division. Architects and engineers licensed in this state are also approved to conduct product evaluations as provided in subsection (5).

(b) Testing laboratories accredited by national organizations, such as A2LA and the National Voluntary Laboratory Accreditation Program, laboratories accredited by evaluation entities approved under paragraph (a), and laboratories that comply with other guidelines for testing laboratories selected by the commission and adopted by rule.

(c) Quality assurance entities approved by evaluation entities approved under paragraph (a) and by certification agencies approved under paragraph (d) and other quality assurance entities that comply with guidelines selected by the commission and adopted by rule.

(d) Certification agencies accredited by nationally recognized accreditors and other certification agencies that comply with guidelines selected by the commission and adopted by rule.

(e) Validation entities that comply with accreditation standards established by the commission by rule.

(9) A building official may deny the local application of a product or method or system of construction which has received statewide approval, based upon a written report signed by the official that concludes the product application is inconsistent with the statewide approval and that states the reasons the application is inconsistent. Such denial is subject to the provisions of s. ~~553.77~~ governing appeal of the building official's interpretation of the code.

~~(10) Products, other than manufactured buildings, which are custom fabricated or assembled shall not require separate approval under this section provided the component parts have been approved for the fabricated or assembled product's use and the components meet the standards and requirements of the Florida Building Code which applies to the product's intended use.~~

(11) A building official may appeal the required approval for local use of a product or method or system of construction to the commission. The commission shall conduct a hearing under chapter 120 and the uniform rules of procedure and shall handle such appeals in an expedited manner.

(12) The decisions of local building officials shall be appealable to the local board of appeals, if such board exists, and then to the commission, which shall conduct a hearing under chapter 120 and the uniform rules of procedure. Decisions of the commission regarding statewide product approvals and appeals of local product approval shall be subject to judicial review pursuant to s. 120.68.

• (13) The commission shall maintain a list of the state-approved products, product evaluation entities, testing laboratories, quality assurance agencies, certification agencies, and validation entities and make such lists available in the most cost-effective manner. The commission shall establish reasonable timeframes associated with the product approval process and availability of the lists.

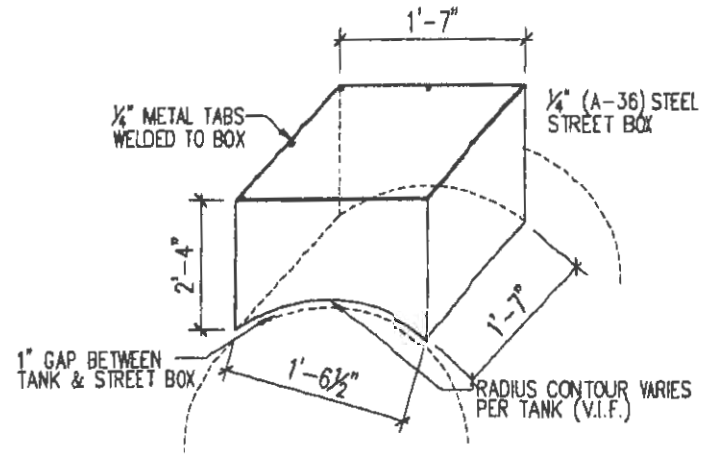
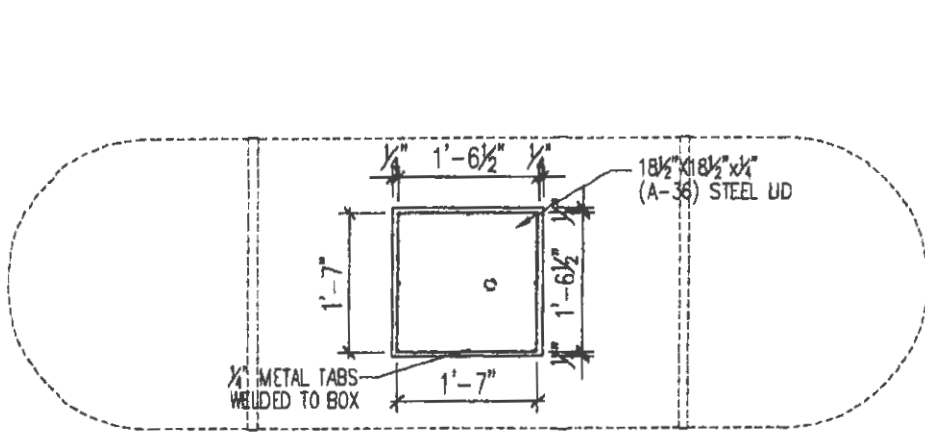
(14) The commission shall by rule establish criteria for revocation of product approvals as well as suspension of approvals of product evaluation entities, including those approved in accordance with paragraph (8)(a), and suspension or revocation of approvals of testing laboratories, quality assurance entities, certification agencies, and validation entities. Suspension and revocation is governed by s. 120.60 and the uniform rules of procedure.

(15) The commission may adopt a rule listing the prescriptive, material standards and alternative means by which products subject to those standards may demonstrate compliance with the code.

(16) The commission may adopt a rule that identifies standards that are equivalent to or more stringent than those specifically adopted by the code, thereby allowing the use in this state of the products that comply with the equivalent standard.

History.—s. 54, ch. 98-287; s. 90, ch. 2000-141; s. 30, ch. 2001-186; s. 18, ch. 2002-293; s. 16, ch. 2005-147; s. 65, ch. 2006-1; s. 8, ch. 2007-187; s. 16, ch. 2008-191; s. 39, ch. 2010-176; s. 32, ch. 2011-222; s. 17, ch. 2013-193; s. 22, ch. 2016-129; s. 6, ch. 2021-201.

Exhibit 4



1 UNDERGROUND TANK DETAIL
N.T.S. STREET BOX DETAIL



This form has been digitally signed and sealed by
Lan-Anh Nguyen, P.E. using a digital signature.
Printed copies of this document are not considered
legally valid and the State seal/number/expiration
must be verified on any electronic copies.

Digitally signed by
Lan-Anh Nguyen
Date: 2023.07.20
16:38:35 -04'00'

NEW IMAGE DESIGN & BUILD, LLC
CLEARWATER, FL 33764
PHONE: (833) 522-5999 / (813) 275-6518
EMAIL: www.newimagebuild.com

GENERX GENERATORS
18 HUNTERS LANE, S
CLEARWATER, FL 34617
771-200-1234

CONSULTANT
LAN ENGINEERING
CAB 32890
1800 W. WASHINGTON AVE. N.
TALLAHASSEE, FL 32310
PHONE: (904) 887-8942

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF
LAN-ANH NGUYEN, P.E. (FL P.E. NO. 12418). LAN-ANH NGUYEN HEREBY CERTIFIES THAT THESE
DOCUMENTS COMPLY WITH ALL APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE 2020, 7th
EDITION.
THESE PLANS SHALL REFERENCE COMPLIANCE WITH THE 2020, 7th EDITION FLORIDA BUILDING
CODE, SECTION 1607, DESIGN CRITERIA & ASCE 7-16.
THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED & SEALED.
DATE:

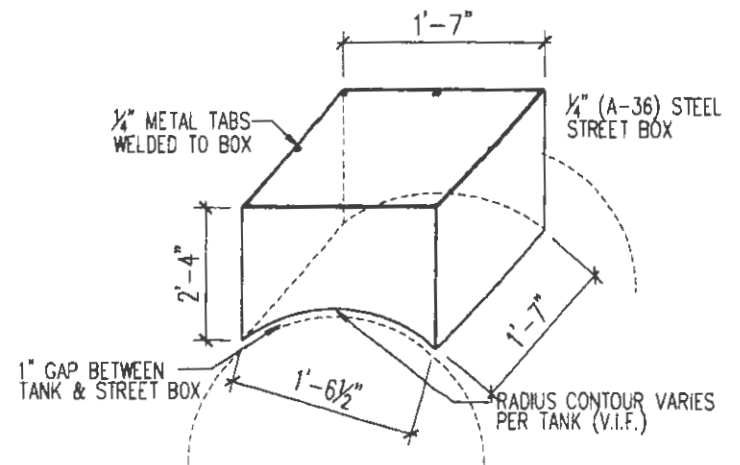
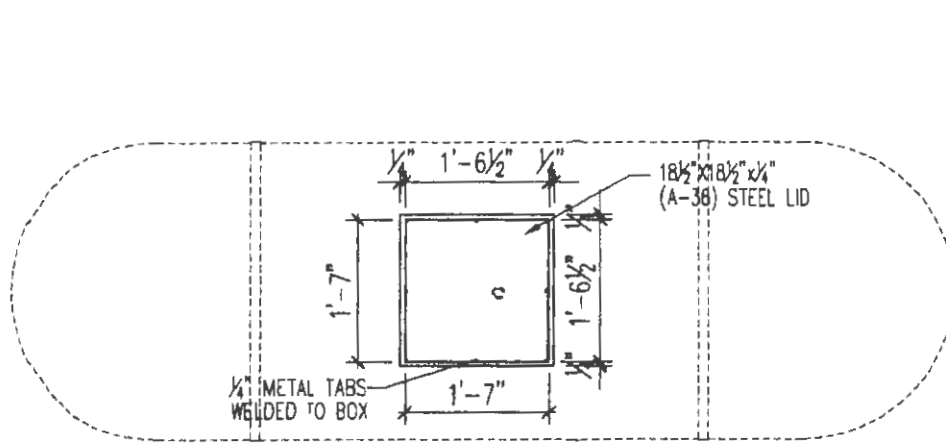
CLIENT:

**MASTER LP STEEL
DOME LID & BOX**

PROJECT#
ODHVK138-23
DATE: 7/18/2023
DRAWN BY:
G.S.
SCALE: AS NOTED

SHEET
1
OF 1

Exhibit 4



1 UNDERGROUND TANK DETAIL
N.T.S.

STREET BOX DETAIL



THIS IS AN UNRECORDED COPY
DESIGNED AND DRAWN BY PIERRE M. VALLES
PL 68356 A DIGITAL SIGNATURE AND DATE
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

Digitally signed by
Pierre M Valles
Date:
2025.11.20
20:09:40
-05'00'

NEW IMAGE DESIGN & BUILD LLC
SPRING HILL, FL 32764
PHONE: (813) 293 8358
FAX: (813) 293 8358
www.newimage.com

GENERX GENERATORS
3100 N. W. 11th St
Largo, FL 33469
PH: 727 440 1800

CONSULTANT
PIERRE M. VALLES, P.E.
FL REG. #66356
3402 BUNN RD STE 207
LARGO, FL 33469
PH: 727 440 1800

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF PIERRE M. VALLES, P.E. (FL # 68356). PIERRE M. VALLES, HEREBY CERTIFIES THAT THESE DOCUMENTS COMPLY WITH ALL APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE 2023, 8th EDITION.
THESE PLANS SHALL REFERENCE COMPLIANCE WITH THE 2023, 8th, EDITION FLORIDA BUILDING CODE, SECTION 1901, DESIGN CRITERIA & ASCE 7-22.
THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED & SEALED.
DATE:

CLIENT:
MASTER SET for CONCRETE PAD
FLORIDA

PROJECT#	GENEXKDG-25	SHEET	1
DATE	11/14/2025		
DRAWN BY:	G.S.		
SCALE:	AS NOTED	OF	1

Exhibit 4a

A36 steel is the most common, versatile, low-carbon hot-rolled structural steel, featuring a yield strength of 36,000 psi. It is widely used in construction for building frames, bridges, and heavy equipment due to its excellent weldability, ductility, and cost-effectiveness. While durable, it lacks high corrosion resistance and has lower strength compared to alloys.



AZoM +4

Key Advantages of A36 Steel

- **Weldability & Fabrication:** Excellent for welding, grinding, and machining.
- **Cost-Effective:** A very economical choice, making it standard for large-scale structural projects.
- **Ductility:** Its lower strength compared to alloys allows it to bend more easily, aiding in forming.
- **Versatility:** Available in plates, bars, angles, and channels, with applications in *construction, automotive, and mining industries.*



AZoM +4

Disadvantages of A36 Steel

- **Corrosion Resistance:** Due to a lack of alloying elements like nickel and chromium, it is susceptible to rust.
- **Strength Limitations:** As a low-carbon steel, it is not suitable for high-stress, high-performance applications.
- **Rough Finish:** Being typically hot-rolled leaves a dull, gray, slightly coarse, or textured surface (often known as mill scale).

