
10/18 Captiva storm recovery update

From: Captiva Community Panel <captivacommunitypanel@gmail.com>

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LCEC estimated power-up for Captiva is 10/20

FROM BOB WALTER:

From LCEC: We will energize if the service is able to receive power. It's recommended that the homeowner and businesses have their side of the service check to ensure there's no damages. Depending on the damage, it would require a permit/inspection.

LCEC will visually inspect the electric up to the meter on the house. They cannot see beyond the meter inside the house. Therefore, they recommend that the main breaker be turned off and, when the house is energized, be turned on with someone present in case there are any issues. If you clearly know your house was compromised inside by the storm, then **TURN OFF YOUR MAIN BREAKER.**

If your house has not been compromised there is less of a concern, but err on the side of caution.

Electric vehicle recommendations -- fire risk!

FROM CAPTIVA FIRE DISTRICT:

It is the recommendation by the Captiva Island Fire District is that if you have

any vehicles or equipment that are powered by lithium ion batteries that may have been submerged in salt water from Hurricane Ian that they be moved into the driveway away from any structures. These batteries have been the cause of multiple fires all over Lee and Collier Counties after the hurricane.

Our guidance from the experts in the industry is that these batteries cause extreme danger and have the potential to catch fire weeks after submersion. The added risk from these fires is the toxic chemicals that are released into the air creating a dangerous hazmat situation. These fires are very difficult to extinguish needing thousands of gallons of water and multiple hours to cool down.

If you have any questions, please call 239-896-2057 and I will try to assist the best I can. Please review a few of the articles below from recent news outlets and government officials.

Sincerely,
Jeff Pawul, Fire Chief

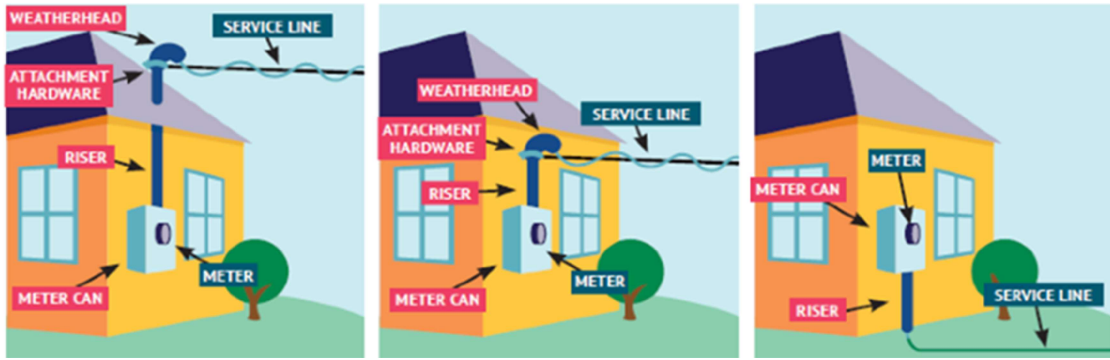
[Flooded Tesla EV's from Hurricane Ian exploding all over Florida](#)
[Tesla fires after hurricane raises alarm for Florida officials](#)
[Flooded Teslas are catching fire in Hurricane Ian's wake](#)

Assessing damage to your home or business following Hurricane Ian

FROM LCEC:

LCEC urges customers remaining without power to inspect damage to their home or business as a result of Hurricane Ian. It is essential to understand what LCEC is responsible for and what the customer is responsible for.

Use caution and be aware of possible downed power lines. Visually inspect the electric facilities that bring power into your home or business. This includes the weather head, the riser conduit that covers the wires, and the meter can. If there is damage, a licensed electrician must make repairs. If water has entered the home through flooding or rainwater seeping into the walls around electric wiring, a licensed electrician should inspect to determine potential damage. You can complete the form [here](#) if you need your service line disconnected for repairs.



