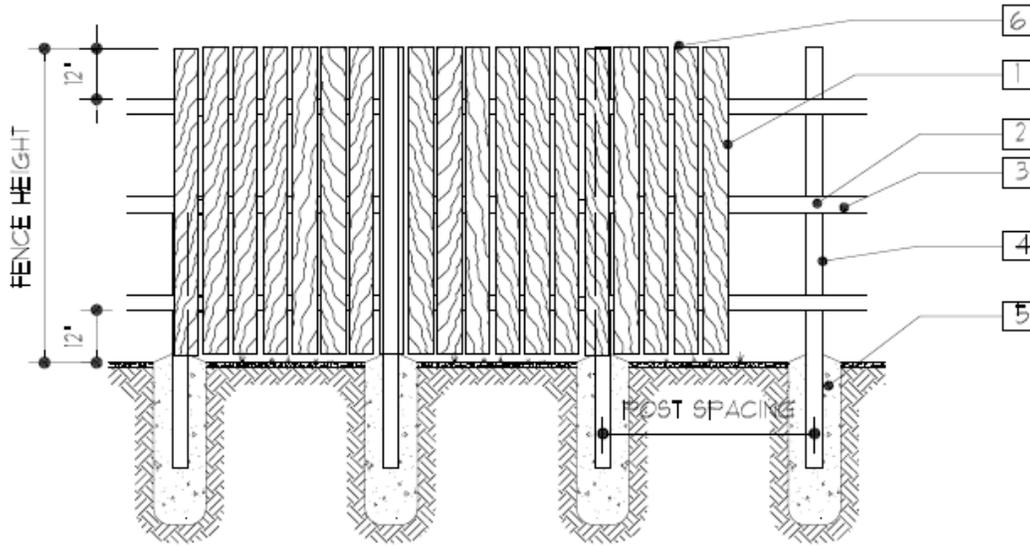


## WOOD FENCE DESIGN DETAIL



1. Wood Picket minimum 5/8" Dressed Thickness. Attach each picket to rails with two (2) 6d Galvanized Nails or #10 Galvanized Screw
2. All Nails and Connectors shall be galvanized.
3. Wood Rails Maximum distance from top and bottom 12 inches 24" elsewhere. Minimum rail size 2"x 4" with 3 rails required attached with a minimum of four (4) 10d nails to wood post
4. Wood Post, No. 2grade wood or better, minimum size 4"x4"x8", refer to chart below for spacing.
5. Concrete footing at each post minimum diameter of 10" with a minimum depth of 24" from finish grade. Minimum post embedment is 24".
6. If fence is part of pool barrier the finish side must face out so as to render the fence non-climbable.

### WOOD FENCE POST SPACING REQUIREMENTS

Fence Height (ft)	Post Spacing (ft)
Up to 4'-0"	6'-0"
Up to 5'-0"	5'-0"
Up to 6'-0"	4'-0"

**Note:** Pre-assembled Wood Panel fences and or other fences sold in hardware stores are not covered by this detail. Applicant is advised to obtain the Current Notice of Acceptance from the store and submit it for permitting. The fence must be built in accordance with the approved Notice of Acceptance.

## Using Fences as Pool Barrier

### **424.2.17.1 Outdoor swimming pools.**

Outdoor swimming pools shall be provided with a barrier complying with Sections [454.2.17.1.1](#) through [454.2.17.1.3](#).

#### **454.2.17.1.1**

The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade the barrier may be at ground level or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

#### **454.2.17.1.2**

The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier as herein described below. One end of a removable child barrier shall not be removable without the aid of tools. Openings in any barrier shall not allow passage of a 4-inch diameter (102 mm) sphere.

#### **454.2.17.1.3**

Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

#### **454.2.17.1.4**

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1¾ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1¾ inches (44 mm) in width.

#### **454.2.17.1.5**

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1¾ inches (44 mm) in width.

#### **454.2.17.1.7**

Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 1¾ inches (44 mm).