Ryerson +4

Key Properties and Specifications

- **Yield Strength:** 36,000 psi (250 MPa).
- **Tensile Strength:** 58,000–79,800 psi (400–550 MPa).
- **Carbon Content:**

0.26% (low carbon).

Exhibit 4a

- **Production:** Primarily hot-rolled for structural applications.



Metal Supermarkets +4

Typical Uses

A36 is used for structural steelwork, such as riveted, bolted, or welded construction for bridges and buildings. It is also used in automotive parts, agricultural equipment, and general fabrication.

Ryerson +2



City of Naples
Building Department
295 Riverside Circle
Naples, FL 34102
239 213-5020

Building Permit Revision 1

ISSUED DATE: July 15, 2024 **EXPIRATION:** November 14, 2024

PERMIT NUMBER: PRGS2306001

APPLICATION DATE: September 15, 2023

PERMIT TYPE: Fuel/Gas

BUILDING CODE EDITION: FBC 7th Edition 2020

DESCRIPTION OF WORK: Install 1,000 ug tank and run lines to 16 appliances.
REV 1: Was supposed to be a second 1,000 UG tank added as well per our Application.

FLOOD ZONE:

FOLIO: 16860960002:4305 CUTLASS LN;

JOB ADDRESS: 4305 CUTLASS LN, Bld-Unit:B-12, NAPLES, FL

LEGAL DESCRIPTION: CUTLASS COVE SECT PORT ROYAL BLK B PARTS OF LOTS 12 + 13 BEG AT COR COMMON TO LOTS 11 + 12 ON E SIDE OF CUTLASS LANE RUN SLY ALG CUTLASS LANE 40FT ALG AN ARC THEN S 72 DEG E 329.22FT TO CHAPNEY BAY NLY ALG S/D SHORE LI 30.39FT TO PT THENCE N 22 DEG W 180.61FT TO COR LOTS 11 + 12 ON SHORE LI S 77 DEG W ALG LI BETWEEN S/D LOTS 250FT TO POB OR 1038 PG 412 OR 1443 PG 1923 OR 1718 PG 362

COST OF CONSTRUCTION: \$2,000.00

CONTACT INFORMATION:

Owner:

HOEFT, WILLIAM L & ANASTASIA D901
W 94TH ST
BLOOMINGTON, MN 55420-0

Applicant:

David Tripp
6014 Shirley St , Unit C
Naples, FL 34109

Contractor:

FRANKLIN SCOTT INC. (DBA)
SUPERIOR PROPANE
5450 SHIRLEY ST #A
NAPLES, FL 34109

CONDITION HOLDS:

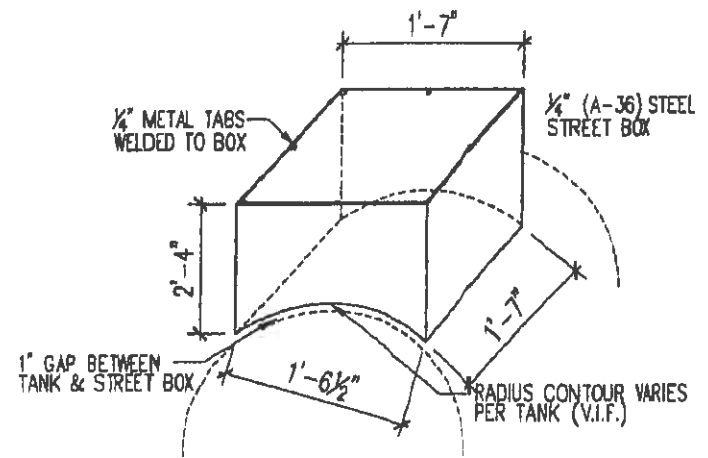
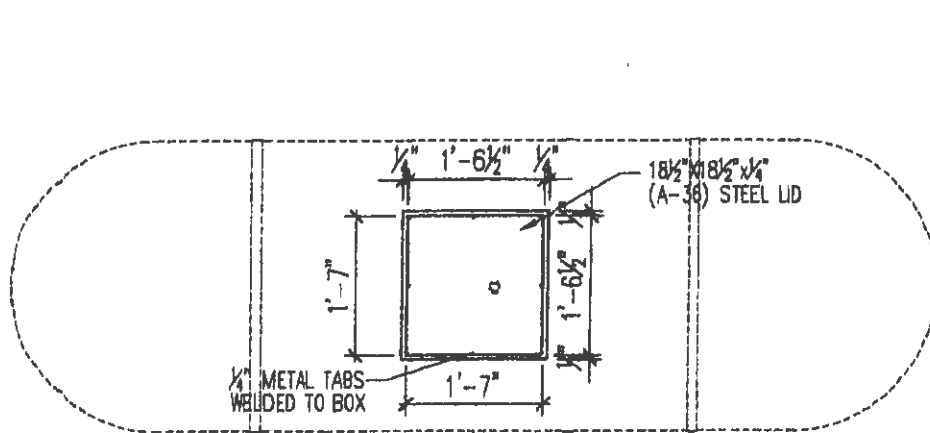
#	Type of Hold:	Condition Description
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NOTICE: PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS OR THE DEMOLITION OF A STRUCTURE, FEDERAL AND STATE LAWS REQUIRE THE PERMITEE (EITHER THE OWNER OR THE CONTRACTOR) TO SUBMIT A NOTICE OF THE INTENDED WORK TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). FOR MORE INFORMATION, CONTACT DEP AT (239) 344-5600.

IN ADDITION TO THE CONDITIONS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS CITY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES OR FEDERAL AGENCIES.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF

COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. FS 713.135



1 UNDERGROUND TANK DETAIL
 N.T.S. STREET BOX DETAIL

Digitally signed by
 Lan-Anh Nguyen
 Date: 2023.07.20
 16:38:35 -04'00'



This has been digitally signed and sealed by
 Lan-Anh Nguyen, P.E. (FL # 12550). Lan-Anh Nguyen hereby certifies that these
 documents comply with all applicable sections of the Florida Building Code 2020, 7th
 Edition.
 THESE PLANS SHALL REFERENCE COMPLIANCE WITH THE 2020, 7th, EDITION FLORIDA BUILDING
 CODE, SECTION 1001, DESIGN CRITERIA & ASCE 7-16.
 THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED & SEALED.
 DATE:

NEW IMAGE DESIGN & BUILD, LLC
 CLEARWATER, FL 33766
 PHONE: (813) 532-9999 / (408) 294-8338
 EMAIL: newimage@newimagebuild.com

GENEREX GENERATORS
 16000 W. US HWY 90
 CLEARWATER, FL 33766
 (813) 532-9999

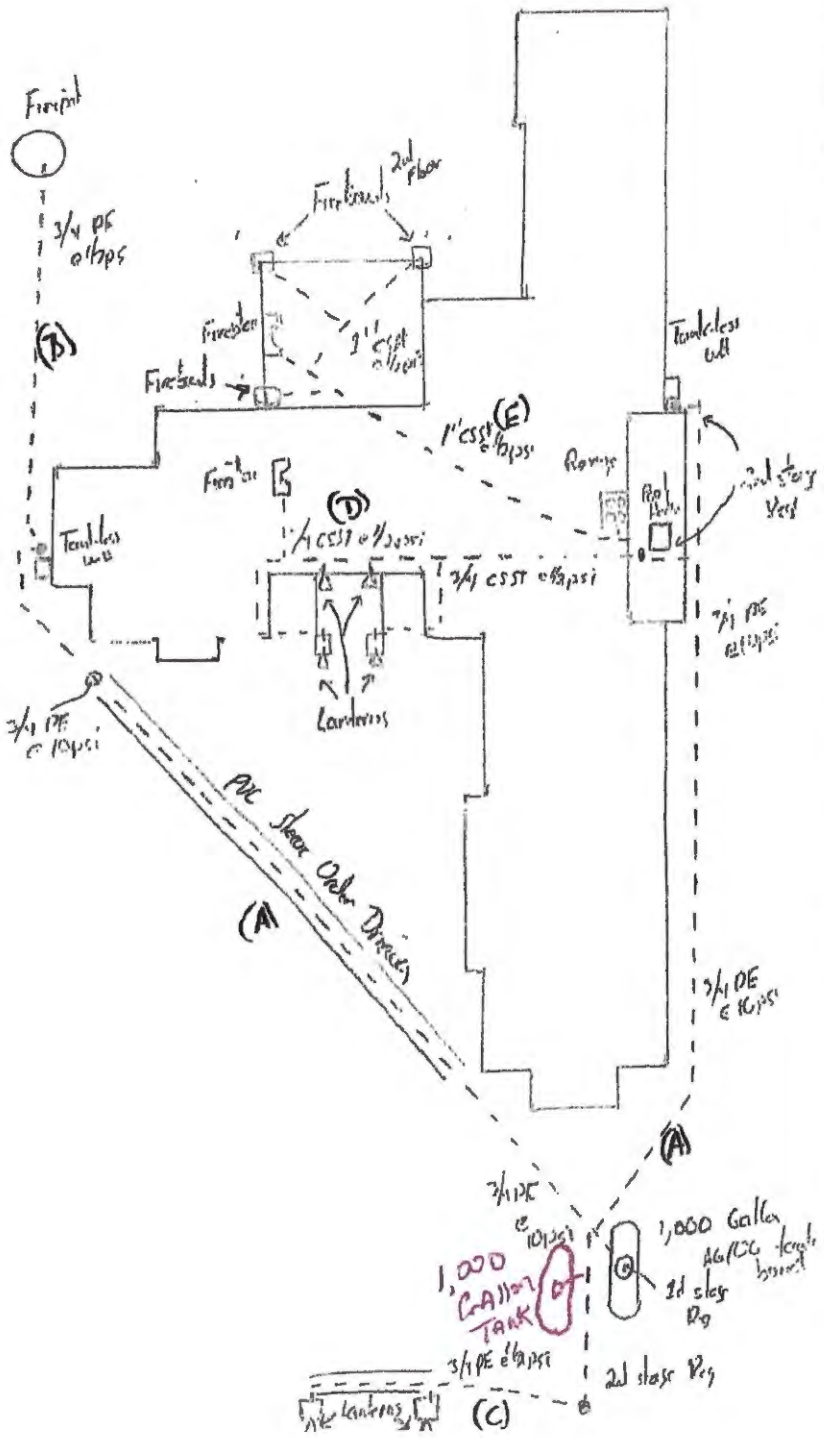
CONSULTANT
LAN ENGINEERING
 12550
 LAN-ANH NGUYEN, P.E.
 12550 W. US HWY 90
 CLEARWATER, FL 33766

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF
 LAN-ANH NGUYEN, P.E. (FL # 12550). LAN-ANH NGUYEN HEREBY CERTIFIES THAT THESE
 DOCUMENTS COMPLY WITH ALL APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE 2020, 7th
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 CODE, SECTION 1001, DESIGN CRITERIA & ASCE 7-16.
 THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED & SEALED.
 DATE:

CLIENT:
MASTER LP STEEL DOME LID & BOX

PROJECT#	GDVEX138-23
DATE:	7/18/2023
DRAWN BY:	G.S.
SCALE:	AS NOTED

SHEET
1
 OF 1



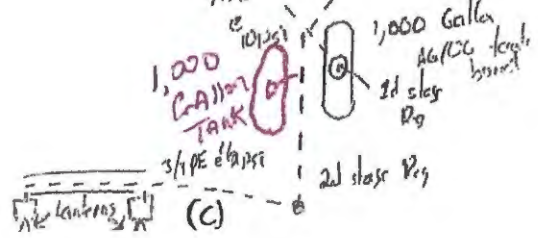
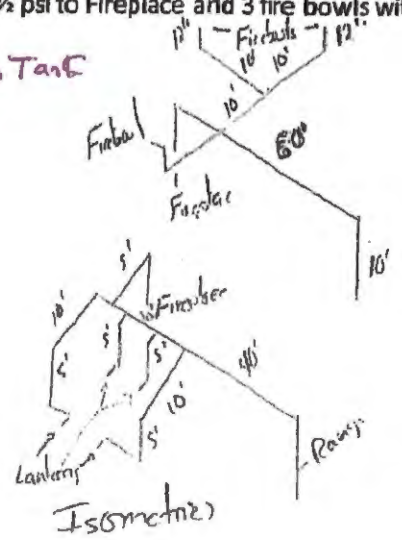
Contractor: Superior Propane
 5450 Shirley St Suite A
 Naples, FL 34109