If overhead electric lines power the home or business, keep the following in mind when inspecting and planning for repairs:

LCEC is responsible for:

- **Service drop** – these are the wires running from our pole to your home
- **Electric meter** – this device measures your electricity usage in kilowatt-hours

Customers own and are responsible for repairing:

- **Weatherhead and insulator** – this is located where our electric lines connect to your home.
- **Service entrance cable** – this wire extends from your weatherhead to the meter and from the meter to the fuse box or circuit breaker.
- **Meter can** – your electric meter is mounted in this box.
- **Fuse box and circuit breaker box** – this is the service panel that houses your fuses or circuit breaker.
- **Wiring** – this is the interior wiring that moves electricity through your home

It is important to remember that:

- Restoring power to damaged facilities could cause a fire.
- LCEC repairs damage to the electric grid facilities and electric meters. Customers are responsible for repairs to the meter box, including pipes and wires coming into and out of the box as well as the house.
- If your home or business has structural damage or water intrusion, turn off your electricity at the breaker panel.

Lee County Emergency Permitting Procedure

Community Development has returned to its usual offices at 1500 Monroe Street, Fort Myers. Normal permitting business hours are being expanded to Monday-Friday from 7 a.m. to 5 p.m., and Saturdays (starting Oct. 22) from 8

a.m. to noon.

The first phase of the Disaster Recovery procedures focuses on helping residents and business owners obtain the necessary permits and inspections to correct the damage to their current inhabitable homes and businesses, with expedited permitting and review. Certain permitting projects related to storm damage will be given priority over the processing of other work.

For a list of Record Types currently being permitted as part of Phase 1 of Disaster Recovery and for information related to the permitting requirements for each Record Type, please review the Disaster Recovery Permitting Requirements document:

(<https://www.leegov.com/dcd/BldPermitServ/AppsProcd/EmergProcd>).

“Blue Roof” deadline is Sunday

The U.S. Army Corps of Engineers has been tasked by the Federal Emergency Management Agency (FEMA) to assist eligible homeowners with temporary roof repairs. The Operation Blue Roof program will provide a temporary blue covering with fiber-reinforced sheeting to help reduce further damage to property until permanent repairs can be made.

Operation Blue Roof is a free service to homeowners. The counties that have been identified are Charlotte and Lee. The initial sign up period will end on Oct. 23.

Residents impacted by Hurricane Ian can sign up at [Blueroof.us](https://blueroof.us).

Operation Blue Roof is a priority mission managed by the U.S. Army Corps Engineers. It protects property, reduces temporary housing costs, and allows residents to remain in their homes while recovering from the storm. This program is for primary residences or a permanently occupied rental property with less than 50 percent structural damage. Vacation rental properties are not eligible for this program.

After the blue roof is installed, the structure is declared habitable. Not all roof types qualify for the program. Roofs that are flat or made of metal or clay, slate, or asbestos tile do not qualify. All storm debris must be removed for the roof to qualify.

Residents can also call toll free 1-888-ROOF-BLU (1-888-766-3258) for more information.

Lee County permitting update

Due to both public and private damage generated by Hurricane Ian, Unincorporated Lee County is temporarily altering routine construction permitting and inspections for rebuilding.

Damage assessment:

- Unincorporated Lee County, following the National Flood Insurance Program (NFIP) requirements, has the responsibility to determine "substantial damage" and "substantial improvement," and has implemented the procedures to do so.
 - **Substantial damage** is defined as damage of any origin sustained by a structure whereby the cost of restoring the structure to its "before damage" condition would equal or exceed 50% of the market value of the structure. *(Note: The cost of the repairs must include all costs necessary to fully repair the structure to its "before damage" condition.)*
 - **Substantial improvement** is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure (before any improvements are performed).
 - Historic structures may be exempt from these requirements if the compliance would threaten the structure's continued eligibility for historic designation.
- These laws are required by the NFIP to protect lives and investment from future flood damages. The county must enforce these laws in order for federally backed flood insurance to be made available to Unincorporated Lee County residents and property owners.