#### **454.2.17.1.8**

Access gates, when provided, shall be self-closing and shall comply with the requirements of Sections [454.2.17.1.1](#) through [454.2.17.1.7](#) and shall be equipped with a self-latching locking device located on the pool side of the gate. Where the device release is located no less than 54 inches (1372 mm) from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside. Gates that provide access to the swimming pool must open outward away from the pool. The gates and barrier shall have no opening greater than ½ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

## Maximum Fence Height Allowed

The height of a wall, hedge or fence shall be the vertical distance measured from the average elevation of the finished building site to the top of the wall, hedge or fence. The average elevation shall be measured along both sides of the wall, hedge or fence line. Virgin land may not be increased or decreased to affect the permitted (or required) height of a wall, hedge or fence unless the entire building site is graded to even out the level of the site or to increase it to the required Miami-Dade County flood criteria elevation. **Average elevation shall be determined by taking elevations along both sides of the wall, hedge or fence line, at five-foot intervals and totaling the same and then dividing the total by the number of stations at which the elevations were taken**". The maximum height allowed is 6 feet above this average

## Fence Application Requirements:

- Building Permit Application** indicating the type & height of fence. Job Value and lineal feet of fence to be indicated in spaces provided.
- One Survey** showing the dimensions of the property, the type and height of fence, and location of the fence on the property. Indicate the location by placing small x's using a black fine point pen showing where the fence will be placed. Please show location of all gates and show the gate swing
- Property Lines:** Fences may be placed on the property line. If fences are not on property line indicate the setback from the property lines
- Notice to Owner for Utility Easements** if fence is to be placed in a Utility Easement shown as U.E. on your survey.
- Fences on a lake or canal** will require a permit from SOUTH FLORIDA WATER MANAGEMENT.
- Homeowner Association** approval letter will be required if applicable.
- Owner-builder affidavit** is required if project is to be done by the homeowner
- Affidavit of Survey** is required if survey is older than one year.
- Proof of Ownership** is required. (Recorded warranty deed or property tax statement)
- Homeowner** must appear in person if owner builder.

## Fence Application Required Reviews:

- Zoning review
- Building review

## Required Inspections:

- Foundation inspection
- Final inspection by Zoning Inspector
- Final inspection by Building Inspector (Note zoning must approve prior to Building Inspection)

## Attached Forms:

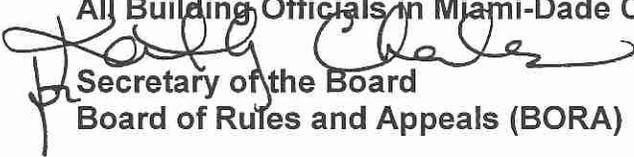
- Permit Application
- Affidavit of Survey
- Section 33-11 of the Zoning Code Safe Sight Distance Triangle
- Notice to Owner for Utility Easement

The requirements noted above are based on the most common for this type of construction. Other requirements may be required because of the specific conditions of your project. Some of the requirements noted above may not apply to your project. The Village of Palmetto Bay Building Division makes every effort to keep guideline information current; however, Code Section numbering changes, Code amendments, or Formal Interpretations by the State or the Dade County Board of Rules and Appeals may be approved from time to time and modifications to the information noted above may become necessary. The information noted above is intended to help designers and property owners; however, permit applicants are responsible for the content of the documents submitted. Deed restrictions and homeowners associations (HOA) may require additional requirements or requirements that may conflict with those noted above. Be sure to check for your deed restrictions and HOA requirements to avoid unnecessary construction or legal costs.



Department of Regulatory and Economic Resources  
Board Administration Section  
11805 S.W. 26 Street (Coral Way) Rm. 230  
Miami, Florida 33175  
Tel (786) 315-2573 Fax (786) 315-2570  
[www.miamidade.gov/development](http://www.miamidade.gov/development)

MEMO

TO: All Building Officials in Miami-Dade County  
FROM:  Secretary of the Board  
Board of Rules and Appeals (BORA)  
DATE: May 24<sup>th</sup>, 2017  
SUBJECT: BORA Interpretation  
Horizontal Pickets in a Swimming Pool Barrier

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At their meeting of May 18<sup>th</sup>, 2017, the Board considered the content of Section 454.17.1.5 of the 5<sup>th</sup> Florida Building Code (2014) (Building) and Section R4501.17.1.4 of the 5<sup>th</sup> Florida Building Code (2014) (Residential) in relation to the allowable spacing between horizontal pickets for a pool barrier application.