Job Address: 4305 Cutlass Lane
 Naples, FL 34102

- Install 1,000 gallon Ag/Ug tank buried at least 10 ft from building and 10ft from adjoining buildable property line with 17lb anode bag.
- Run approximately 240 ft of 1/2" PE at 10 psi buried at least 12 inches below grade with tracer tape. (A)
- Run approximately 60ft of 1/2" PE at 1/2 psi buried at least 12in below grade with tracer tape to Firepit with a total gas load of 150,000 BTUS (B)
- Run approximately 30ft of 1/2" PE at 1/2 psi buried at least 12 in below grade with tracer tape to 2 lanterns with a total of 10,000 Btus (C)
- Run approximately 70 ft of 1/2" CSST at 1/2 psi to Fireplace and 4 lanterns with a total gas load of 60,000 BTUS (D)
- Run approximately 80 ft of 1in CSST at 1/2 psi to Fireplace and 3 fire bowls with a total gas load of 490,000 BTUS (E)

ADDITIONAL 1,000 UG TANK

BTUs	
-Pool Heater	399,000
-Range	75,000
-Fireplace x 2	80,000
-Lanterns x 6	30,000
-Firepit	150,000
-Firebowls x 3	450,000
-Tank-less WH x 2	398,000
Total	1,582,000







Revision Form

Section A: Property Information	
A.1. Permit Application Number: PRGS2306001	
A.2. Property Address: 4305 CUTLASS LANE	
A.3. Property Owner: HOEFT, WILLIAM L=& ANASTASIA D	
A.4. Tenant Name (if applicable):	
Section B: Contractor Information	
B.1. Company Name: FRANKLIN SCOTT INC DBA SUPERIOR PROPANE	
B.2. Company Phone: 2394033630	C.2.4. Email: SUPERIORPROPANE@YAHOO.COM
Section C: Revision Information	
C.1. Description of Work: WAS SUPPOSED TO BE A SECOND 1,000 UG TANK ADDED AS WELL PER OUR APPLICATION	
C.2. <input type="checkbox"/> Additional Square Footage: <input type="checkbox"/> No additional square footage	C.3.: <input checked="" type="checkbox"/> Additional Job Cost: \$ 1.00 <input type="checkbox"/> No additional job cost
C.4.: Additional Sub-Contractors:	
Regulations & Requirements:	
<ol style="list-style-type: none">1. A Revision Form is required at the time of submittal along with a complete set of revised drawings.2. Revisions to drawings originally signed and sealed by a design professional must be signed and sealed by the original design professional.3. Detailed description defining the entire scope of revision must be provided along with revised work areas clouded or otherwise clearly shown on the revised plans.4. Supporting documents (Manufacturer info. Product approvals, NOAs, etc.) must be included.5. Approved, stamped revision must be on the job site before scheduling inspections for work included in revision.6. A new FEMA Form is required when revising Addition/Alteration plans for projects below base flood elevation.7. Only one revision may be submitted at a time.8. Revision Fee is \$35.00 per trade. Additional required Inspections \$35.00 each. When applicable Zoning Review Fee \$50.00 and Fire Review Fee \$100.00.	

Exhibit 5

To enhance measures in place to help prevent the spread of COVID-19, we are encouraging face coverings within the lobby area of the Community Development offices. Virtual meetings with Community Development Staff are encouraged; however, face-to-face meetings can be accommodated on an as needed basis.

	BUILDING DEPARTMENT CITY OF BONITA SPRINGS 9220 Bonita Beach Rd, Suite 111 Bonita Springs, FL 34135	BUILDING PERMIT	
		Permit: TRA25-124846-BOS Issued: 07/29/2025 Address: 27400 Hickory Blvd Flood Zone: AE-EL11 (LMWA), VE-EL16, VE-EL13	
Type: BLD - Trade Workclass: Gas Permit Valuation: \$2,000.00	Set Backs (Required): Front: Left: Rear: Right:	Property Owner Contact Information 27400 HICKORY LLC	
Subdivision: BONITA BEACH			
Contractors		Permit Fees	
Specialty : FRANKLIN SCOTT INC DBA SUPERIOR PROPANE @ 239-692-0788		Permit - DBPR Surcharge \$2.00 Permit - DCA Surcharge \$2.00 Trade Permit \$75.00 TOTAL <u>\$79.00</u>	
Description of Work: UNDERGROUND GAS TANK FOR BACKUP GENERATOR (RES24-114564-BOS)			
<p>WARNING: Parking in the right-of-way is only permitted within a limited area on Little Hickory Island. It is the responsibility of each driver to ensure they are parking legally. Vehicles parked illegally will be cited by the Lee County Sheriff's Office. Damage to the area caused by parking will be repaired completely by the contractor prior to CO.</p>			
NOTICE			
The applicant, his agents and employees of, shall comply with all the rules, regulations and requirements of the Zoning Regulations and Building Codes governing all aspects of the above proposed work for which the permit is granted. The City of Bonita Springs or its agents are authorized to order the immediate cessation of construction at any time a violation of the codes or regulations appears to have occurred. Violation of any of the codes or regulations applicable may result in the revocation of this permit. Buildings MUST conform with submitted and approved plans. Any changes of plans or layout must be approved prior to the changes being made. Any change in the use or occupancy must be approved prior to commencement of construction. Construction not commenced within 180 days of permit issuance voids this permit. Cessation of work for periods of 180 continuous days shall also void this permit. Permits are not transferable. Jacobs Engineering Group Inc., the City of Bonita Springs, and the Bonita Springs Fire Control and Rescue District are not liable for workmanship.			
 _____ Building Department Signature			

MUST BE POSTED ON JOB SITE

BONITA SPRINGS INSPECTION CARD: Trade / Gas Permit

Permit Number: TRA25-124846-BOS **Date Issued:** 7/29/2025 **Flood Zone:** AE-EL11 (LMWA), VE-EL16, VE-EL13
Site Address: 27400 Hickory Blvd

*****JOBS OVER \$5,000 REQUIRE A RECORDED NOC PRIOR TO FIRST INSPECTION***
INSPECTION REQUEST: <http://permitportal.org> (239-444-6170)**

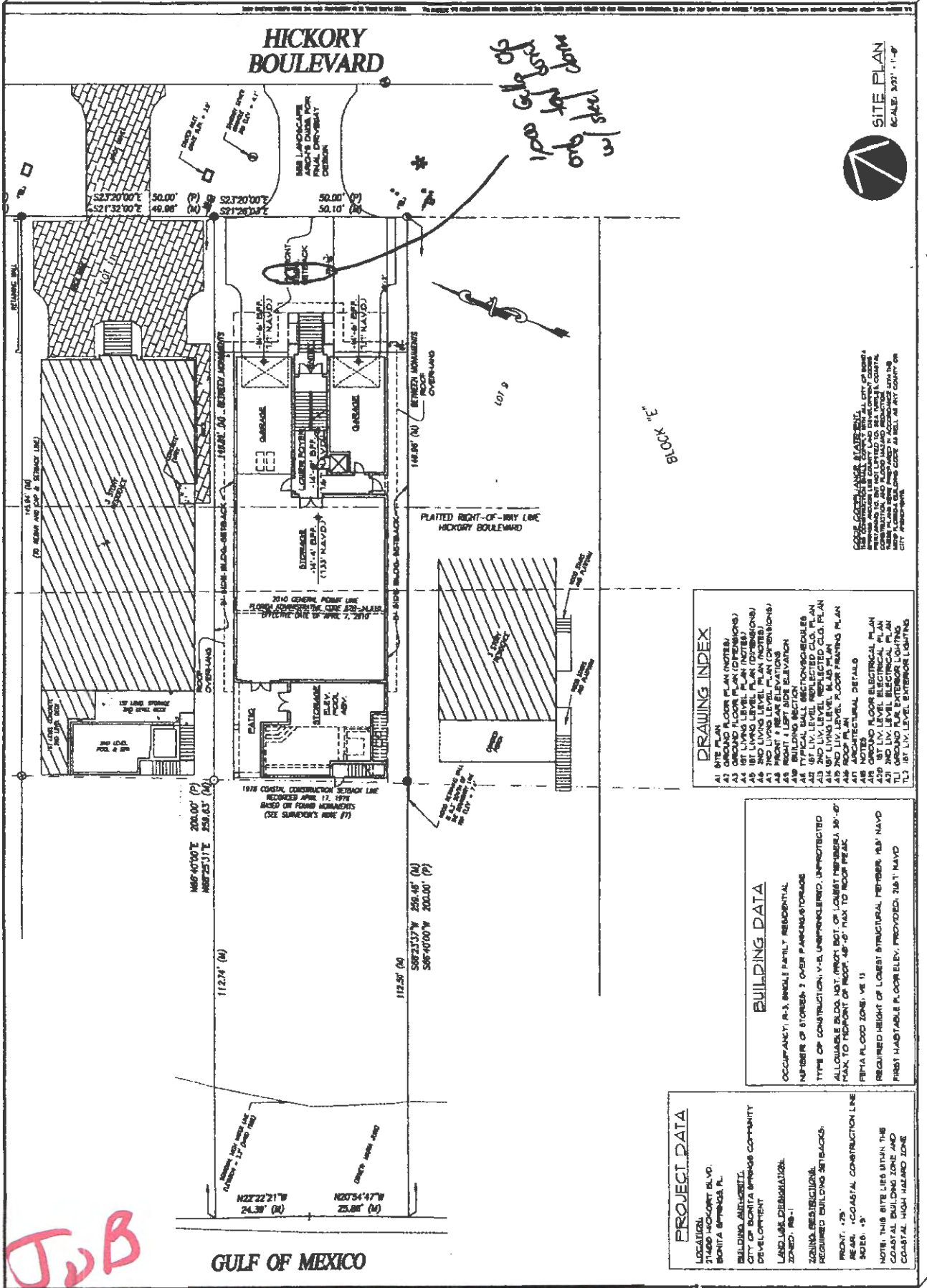
	DATE	BY		DATE	BY
205 Rough Gas	_____		210 Gas Line	_____	
209 Gas Tank	_____		206 Final Gas	_____	

FEDERAL AND STATE LAWS REQUIRE THAT FOR DEMOLITION AND RENOVATIONS THE OWNER AND/OR OPERATOR TO SUBMIT A NOTICE TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS AND/OR THE DEMOLITION OF A STRUCTURE. FOR MORE INFO. CONTACT DEP AT 239-332-6975.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS CITY, THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE, OR FEDERAL AGENCIES. THIS PERMIT IS VOID IF THE FIRST INSPECTION IS NOT MADE WITHIN 6 MONTHS FROM THE DATE ISSUED OR IF NO INSPECTION HAS BEEN MADE FOR A PERIOD OF 6 MONTHS FROM THE MOST RECENT PASSED INSPECTION. BUILDING PLANS MUST E ON JOBSITE AT TIME OF INSPECTION.

THIS CARD MUST BE PLACED ON A BOARD AT EYE LEVEL SO IT CAN BE READ FROM STREET AND BE PROTECTED FROM THE WEATHER.



DRAWING INDEX

- A1 SITE PLAN
- A2 GROUND FLOOR PLAN (NOTES)
- A3 GROUND FLOOR PLAN (DIMENSIONS)
- A4 1ST LIVING LEVEL PLAN (NOTES)
- A5 1ST LIVING LEVEL PLAN (DIMENSIONS)
- A6 2ND LIVING LEVEL PLAN (NOTES)
- A7 2ND LIVING LEVEL PLAN (DIMENSIONS)
- A8 FRONT PORCH ELEVATION
- A9 FRONT PORCH ELEVATION
- A10 BUILDING SECTION
- A11 TYPICAL WALL SECTION/SCHEDULES
- A12 1ST LIV. LEVEL REFLECTED CLO. PLAN
- A13 2ND LIV. LEVEL REFLECTED CLO. PLAN
- A14 2ND LIV. LEVEL FLOOR FINISHING PLAN
- A15 ROOF PLAN
- A16 ROOF PLAN
- A17 1ST LIV. LEVEL EXTERIOR LIGHTING
- A18 NOTES
- A19 TYPICAL DETAILS
- A20 GROUND FLOOR ELECTRICAL PLAN
- A21 1ST LIV. LEVEL ELECTRICAL PLAN
- A22 2ND LIV. LEVEL ELECTRICAL PLAN
- A23 GROUND FLOOR EXTERIOR LIGHTING
- A24 1ST LIV. LEVEL EXTERIOR LIGHTING

BUILDING DATA

OCCUPANCY: R-3, SINGLE FAMILY RESIDENTIAL

NUMBER OF STOREYS: 2 OVER PARKING STORAGE

TYPE OF CONSTRUCTION: V-2 UNREINFORCED, UNPROTECTED

ALLOWABLE BLDG. HT. (FRONT BOT. OF LOWEST MEMBER): 35'-0"

MAX. TO HEIGHT OF ROOF: 45'-0" MAX. TO ROOF PEAK

FEMA FLOOD ZONE: VE-1

REQUIRED HEIGHT OF LOWEST STRUCTURAL MEMBER: 15' NAVD

FIRST HABITABLE FLOOR ELEV. PROVIDED: 15' NAVD

PROJECT DATA

LOCATION: 27460 HICKORY BLVD., BONITA SPRINGS, FL.