FEMA 50% rule:

- This is in effect and will be enforced during review.
- **Basic rule:** If the cost of improvements or the cost to repair the damage exceeds 50% of the market value of the building, it must be brought up to current floodplain management standards. Visit www.leegov.com/dcd/flood/building/improvements or

www.fema.gov/sites/default/files/2020-07/fema_p213_08232018.pdf for more information.

Permitting: Phase II of the Disaster Recovery procedures extends permitting, review and inspection services to all record types regardless of damage, **while ensuring those with hurricane damage are given priority.**

Please review the [Phase II Disaster Recovery Permitting Requirements](#) and the [Guides and Forms webpage](#) for information about Permitting Requirements by record type.

1. Work not requiring a permit:

- Removal of debris from on or inside a structure
- Minor demolition to prevent injury or prevent further damage to buildings
- Structural shoring and bracing
- Replacement of broken glass within existing framing for windows and doors
- Repair/Replacement of soffit and gutters
- Roof Shingle replacement of one square of shingles (10-foot by 10-foot area, or less)
- Minor non-structural repairs made to the exterior of structures
- Repair of minor water leaks that do not involve structural, mechanical or electrical systems
- Previously permitted fences destroyed due to the storm may be re-installed, like for like, in the exact same location

2. Minor damage

- Permits for minor damage, consisting of roof covering, screen enclosures, wood decks, doors, windows and other non-structural components may be obtained upon the submission of an itemized list from the contractor or owner-builder stating the items to be repaired, with an accurate cost estimate of the repairs. It will be the responsibility of the owner-builder or contractor to request the required inspections from the Lee County Inspections Office at 239-533-8997 or use an approved architect or engineer to perform the inspections and provide inspection reports to the Lee County Building Inspections Office.

3. Major damage

- Permits for minimal structural components such as damaged glass rooms, trusses on single family houses, cladding (roof and wall sheathing)

and non-structural components, including mechanical (air conditioning), electrical and insulation, may be issued to a contractor or owner-builder upon submission of an itemized list signed and sealed by an approved architect or engineer.

- Considered Substantial Damage per FEMA guidelines, requiring a more complex permit review process described here:
www.leegov.com/dcd/flood/building/improvements.

4. Major structural damage

- Permits for collapsed roofing systems, destroyed walls, foundation damage, damage to beams and other major structural components, will only be issued upon submission of detailed construction drawings prepared and sealed by an approved architect or engineer.
- Considered Substantial Damage per FEMA guidelines, requiring a more complex permit review process described here:
www.leegov.com/dcd/flood/building/improvements.

Expired permits/permits due to expire:

- Existing permitting records (all record types) that have an expiration date of Sept. 26 through Oct. 31, 2022, will be auto-extended, with a new expiration date of Nov. 1, 2022 and is subject to further extension.

Inspections:

- All inspection requests are being accepted at this time, with **priority being given to hurricane related repairs.**
- It will be the responsibility of the contractor or owner-builder to request the required inspections, based on the approved scope of work. The use of an approved private provider inspection firm to perform the necessary inspections and provide inspection reports to the Lee County Building Inspections Office is acceptable. Email inspections@leegov.com.
- Inspections can be scheduled via [eConnect/ACA](#) or by phone at 239-533-8997.
- ***Inspections must be scheduled by 5 p.m. for next business day inspections. Lee County is temporarily suspending same-day inspection scheduling.***

Tips for rebuilding:

- Homeowners may perform their own repairs per [state statute 489.103](#).

- Anyone hired to do repairs for the homeowner must be a properly licensed contractor. The homeowner should visit the Florida Department of Business & Professional Regulation website at www.myfloridalicense.com or contact the Lee County Contractor Licensing Office at ContractorLicensing@leegov.com, to assure the contractor is properly licensed to perform the work being requested.
- Getting a permit for permanent repairs will help prevent post-storm scams and price-gouging. Your community's permitting process can help ensure that repairmen are licensed and performing repairs to code.

Please note: These procedures are designed to facilitate permitting during the aftermath of a major catastrophic event. Changes may occur, depending on circumstances.



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You are receiving this email as someone who wants to preserve and protect Captiva.

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