The Board interpreted that any spacing between horizontal pickets will create a climbable condition, defeating the intention of a pool barrier protection, in doing so the Board rendered the following interpretation:

***“When horizontal pickets are used for a private or residential pool barrier, the horizontal pickets shall not have any gaps, openings, indentations or protrusions.”***

Should you have any questions, please contact Michael Goolsby, Board and Code Administration Division Chief 2 at (786) 315-2508.



## AFFIDAVIT OF SURVEY

State of Florida  
County of Miami-Dade

The undersigned Affiant \_\_\_\_\_ (Property Owner), does hereby attest that the attached survey, prepared by \_\_\_\_\_ (Surveyor's Company), performed on the \_\_\_\_\_ day \_\_\_\_\_, \_\_\_\_\_ (Date of Survey), is an accurate representation of the existing conditions and locations of all structures on the property as of this date.

The purpose of the is **Affidavit of Survey** is to induce the Village of Palmetto Bay to issue a building permit for the property without first providing a **Survey less than (1) year old**. The Affiant, as property owner, further agrees to remove or obtain permits for any structures which now may exist on the property which are not permitted or which may violate building or zoning code regulations. The Affiant further understands that the existence of any such structures will affect final inspections as applicable to this or other permits.

Further, Affiant sayeth naught

\_\_\_\_\_  
Witness (sign and Print Name)

\_\_\_\_\_  
Affiant (Sign and Print Name)

\_\_\_\_\_  
(Witness (Sign and Print Name)

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
Affiant is personally known to me, \_\_\_\_\_ produced \_\_\_\_\_  
as identification.

By \_\_\_\_\_  
Seal

Village of Palmetto Bay  
Building & Capital Projects  
9705 E. HIBISCUS ST  
Palmetto Bay, FL 33157  
Ph: (305) 259-1250 Fax (866)927-5576



VILLAGE OF PALMETTO BAY  
DEPARTMENT OF BUILDING & CAPITAL PROJECTS  
9705 E HIBISCUS ST  
PALMETTO BAY, FL 33157  
PH: 305-259-1250 FAX: 305-259-12591

### SUNSHINE TICKET NUMBER

DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

PERMIT NUMBER: \_\_\_\_\_

To Whom It May Concern:

The undersigned, as owner of the property located at \_\_\_\_\_ Palmetto Bay, Florida hereby absolves of any and all legal responsibility for any claims, loss, damage or expense which may arise as a result of the placement of a fence in the utility easement area. Furthermore, I have contacted the following utilities and have received their consent.

Sunshine Network      1-800-432-4770

Ticket Number \_\_\_\_\_ Date \_\_\_\_\_

\* NOTE: Please allow minimum of **four (4) working days** after last call for field check before returning to the Department of Planning and Zoning for final zoning approval.

Sincerely,

\_\_\_\_\_  
**Property Owner**

\_\_\_\_\_  
**Print Name**

**Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, Florida 33157  
PH: 305-259-1292 FX: 786-338-7432**

**ADDENDUM TO FENCE PERMIT APPLICATION**

**JOB ADDRESS:** \_\_\_\_\_  
\_\_\_\_\_

It is understood that fences and walls that obstruct vision may not exceed 2 ½ feet in height when located either within 10 feet of the edge of any driveway leading to a public right-of-way, or within the "Safe Sight Distance Triangle" as defined in Section 30-60.2 (c) of the Village of Palmetto Bay Zoning Code. I certify that this fence will not be located within the rights-of-way indicated in Section 30-60.2(c)(d) of the Village of Palmetto Bay Zoning code. I further acknowledge that the issuance of this permit shall not be construed as permission to violate any provisions of Village of Palmetto Bay Zoning Ordinances.

Additionally, an As-Built survey may be required by the department at the owner's expense, if there is a concern that the fence or wall encroaches on neighboring properties, easements or public rights-of-way.

Please be advised, if violations are found to exist the law provides that tickets shall be issued resulting in penalties of up to \$500.00 per day (Chapter 8CC of the Code of Miami-Dade County).

\_\_\_\_\_  
**Owner's Name**

\_\_\_\_\_  
**Owner's Signature**

\_\_\_\_/\_\_\_\_/\_\_\_\_  
**Date**

\_\_\_\_\_  
**Contractor's Name**

\_\_\_\_\_  
**Contractor's Signature**

\_\_\_\_/\_\_\_\_/\_\_\_\_  
**Date**