BUILDING AUTHORITY: BONITA SPRINGS COMMUNITY DEVELOPMENT

LAND USE DESIGNATION: ZONED: R3-1

ZONING RESTRICTIONS: REQUIRED BUILDING SETBACKS: REAR: 10'-0" COASTAL CONSTRUCTION LINE: 30'-0"

NOTE: THIS SITE LIES WITHIN THE COASTAL BUILDING ZONE AND COASTAL HIGH HAZARD ZONE

JOB

GULF OF MEXICO

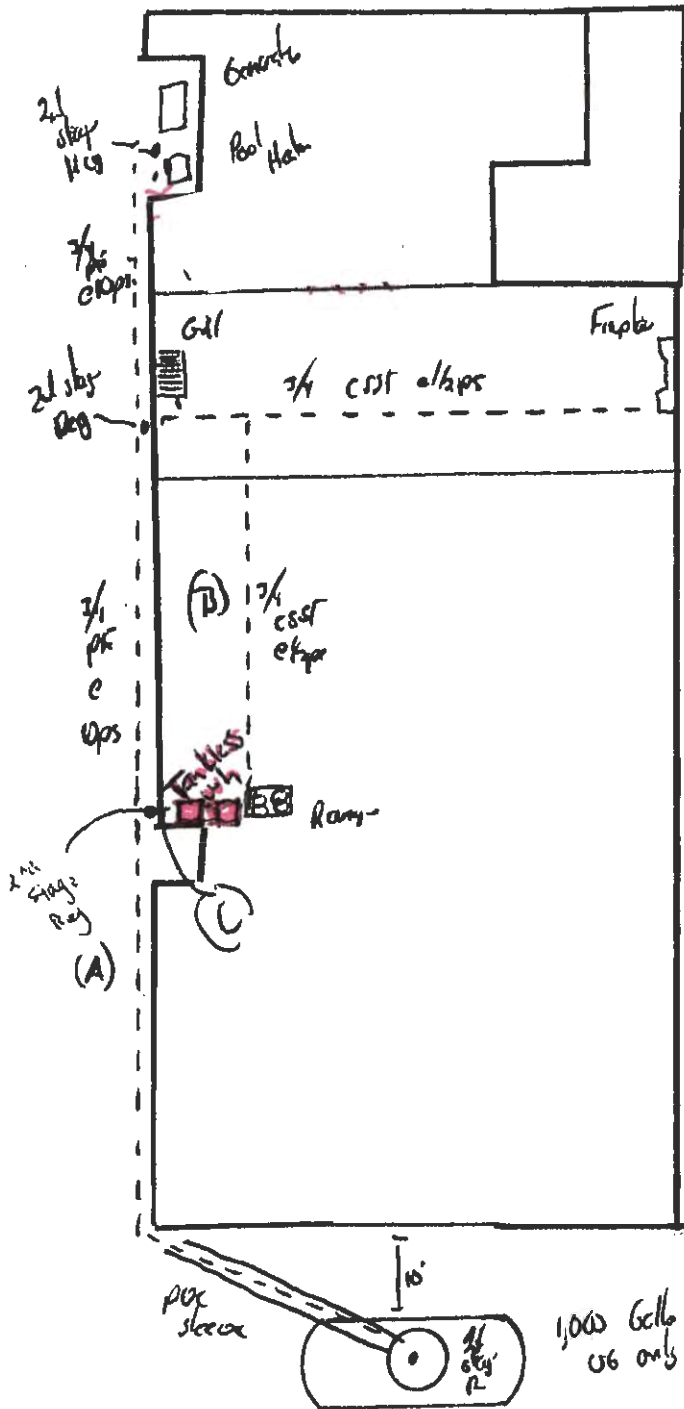
TNA-25-12484/L6

Contractor: FRANKLIN SCOTT INC DBA SUPERIOR PROPANE

6014 SHIRLEY ST, STE C, NAPLES, FL. 34109

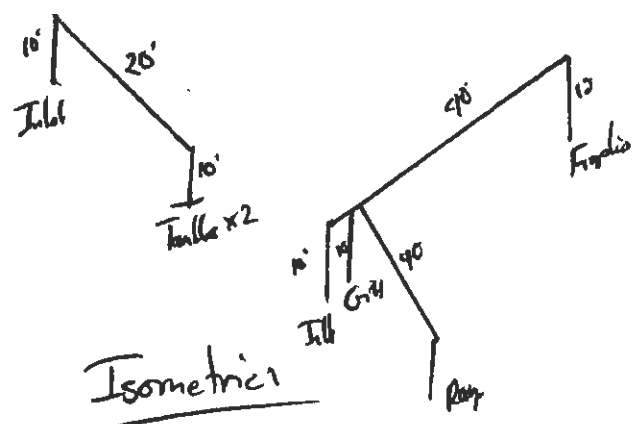
239-403-3630

JOBSITE ADDRESS: 27400 HICKORY BLVD



- Install 1000 Gallon U6 only tank under driveway with a steel traffic dome buried at least 10' from building and 10' from bulkhead property with 17lb Ancho bag.

- (A) - Run approximately 140' of 3/4 PE e/psi buried at least 24\"/>
- (B) - Run approximately 80' of 3/4 csst e/hps to Range, Grill and Fireplace with a total of 150,000 BTU's
- (C) - Run approximately 15' of 1\"/>

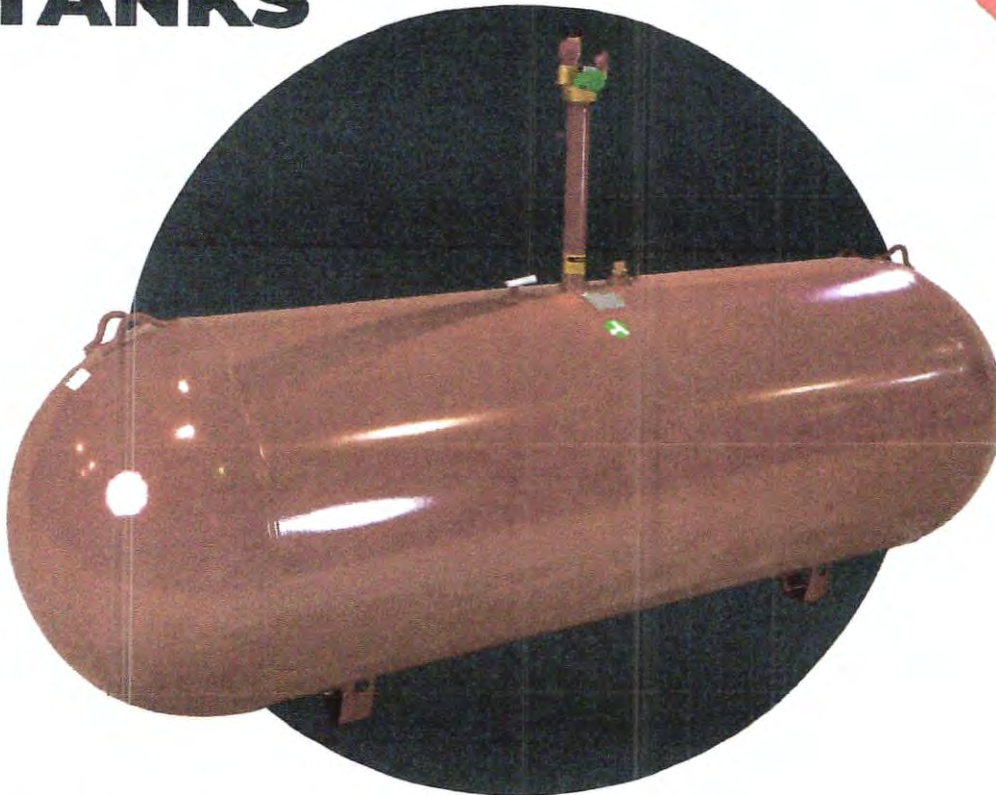


BTU's	
- Generator	300,000
- Range	80,000
- Grill	80,000
- Fireplace	18,000
- Pool Heater	399,000
- Tanks with 2	399,000
Total	1,237,000

Isometrics



UNDERGROUND DOMESTIC TANKS



Standard WG offering:
120 - 2000 WG
Standard color:
Redox

GENERAL SPECIFICATIONS

Designed and built to ASME Section VIII, Division 1
Complies with NFPA 58 & registered with national board
Rated at 250 PSI from -20° to 125°F
Vacuum purged - Ready to fill
Choice of Rego or Cavagna valves
Rochester liquid level gauges standard with steel gears
Superior powder coated finish
Underground black plastic shroud and lid included with purchase (standard)
Boom crane delivery standard

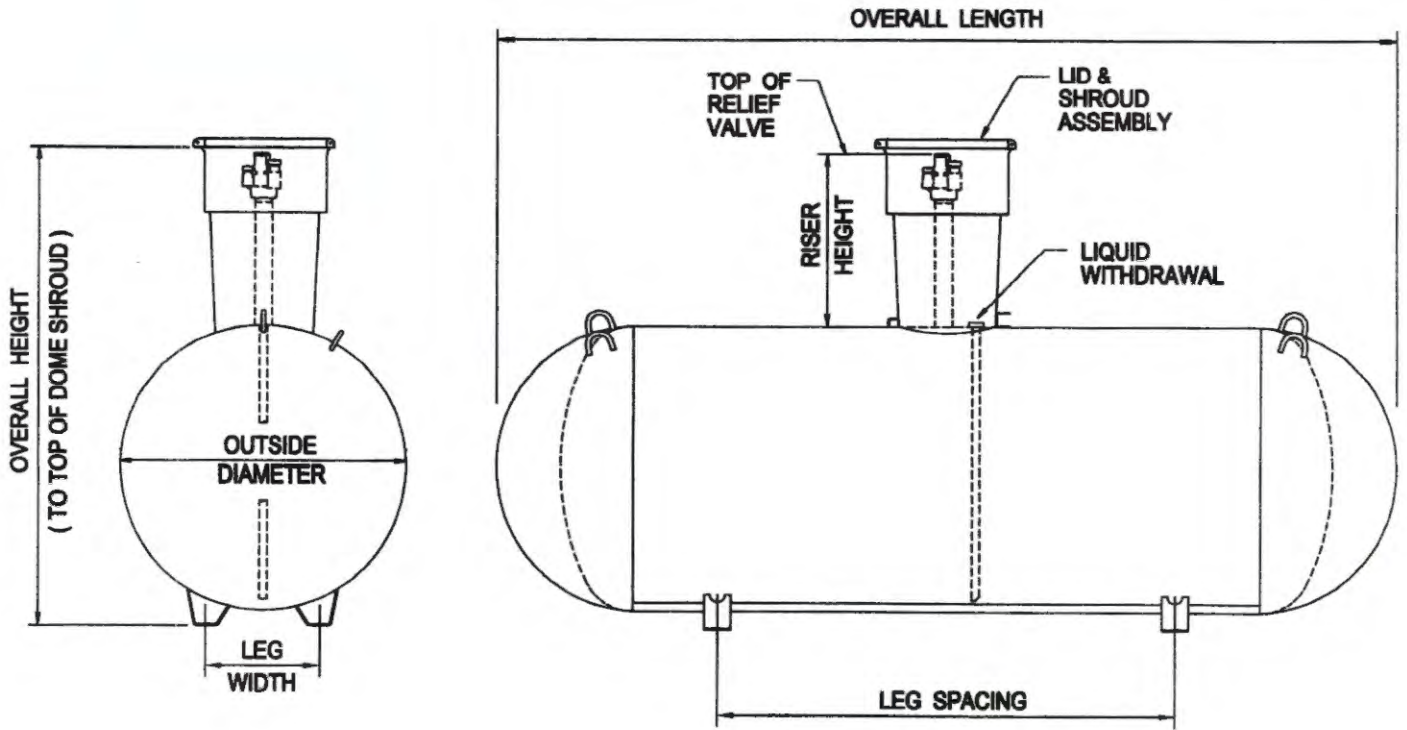
*NOTES

Vessel finished with white powder paint must be installed aboveground only
Vessel finished with red powder must be buried with proper cathodic protection (sold separately) and coating must be continuous/uninterrupted and must comply with federal, state, and local code



2999 Olympus Blvd
Suite 450
Dallas, TX 75019

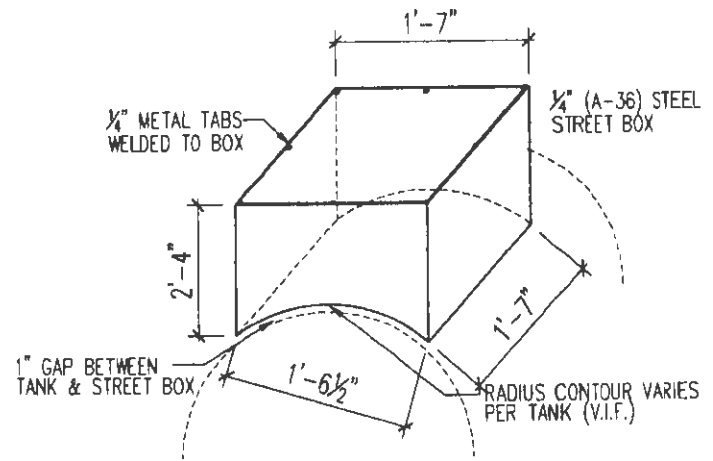
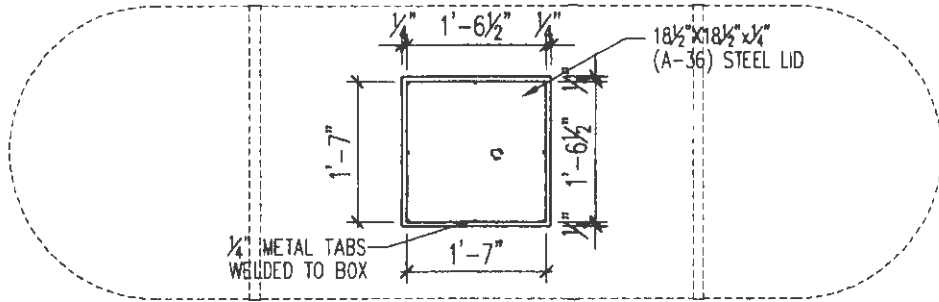
888 558 8225
customerservice@triarcorp.com



UNDERGROUND VESSEL DIMENSIONAL INFORMATION

Water Capacity	Outside Diameter	Head Type	Overall Length	Overall Height		Leg Width	Leg Spacing	Weight	Quantity	
				14" Riser height	28"				Full Load	Per stack
*120 wg.	24"	Ellip	5' - 5 7/8"	3'-4 5/8"	4' - 6 3/4"	10 1/8"	3' - 0"	268 lbs.	63	9
*250 wg.	31.5"	Hemi	7' 2 1/2"	4' 0 5/8"	5' - 2 1/16"	12 3/4"	3' - 6"	490 lbs.	42	7
*320 wg.	31.5"	Hemi	8' - 11 3/4"	4' - 0 5/8"	5' - 2 1/16"	12 3/4"	4' - 0 1/4"	610 lbs.	28	7
500 wg.	37.42"	Hemi	9' - 10"	4' - 6 1/2"	5' - 8 1/8"	15"	5' - 0"	921 lbs.	25	5
1000 wg.	40.96"	Hemi	15' - 10 7/8"	4' - 9 1/2"	6' - 0"	16 1/4"	9' - 0"	1,760 lbs.	15	5
1465 wg.	46.77"	Ellip	17' - 6 7/8"	5' - 3 7/8"	6' - 5"	21"	10' - 0"	2,830 lbs.	6	3
2000 wg.	46.77"	Ellip	23' - 9"	5' - 3 7/8"	6' - 5"	21"	14' - 0"	3,685 lbs.	6	3

All vessels dimensions are approximate.



1 UNDERGROUND TANK DETAIL
 N.T.S. STREET BOX DETAIL

Digitally signed by
 Lan-Anh Nguyen
 Date: 2023.07.20
 16:38:35 -04'00'



This form has been digitally signed and sealed by Lan-Anh Nguyen, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and do not have the same legal effect as a physical signature.

NEW IMAGE DESIGN & BUILD LLC
 CLEARWATER, FL 33764
 PHONE (832) 522-5950 / (813) 293-8538
 EMAIL: newimageandbuild@comcast.net

GENERX GENERATORS
 1200 N. W. 10th St. #100
 Fort Lauderdale, FL 33304
 PHONE: (954) 561-1111

CONSULTANT
LAN ENGINEERING
 CALL 32690
 OFFICE 355 N. W. 10th St. #100
 Ft. Lauderdale, FL 33304
 PHONE: (954) 561-1111

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF LAN-ANH NGUYEN, P.E. (FL # 00220). LAN-ANH NGUYEN, HEREBY CERTIFIES THAT THESE DOCUMENTS COMPLY WITH ALL APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE 2020, 7th EDITION.
 THESE PLANS SHALL REFERENCE COMPLIANCE WITH THE 2020, 7th EDITION FLORIDA BUILDING CODE, SECTION 1601, DESIGN CRITERIA & ASCE 7-16.
 THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED & SEALED.
 DATE: _____

CLIENT
MASTER LP STEEL DOME LID & BOX

PROJECT#
 GDRX135-23
 DATE: 7/18/2023
 DRAWN BY: O.S.
 SCALE: AS NOTED

SHEET
1
 OF 1



CERTIFICATE OF COMPLETION

Community Development Dept. | 9220 Bonita Beach Road, Ste. 111 | Bonita Springs, FL 34135 | (239) 444-6150 | permitting@cityofbonitaspringscd.org

This Certificate of Completion is issued pursuant to the requirements of the adopted Florida Building Codes, certifying that at the time of issuance this structure was in compliance with the adopted ordinances of the City of Bonita Springs regulating building construction and intended use.

Permit Number: TRA25-124846-BOS Certificate of Completion: FINAL TEMPORARY
Owner: 27400 HICKORY LLC
Owner Address: 27695 BAY POINT LANE BONITA SPRINGS FL 34134
Site Address: 27400 HICKORY BLVD BONITA SPRINGS FL 34134
Contractor: FRANKLIN SCOTT INC DBA SUPERIOR PROPANE
Structure Type: UNDERGROUND GAS TANK FOR BACKUP GENERATOR (RES24-114564-BOS)

Building Official: Pete Haigis Date Issued: 4/21/2026

Signature: *Peter Haigis*

Exhibit S



50 Bald Eagle Drived
 Marco Island, FL 34145
 Phone: (239) 389-5059
 Fax: (239) 393-0266

Permit

Permit NO. **GAS-25-02700**

Permit Type: **BS-Gas - FBC**

Work Classification: **New**

Permit Status: **Permit Active**

Issue Date: **5/8/2025**

Expires: **5/12/2026**

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE SITE OF THE IMPROVEMENT BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Project Information

Owner Information

Parcel No: 58053840007
680 Kendall Dr58053840007
Marco Island, FL 34145

Legal Description: MARCO BCH UNIT 12 BLK 39
LOT 3

Daniel R & Julie M Kastholm
680 Kendall Dr
Marco Island, FL 34145

Proposed Construction / Details

INSTALL A 500 GAL AG/UG TANK BURIED AND RUN LINES TO 3 APPLIANCES AND A FUTURE POOL HEATER.
 REV 1- NO CHANGE IN JOB COST UPGRADE TANK TO 1000 GAL ONLY TANK W/STEEL DOME. REMO "FUTURE" FROM GENERATOR.
 REV 2 REMOVE "FUTURE" FROM POOL HEATER

Valuation: \$2,000.00

Total Sq Feet: 0.00

Land Parcel Information

Zone Cd: RSF-4	DEP Approval:	BFE:	# of BEDRM:	Bldg Hgt:
Funct Use:	Health Dept:	FFE:	# of BATHRM:	Bldg Width:
COA:	Variance:	FEMA:	Roof Type:	Bldg Dpth:
Const Type:	Public	Floors:	Gross Sq Ft:	TAZ:
Occup Type:		Bldg Ftprt:	A/C Sq. Ft.:	

Permit Conditions

LEGACY PARCEL WARNING

Permit Notes

12/29/25 - 12-29-25 REV 2 ISSUED. CONTR NOTIFIED VIA SYSTEM EMAIL. I
 5/8/25 - 5/8/25 STAMPED-POST SUFFICIENCY COMPLETE-FEES INVOICED J
 10/10/25 - 10/10/2025 REV1 NO CHANGE IN JOB COST UPGRADE TANK TC
 1000 GAL ONLY TANK WSTEEL DOME. REMOVE "FUTURE" FROM
 GENERATOR. RL
 11/7/25 - 11/7/2025 RECEIVED EXTENSION REISSUE FORM WITH TOLLING
 LANG FOR FREE EXTENSION. UPDATED INSPECTION AND PERMIT CARD
 AVAILABLE. CONTRACTOR NOTIFIED (DIGITAL). PSI
 10/10/25 - 10/10/2025 RECIEVED REV1 DOCS, APPROVED PRE CHECK ANI
 SENT FILES TO REVIEW. RL
 10/21/25 - 10/21/2025 STAMPED PLANS. S.P.
 5/1/25 - 5-1-25 - PROCESSED TO BB DJ
 12/26/25 - 12-26-2025 - REV 2 - STAMPED & READY - CONTR NOTIFIED VIA
 SYSTEM-GENERATED EMAIL. SM
 12/17/25 - 12/17/25 REV 2 REMOVE "FUTURE" FROM POOL HEATER JW
 10/21/25 - 10/21/2025 FAILED POST-SUFFICIENCY, CONTRACTOR HOLD
 NEED UPDATED LICENSE. CONTRACTOR NOTIFIED. S.P.
 5/8/25 - 5/8/25 PERMIT ISSUED. kk
 10/31/25 - 10-30-25 RCVD UPDATED LICENSE. INVOICED FEES SV
 11/3/25 - 11/3/2025 REV 1 FEE PAID. UPDATED INSPECTION AND PERMIT
 CARDS AVAILABLE. CONTRACTOR NOTIFIED (DIGITAL). PSI

Contractor(s)

Type

Cell Phone

Bus. Phone

FRANKLIN SCOTT INC DBA SUPERIOR PROPANE

Contractor

239-692-0788

239-919-3630

Fee Name	Fee Amt	Fee Name	Fee Amt	Fee Name	Fee Amt
BPCS - Building Permit Certification	\$4.18	BPS - Building Permit Surcharge	\$2.79	G - Gas (FBC)	\$202.00
Surcharge		REV - Revision	\$50.00	REV - Revision	\$50.00
PR - Plan Review Fee	\$76.76				
Total Fee Amount: \$385.73		Amount Paid: \$385.73			



50 Bald Eagle Drived
 Marco Island, FL 34145
 Phone: (239) 389-5059
 Fax: (239) 393-0266

Permit	Permit NO. GAS-25-02700
	Permit Type: BS-Gas - FBC Work Classification: New Permit Status: Permit Active
Issue Date: 5/8/2025	Expires: 5/12/2026

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE SITE OF THE IMPROVEMENT BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Inspections			
400 - Interior Gas Rough	401 - Exterior Gas Rough	402 - Tank Tie Down	403 - Gas Piping Test Affidavit
404 - Final Gas	RVI-402 - Tank Tie Down		

 Received By

 Marco Island Building Official

 Processed By

 Date

* THIS PERMIT MAY HAVE BEEN ISSUED DIGITALLY. IF THERE IS NO SIGNATURE IN THE RECEIVED BY FIELD CHECK THE NOTES FIELD FOR DETAILS INDICATING DIGITAL ISSUANCE.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies." FS 553.79(10)

NOTICE: The review of these plans and issuance of a Building Permit does not constitute final acceptance of plans or specifications. All work must conform with the Florida Building, Plumbing, Mechanical, Accessibility, and the National Electric Code. Work may be halted at any time, for non-compliance. (All as amended by City of Marco Island Ordinances.

Inspection Requests

Structural - 389-5056 Electrical - 389-5057 Mech/Plbg - 389-5055 Fire - 394-5405
 The Building Department must be notified before 7:30AM the day an inspection is needed



Hours of Construction:
7 am to 7 pm Monday through Saturday
except holidays.
No Pile Driving or Demolition before 8 am.

50 Bald Eagle Drive Marco Island, FL 34145 Phone: (239) 389-5059

INSPECTION CARD

Permit NO. **GAS-25-02700**

Permit Type: **BS-Gas - FBC**

Work Classification: **New**

Permit Status: **Permit Active**

Issue Date: **5/8/2025**

THIS CARD MUST BE POSTED IN A CONSPICUOUS LOCATION BEFORE START OF WORK.

Parcel Number: <u>58053840007</u>	Job Address: <u>680 Kendall Dr 58053840007</u>
Legal Description: <u>MARCO BCH UNIT 12 BLK 365 LOT 3</u>	

Owner's Name Daniel R & Julie M Kastholm.	Owner's Address 680 Kendall Dr Marco Island, FL 34145	Scope of Work: INSTALL A 500 GAL AG/UG TANK BURIED AND RUN LINES TO 3 APPLIANCES AND A FUTURE POOL HEATER. REV 1- NO CHANGE IN JOB COST UPGRADE TANK TO 1000 GAL ONLY TANK W/STEEL DOME. REMOVE "FUTURE" FROM GENERATOR. REV 2 REMOVE "FUTURE" FROM POOL HEATER
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Contractor(s)	Type	Cell Phone	Bus. Phone
FRANKLIN SCOTT INC DBA SUPERIOR PROPANE	Contractor	239-692-0788	239-919-3630

Inspection	Inspector	Pass	Date	Inspection	Inspector	Pass	Date
400 - Interior Gas Rough		Yes	11/13/2025	401 - Exterior Gas Rough			
402 - Tank Tie Down				403 - Gas Piping Test Affidavit			
404 - Final Gas				RVI-402 - Tank Tie Down			

Permit Conditions
* LEGACY PARCEL WARNING

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE SITE OF THE IMPROVEMENT BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Date 12/29/2025 Building Official Paul Bollenback Processed By _____

Inspections - Call before 7 pm the day prior to when the inspection is needed
389-5057 - Docks, Electric, Pools
389-5056 - Structural, Awnings, Signs, Fences, Demo's, Shutters
389-5055 - Plumbing, Gas, Sewer, Solar, R-O-W, Irrigation. A/C, Insulation
394-5405 - Fire Inspections

Issuance of this permit is conditional upon full compliance with the provisions of the Code of City of Marco Island, Florida





City of Marco Island
Permit Set
05/08/2025

26

**Residential Fuel Gas
Building Permit**
Florida Building Code 8th Edition (2023)
Florida Fire Prevention Code 8th Edition

Job Information Application Date: 4/24/25 Est. cost: 2000.00 Permit #: GAS-25-02700
Parcel ID #: 58053840007 Job Address: 680 KENDALL DR, MARCO ISLAND, FL. 34145
Legal: Sub/Unit/Blk/Lot: MARCO BCH UNIT 12 BLK 395 LOT 3
Owner's Name: KASTHOLM, DANIEL R & JULIE M
Owner's Mailing Address (if different): _____

Primary Contractor Information
Contractor: FRANKLIN SCOTT IN DBA SUPERIOR PROPANE State Cert/CC Comp Card #: 32687
Address/Email/Phone: 6014 SHIRLEY ST, STE C, NAPLES, FL. 34109 / SUPERIORPROPANE@YAHOO.COM / 239-403-3630
Job Representative Contact Info: DAVID TRIPP / 239-403-3630

Description of Work INSTALL A 500 GAL AG/UG TANK BURIED AND RUN LINES TO 3 APPLIANCES
AND A FUTURE POOL HEATER

Work being performed

Number of Units: _____ Square Footage: _____
Size of Tanks: 500 GAL Tank Setbacks: _____ Is the tank Above or Underground? Above Under

Be advised that significant portions of the City of Marco Island are subject to deed restrictions. It is incumbent upon the property owner to research deed restrictions that may be applicable to their property. Questions regarding deed restrictions should be directed to the Marco Island Civic Association (MICA) at (239) 642-7778.

Regulations and Information

1. Use the Fire Permit Application for all commercial installations.
2. Visit www.cityofmarcoisland.com/CSS for more information about how to submit for permit.
3. City of Marco Island Building Services is regulated by the Florida Building Code 8th Edition (2023), Fuel Gas. For more information about the code or to purchase the code visit <http://www.floridabuilding.org>.
4. Underground tanks must be a minimum of 10 feet from the property line, driveway, and building. Any appliance must be at least 5 feet from an opening.
5. Above ground and underground tanks must have tie-downs.
6. Work performed on sites located west of the Coastal Construction Line will require a permit from the Florida Department of Environmental Protection.
7. Check with the respective property owner's association for deed restrictions.
8. One application must be filled out with the original signature of the qualifier pulling the permit.
9. The fee for this permit shall be \$202.00.
10. A plan review fee of 38% of the building permit fee will be charged at the time of the application. This fee is not refundable nor is it credited to any other fee.

Job Information Address: _____ Permit #: _____

Design Professional Information (Enter Name, License Number, and Address.)

Architect: _____

Engineer: _____

Miscellaneous Information (Enter Company Name and Address.)

Fee Simple Title Holder: _____

Bonding Company: _____

Mortgage Lender: _____

Additional Portal Access Permission

I am authorizing the general contractor for this project _____, and/or permitting service _____ to have full access to this permit via the Citizens Self Service Portal. I acknowledge that I am solely responsible for managing any/all permits applied for under my license.

Voluntary Owner Contact Info

If the property owner for this project would like to be copied on City emails related to this permit add their email here. Owner's Email Address: _____

Job Information

Address: 680 KENDALL DR Permit #: _____

Owner's Affidavit I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

DAVID TRIPP

Print Name of Owner or Agent for Owner

Signature of Owner or Agent for Owner

State of FL County of Collier

The foregoing instrument was acknowledged before me this 24 day of April, 2025, by David Tripp, who is personally known to me, or has produced _____ as identification, by means of physical presence or online notarization.

Amanda White
Signature, Notary Public - State of Florida

Amanda White
Printed, Typed, or Stamped Name of Notary



Contractor's Affidavit

I certify that all the foregoing information is accurate and that all work must be done in compliance with all applicable laws regulating construction and zoning. I understand **THERE WILL BE A FINAL INSPECTION** of the work permitted herein. Compliance will be strictly enforced.

No work whatsoever will commence until the building permit has been issued.

- The permit fee will be quadrupled if work is started without an approved permit.
- The permittee further understands that only licensed contractors may be employed and that the structure shall not be used or occupied until a Certificate of Occupancy is issued.
- See Section 105.5 of the Marco Island Administrative Construction Code for information regarding the permit expiration date.
- I will provide the Florida DBPR - Florida Lien Law statement to the person whose property is subject to attachment.

DAVID TRIPP

Print Name of Licensed Contractor

Signature of Licensed Contractor

State of FL County of Collier

The foregoing instrument was acknowledged before me this 24 day of April, 2025, by David Tripp, who is personally known to me, or has produced _____ as identification, by means of physical presence or online notarization.

Amanda White
Signature, Notary Public - State of Florida

Amanda White
Printed, Typed, or Stamped Name of Notary



These specifications are reviewed and issued on an annual basis with a 3rd party verifiable Professional Engineering seal that will only show valid in an electronic format.

STRUCTURAL NOTES

Material Requirements:

- Anchor bolts: ASTM F1554 Gr. 55, HDG or ASTM F594 SS 304
- Wire Rope: ASTM A1023 7x19 aircraft Cable, SS 304
- Straps: 1-1/4" x 0.035" double thickness (G90) HDG
- Helical Anchors: See notes this sheet

Tank Dimensions*				
Capacity gallons	Diameter		Length	Weight
	ft	in		
Horizontal Tanks				
120	16	24	66	256
150	20	25	83	348
250	33	31	92	515
320	43	31	111	604
500	67	38	120	961
1000	134	41	192	1850
Vertical Tanks***				
23.6	3	15	45	95
57	8	21	43	195
120	16	30	54	355
240	32	30	84	436

* Tank dimensions typical of Florida installations
 ** Gallons to ft³ rounded up
 *** Length for vertical tanks is height

GENERAL NOTES:

- Tank locations shall be compliant with NFPA 58-6.4, 2024
- These specifications apply to tanks up to and including 1000 gallons of water capacity.
- Underground tanks shall be located outside of any building and building shall not be constructed over underground tanks.
- Minimum separation distances between tanks (3' tanks >500 gallons); important buildings and adjoining property line that can be built upon.

Capacity (water, gal)	Underground (ft)	Above Ground (ft)
<125	10	0
126 to 500	10	10
501 to 1000	10	25*

- * 25 foot dimension shall be reduced to 10 feet for a single tank of 1200 gallons or less capacity
- Refer to NFPA -58, Chapter 6, 2024 edition for additional requirements.
 - Tanks shall confirm to requirements of FAC Rules 5J-2-.023 and 5J-20.027

Bearing Block Requirements

Tank Capacity (gallons)	Bearing Block Requirements			
	Max down lbs D x W	Wt/leg. lbs	Area/leg in ²	Pad, WxLxD in x in x in
Horizontal Tanks				
120	2102	525	50	8 x 16 x 4
150	2417	604	58	8 x 16 x 4
250	3562	891	85	8 x 16 x 4
320	4186	1047	100	8 x 16 x 4
500	6348	1587	152	16 x 16 x 4
1000	11069	2767	266	18 x 18 x 4
Vertical Tanks				
23.6	1568	392	38	8 x 16 x 4
57	1780	445	43	8 x 16 x 4
120	2850	713	68	16 x 16 x 4
240	5605	1401	135	16 x 16 x 4

Block support based on four legs under horizontal tanks and three under vertical tanks

Tank Dimensions*					Buoyancy F (lbs)	Cable (1,3) Number, size, dia.	Strap, number, size (1,2)
Capacity Gallons	Di. ft	Length (in)**	Wt. (lbs)	Volume V (ft ³)			
Horizontal Tanks							
120	16	24	256	1077	2-3/16	2	
150	20	25	348	1319	2-3/16	2	
250	33	31	515	2235	2-1/4	2	
320	43	31	604	2979	2-9/32	2	
500	67	38	961	4622	2-5/16	2	
1000	134	41	1850	9316	6-9/32	6	
Vertical Tanks							
23.6	3	15	95	155	3-3/16	3	
57	8	21	195	472	3-3/16	3	
120	16	30	355	978	3-3/16	3	
240	32	30	436	2231	3-1/4	3	

Calculations per FEMA-259, 5W.13: $F = (0.134V\gamma FS) - W$ (eq. 5W-1)
 Where: F = net buoyancy submerged; V = volume; 0.134 convert gal to ft³;
 γ = water specific wt; FS = factor of safety; W = wt of tank

- Vertical tanks require each cable or strap to be attached to the sides of the vessel spaced equally around circumference of tank.
- 1-1/4 x 0.035 straps; not to be used below grade
- Below grade cables shall be SS304

ANCHOR DETAILS, NOTES

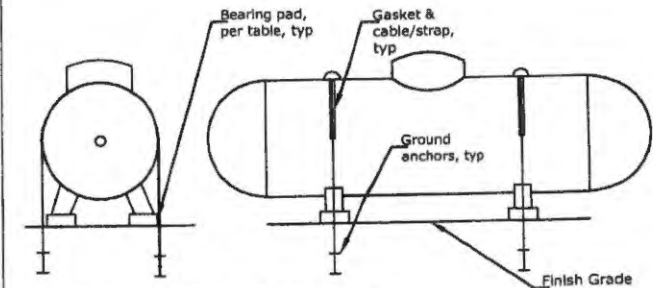
- Cables, straps and hardware for above grade installations shall be double thickness HDG or SS304. Below grade shall be SS304 cable, straps are not permitted, welded eyelets or other receiver
- Place end cables or straps minimum 12" from curvature, intermediate supports shall be placed at uniform spacing.
- Below grade anchors shall be SS304 with welded eyelets.
- Maximum angle of cables or straps not to exceed 2 degrees from vertical

Ground Anchors

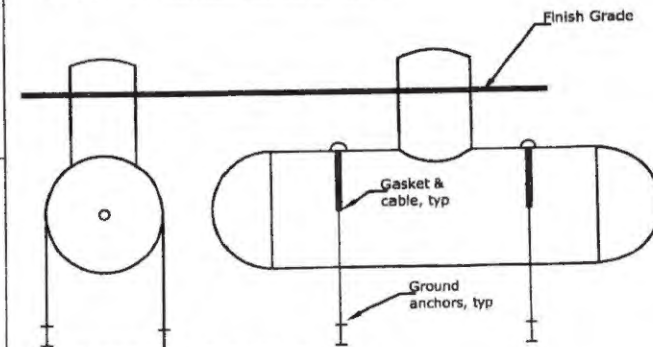
- One or more helical discs
- Length and embedment per manufacturer and soil type
- Minimum working load 2000 lbs per anchor
- Anchor connection may be strap connection or closed welded option
- Minimum life for all components, 30 years

APPLICABLE CODES, GUIDELINES AND RULES

Florida Building Code, Building, 2023, 8th edition
 Florida Building Code, Fuel Gas, 2023
 ASCE 7-22
 National Fire Protection Association, NFPA 58 Liquefied Petroleum Gas Code, 2024
 FEMA P-259, Engineering Principles and Practices of retrofitting Flood Prone Residential Structures
 FEMA P-348, Protecting Building Utility Systems from Flood Damage
 Rule 5J-20 Florida Administrative Code - Liquefied Petroleum Gas Inspection



CABLE/STRAP DETAIL - ABOVE GROUND



CABLE DETAIL - BELOW GRADE

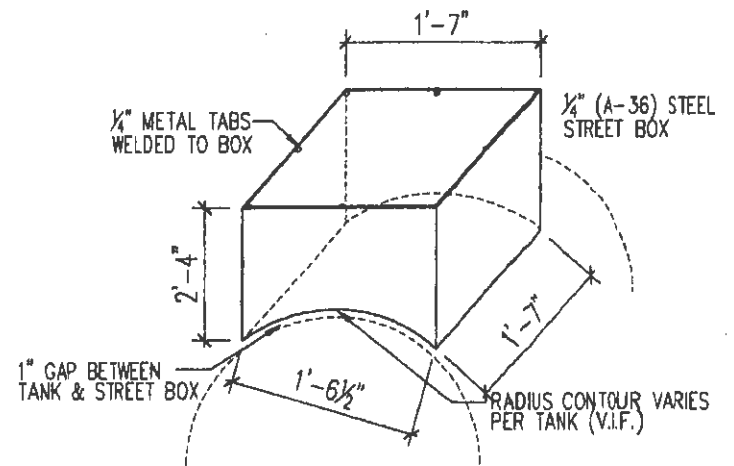
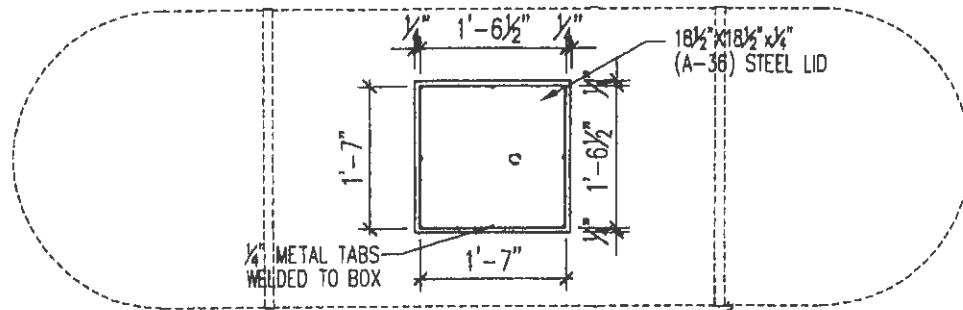


Digitally signed by Lawrence J Mott
 DN: c=US, o=Unaffiliated, dnQualifier=A01410C00000190A
 2639697001131C3, cn=Lawrence J Mott
 Date: 2024.12.15 07:04:32 -05'00'

These specifications are reviewed and issued on an annual basis and are valid for one year from the date of issue, independent of the date of engineer-of-record approval.
 Electronic Copies: info@floridagas.org 850-681-0496



General Engineering Science and Technology Group
 Ph: 719-208-9982 gestech@gestech.net
 P.O. Box 1810, Crawfordville, FL 32326
Propane Tank Buoyancy Anchoring Specifications
 L1N FL Propane Gas Association 0
 12/15/24 2 of 2



1 UNDERGROUND TANK DETAIL
N.T.S. STREET BOX DETAIL



THIS DRAWING HAS BEEN ELECTRONICALLY
 COUNTERSIGNED AND SEALED BY PIERRE M. VALLES
 P.E. USING A DIGITAL SIGNATURE. ANY OTHER
 PRINTED COPIES OF THIS DOCUMENT ARE
 NOT CONSIDERED ORDERED AND SEALED AND
 THE SIGNATURE MUST BE VERIFIED ON ANY
 ELECTRONIC COPIES

Digitally
 signed by
 Pierre M Valles
 Date:
 2025.11.20
 20:09:40
 -05'00'

NEW IMAGE DESIGN & BUILD LLC
 SPRING HILL, FL 33764
 PHONE: (813) 293-8938
 FAX: (813) 293-8938

GENERX GENERATORS
 2010 W. BAY BLVD. # 2
 CLEARWATER, FLORIDA 34627
 THE OFFICE HERE

CONSULTANT
PIERRE M. VALLES, P.E.
 FL. REG. #66336
 3070 N. BENCH BLVD. #100
 TALLAHASSEE, FLORIDA 32310
 PHONE: 903.390.4128

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF
 PIERRE M. VALLES, P.E. (FL # 66336). PIERRE M. VALLES, HEREBY CERTIFIES THAT THESE
 DOCUMENTS COMPLY WITH ALL APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE 2023, 816
 EDITION.
 THESE PLANS SHALL REFERENCE COMPLIANCE WITH THE 2023, 816, EDITION FLORIDA BUILDING
 CODE, SECTION 1601, DESIGN CRITERIA & ASCE 7-22.
 THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED & SEALED.
 DATE:

CLIENT:
MASTER SET for CONCRETE PAD
 FLORIDA

PROJECT#	GENERX00-25	SHEET	1
DATE:	11/14/2025		
DRAWN BY:	G.S.		
SCALE:	AS NOTED	OF	1

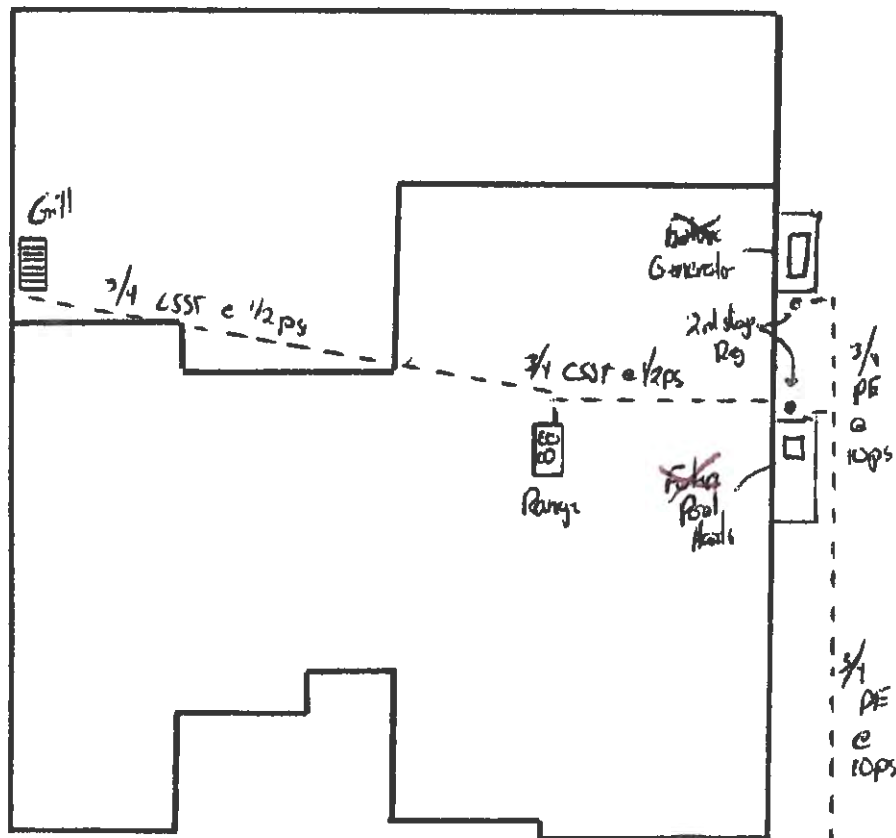
GAS PLANS

CONTRACTOR: FRANKLIN SCOTT INC DBA SUPERIOR PROPANE

6014 SHIRLEY ST, STE C, NAPLES FL. 34109

239-403-3630

JOBSITE ADDRESS: 680 KENDALL DR. MARCO ISLAND, FL. 34145

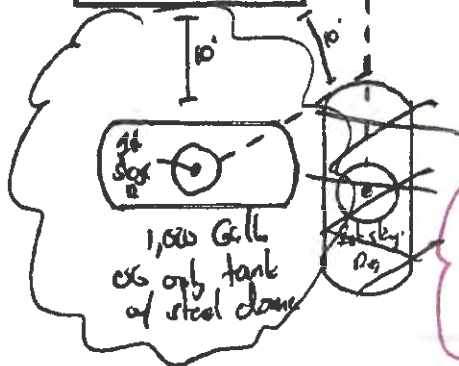
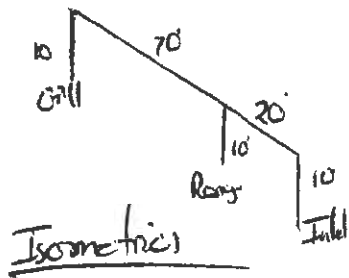


- Install 1000 Gallon ~~700~~ tank bunch at least 10' from building and 10' from adjoining property buildable property line w/1715 Ancho bag.

- Run approximately 70' of 3/4 PE @ 10ps bunch at least 12" below grade w/ tracer tape.

- Run approximately 100' of 3/4 CSST @ 1/2 ps to Range and Grill with a total gas load of 90,000 BTU

BTU		
- Future Pool Heater	399,000	
- Generator	20,000	
- Range	50,000	
- Grill	40,000	
Total		789,000



Revision #2 "Remove future" from pool heater.

Reviewed for code compliance
S Anderson
12/23/2025 1:43:29 PM
Revised
12/23/2025 1:44:00 PM

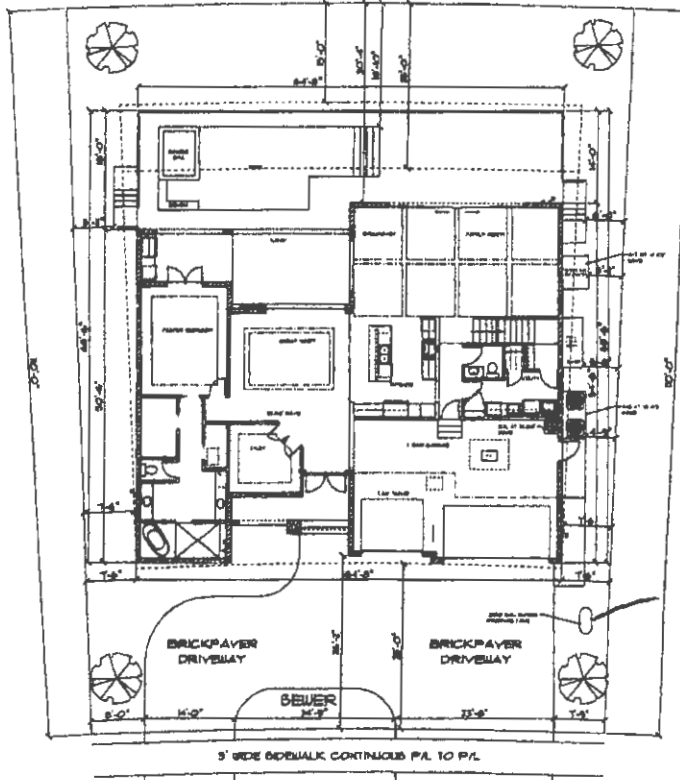
City of Marco Island
Permit Set
12/26/2025

City of Marco Island
Permit Set
05/08/2025

DANIEL & JULIE KASTHOLM

Reviewed for code compliance
S Anderson
05/04/2025 12:07:14 PM

DRAWN 02/20/25
REVISED 03/06/25
REVISED 03/31/25
REVISED 04/01/25



NOTE:
PLANS HAVE BEEN PREPARED
IN COMPLIANCE WITH THE FLORIDA
BUILDING CODE 2023

PROJECT INFORMATION	
BUILDING OCCUPANCY	SINGLE FAMILY RESIDENCE (GROUP R2)
LIVE LOADS (PSF)	TRUCKS - 40 PSF - GARAGE FLOOR - 80 PSF
BUILDING AREA	FIRST FLOOR A.C. - 1381 SF SECOND FLOOR A.C. - 1102 SF
TOTAL A.C. AREA	2483 SF
TOTAL FLOOR AREA	1381 SF
TOTAL AREA COVERED	1488 SF
FIRST FLOOR FLOOR FINISH	PER FINISH PLAN SECTION OF SPECIFICATION
ELEVATION OF FIRST FLOOR FINISH FLOOR	10.00' NAVD
ELEVATION OF LOWER FLOOR FINISH FLOOR	10.00' NAVD
HEIGHT OF BUILDING ABOVE GRADE	10'
NUMBER OF STORIES	1
TYPE OF FOUNDATION	PER CLASSIFICATION V UNBROUGHT
LOADING FOR ACCESSIBLE AND LOAD	NO TRAIL
PARKING SPACES	2 SPACES PROVIDED - 1

IMPERVIOUS AREA CALCULATIONS

BUILDING FOOTPRINT	5329 SQ. FT.
PARKING & DRIVE AREAS	1344 SQ. FT.
POOL AND PATIO AREAS	1026 SQ. FT.
WALKWAYS	48 SQ. FT.
OTHER	78 SQ. FT.
TOTAL IMPERVIOUS AREA	8725 SQ. FT.
TOTAL LOT SQ. FT.	1010 SQ. FT.
IMPERVIOUS AREA % (8725/1010) 87%	86.39%

804
6/16
tel band

680 KENDALL DRIVE

FINISHED FLOOR ELEVATION shall be with 10.00' NAVD
PER FEC R206.4.1 - 617E TO BE GRADED TO PROVIDE DRAINAGE
PER CITY OF MARCO LDC 30-440 - 9,010/2,800 - 4 REQUIRED TREES

SCALE 1/8" = 1'

RESIDENCE FOR:
DANIEL & JULIE KASTHOLM
 FCJ HOMES, INC.
 JOB ADDRESS: 680 KENDALL DRIVE
 LOT 3, BLK. 395, UNIT 12 - MARCO BEACH
 SHEET #
1
 SITE PLAN

(C) Dials of magnetic float gauges or rotary gauges shall indicate whether they are for cylindrical or spherical ASME containers and whether they are for aboveground or underground service.

(D) The dials of gauges for use only on aboveground containers of over 1200 gal (4.5 m³) water capacity shall be so marked.

5.9.5.9 Variable liquid level gauges shall comply with the provisions of 7.4.3.2(B) if they are used for filling containers.

5.9.5.10 Gauging devices that vent LP-Gas to the atmosphere when used shall be designed so that the vent valve maximum opening to the atmosphere is not larger than a No. 54 drill size.

5.9.6 Pressure Gauges.

5.9.6.1 Pressure gauges shall be attached directly to the container opening or to a valve or fitting that is directly attached to the container opening.

5.9.6.2 If the cross-sectional area of the opening into the container described in 5.9.6.1 is greater than that of a No. 54 drill size, an excess-flow check valve shall be provided for the container connection.

5.9.7 Other Container Connections.

5.9.7.1 Other container openings shall be equipped with any of the following:

- (1) Positive shutoff valve and either an excess-flow check valve or a backflow check valve
- (2) Internal valve
- (3) Backflow check valve
- (4) Actuated liquid withdrawal excess-flow valve, normally closed and plugged, with provision to allow for external actuation
- (5) Plug, blind flange, or plugged companion flange

5.9.7.2 Any of the valves listed in 5.9.7.1(1), 5.9.7.1(2), or 5.9.7.1(3) that are not connected for service shall be plugged or capped.

5.9.8 Container Appurtenance Installation.

5.9.8.1 All container openings except those used for pressure relief devices, liquid level gauging devices, pressure gauges, filler valves, combination backflow check and excess-flow vapor return valves, actuated liquid withdrawal excess-flow valves, and plugged openings shall be equipped with internal valves or with positive shutoff valves and either excess-flow or backflow check valves.

(A) Valves in ASME containers, where excess-flow or backflow check valves are installed between the LP-Gas in the container and the shutoff valves, shall be installed either inside the container or at a point immediately outside where the line enters or leaves the container.

(B) If excess-flow and backflow check valves are installed outside the container, installation shall be made so that any strain beyond the excess-flow or backflow check valves will not cause breakage between the container and the valve.

(C) All connections that are listed in the ASME Manufacturers' Data Report for the container shall be considered part of the container.

(D) If an excess-flow valve is required for cylinders other than for mobile or engine fuel service, it shall be permitted to be located at the outlet of the cylinder shutoff valve.

(E) Shutoff valves shall be located as close to the container as practical.

(F) Shutoff valves shall be readily accessible for operation and maintenance under normal and emergency conditions.

(G) Shutoff valves either shall be located in a readily accessible position less than 6 ft (1.8 m) above ground level, shall have extension handles, stairs, ladders, or platforms for access, or shall be equipped for remote operation.

5.9.8.2 Valves, regulators, gauges, and other container appurtenances shall be protected against physical damage.

5.9.8.3 Valves and other appurtenances that are part of the assembly of portable multicylinder systems shall be arranged so that replacement of cylinders can be made without shutting off the flow of gas in the system.

5.9.8.4 Connections to ASME containers installed underground shall be located within a dome, housing, or manhole and shall have a cover.

(A)* Underground containers shall be installed so that all connections for hose and the point of discharge from pressure relief devices are located above the normal maximum water table.

(B) Such manholes or housings shall be ventilated.

(C) The area of ventilation openings shall equal or exceed the combined discharge areas of the pressure relief devices and other vent lines that discharge into the manhole or housing.

5.9.8.5 Container inlet and outlet connections on ASME containers of more than 2000 gal (7.6 m³) water capacity shall be labeled either on the container service valve or on the container to designate whether they communicate with the vapor or liquid space.

5.9.8.6 Connections for pressure relief devices, liquid level gauging devices, and pressure gauges shall not be required to be labeled.

5.9.8.7 Every ASME storage container of more than 2000 gal (7.6 m³) water capacity shall be provided with a pressure gauge.

5.9.9* **Container Refurbishment.** To prevent the intrusion of foreign matter and physical damage during the container refurbishment process, either of the following shall be required:

- (1) The container appurtenances shall be removed and the container openings shall be protected.
- (2) The container appurtenances shall be protected.

5.10 Regulators and Regulator Vents.

5.10.1 Regulators.

Δ 5.10.1.1 Pressure regulators, except for line pressure and appliance regulators, with a maximum rated capacity of 500,000 Btu/hr (147 kW) shall be listed in accordance with UL 144, *LP-Gas Regulators*.

N 5.10.1.1.1 Line pressure regulators shall comply with the requirements of ANSI Z21.80/CSA 6.22, *Line Pressure Regulators*.

The 2025 Florida Statutes

Title XXXVII
INSURANCE

Chapter 633
FIRE PREVENTION AND CONTROL

[View Entire Chapter](#)

633.212 Legislative intent; informal interpretations of the Florida Fire Prevention Code.—It is the intent of the Legislature that the Florida Fire Prevention Code be interpreted by fire officials and local enforcement agencies in a manner that reasonably and cost-effectively protects the public safety, health, and welfare; ensures uniform interpretations throughout this state; and provides just and expeditious processes for resolving disputes regarding such interpretations. It is the further intent of the Legislature that such processes provide for the expeditious resolution of the issues presented and that the resulting interpretation of such issues be published on the website of the division.

(1) The division shall by rule establish an informal process of rendering nonbinding interpretations of the Florida Fire Prevention Code. The division may contract with and refer interpretive issues to a third party, selected based upon cost effectiveness, quality of services to be performed, and other performance-based criteria, which has experience in interpreting and enforcing the Florida Fire Prevention Code. It is the intent of the Legislature that the division establish a Fire Code Interpretation Committee composed of seven persons and seven alternates, equally representing each area of the state, to which a party can pose questions regarding the interpretation of the Florida Fire Prevention Code provisions. The alternate member may respond to a nonbinding interpretation if a member is unable to respond.

(2) Each member and alternate member of the Fire Code Interpretation Committee must be certified as a firesafety inspector pursuant to s. 633.216(2) and must have a minimum of 5 years of experience interpreting and enforcing the Florida Fire Prevention Code. Each member and alternate member must be approved by the division and deemed by the division to have met these requirements for at least 30 days before participating in a review of a nonbinding interpretation.

(3) Each nonbinding interpretation of code provisions must be provided within 15 business days after receipt of a request for interpretation. The response period established in this subsection may be waived only with the written consent of the party requesting the nonbinding interpretation and the division. Nonbinding interpretations shall be advisory only and nonbinding on the parties or the State Fire Marshal.

(4) In order to administer this section, the division shall charge a fee for nonbinding interpretations. The fee may not exceed \$150 for each request for a review or interpretation. The division may authorize payment of fees directly to the nonprofit organization under contract pursuant to subsection (1).

(5) A party requesting a nonbinding interpretation who disagrees with the interpretation issued under this section may apply for a declaratory statement from the State Fire Marshal pursuant to s. 633.104(6).

(6) The division shall issue or cause to be issued a nonbinding interpretation of the Florida Fire Prevention Code pursuant to this section when requested to do so upon submission of a petition by a fire official or by the owner or owner's representative or the contractor or contractor's

representative of a project in dispute. The division shall adopt a petition form by rule, and the petition form must be published on the State Fire Marshal's website. The form must, at a minimum, require:

- (a) The name and address of the local fire official, including the address of the county, municipality, or special district.
 - (b) The name and address of the owner or owner's representative or the contractor or contractor's representative.
 - (c) A statement of the specific sections of the Florida Fire Prevention Code being interpreted by the local fire official.
 - (d) An explanation of how the petitioner's substantial interests are being affected by the local interpretation of the Florida Fire Prevention Code.
 - (e) A statement of the interpretation of the specific sections of the Florida Fire Prevention Code by the local fire official.
 - (f) A statement of the interpretation that the petitioner contends should be given to the specific sections of the Florida Fire Prevention Code and a statement supporting the petitioner's interpretation.
 - (g) A single question that is capable of being answered with a "yes" or "no" response.
- (7) Upon receipt of a petition that meets the requirements of subsection (6), the division shall immediately provide copies of the petition to the Fire Code Interpretation Committee, and shall publish the petition and any response submitted by the local fire official on the State Fire Marshal's website.
- (8) The committee shall conduct proceedings as necessary to resolve the issues and give due regard to the petition, the facts of the matter at issue, specific code sections cited, and any statutory implications affecting the Florida Fire Prevention Code. The committee shall issue an interpretation regarding the provisions of the Florida Fire Prevention Code within 15 days after the filing of a petition. The committee shall issue an interpretation based upon the Florida Fire Prevention Code or, if the code is ambiguous, the intent of the code. The committee's interpretation shall be provided to the petitioner and shall include a notice that if the petitioner disagrees with the interpretation, the petitioner may file a request for a declaratory statement by the State Fire Marshal under s. 633.104(6). The committee's interpretation shall be provided to the State Fire Marshal, and the division shall publish the declaratory statement on the State Fire Marshal's website and in the Florida Administrative Register.

History.—s. 18, ch. 2005-147; s. 93, ch. 2006-1; s. 50, ch. 2010-176; s. 55, ch. 2013-14; s. 25, ch. 2013-183; s. 28, ch. 2014-154.

Note.—Former s. 633.026.