

Building and Construction Advisory Committee

The Building and Construction Advisory Committee met in regular session on **Wednesday, June 10, 2026**, at **1:00 p.m.**, in the Space Coast Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 1:00 p.m.

Board members present: Bruce Moia, Chair (D5); Ralph Durham, Vice Chair (D4); and Rick Cofer (D2)

Staff members present: Terry Talbert, Assistant Deputy Director (Planning and Development); Edward Fontanin, Director (Utilities); Lucas Siegfried, Utilities (Engineer III); and Jordan Sagosz, Operations Support Specialist (Planning and Development).

Approval of the April 8, 2026, BCAC Minutes

Motion to approve the BCAC minutes of April 8, 2026, by Ralph Durham, seconded by Rock Cofer. The motion passed unanimously.

Item 1. Resolution Amending the “Criteria for Water and Sanitary Sewerage Systems Within Brevard County” (All Districts).

Lucas Siegfried spoke to the item. He said they’re looking to make an update to the Brevard County criteria for water and sewage systems. We update this periodically, the intent is to do updates as new codes and regulations change, standards change, as new products become available. The last update was in November 2023 and it was approved in 2024.

Bruce Moia said just as we’re getting used to the 2024 changes.

Edward Fontanin said just keeping up with the times.

Mr. Siegfried stated the primary updates are going to be some of the testing procedures, some of the products, those are the biggies in this one. If you recall, the last one we added the backup diesel pumps, so we added more language there to clarify those requirements as well. Most stations we added an emergency bypass pump; it’s a safety standard for the lift stations to make it safer for staff.

Ralph Durham said he noticed on the diesel tanks there’s no underground tanks for the fuel.

Mr. Siegfried said previously we’ve done diesel generators, and we switched over to these diesel pumps, the tanks sit above ground.

Mr. Fontanin said the Hillsborough and Pinellas county ten years ago got away from the generator approach because if lightning strikes, which happens more than you know, when it takes out the panel it makes the generator inoperable. Even though we have a generator and you think it’s automatic, by having a diesel pump it bypasses that. If it strikes the panel, the diesel pump still operates.

Mr. Siegfried said there’s one lift station on the corner of Plumosa in Merritt Island and a car stuck the control panel and everything was inoperable for about a year and a half.

Mr. Moia asked why no underground tank for the diesel pumps.

Mr. Fontanin answered the volume needed, you need special permits now to sink it into the ground...

Mr. Moia asked how big the tanks are.

Mr. Siegfried answered they range in size based on the size of the diesel pumps. They're sized to enable to run based on FDEP standards.

Mr. Moia said so they have to run for a certain duration.

Mr. Siegfried said yes, a certain duration of pumping and depending on what your fuel burn is.

Mr. Moia said for example if you have a 25-horsepower pump...

Mr. Siegfried said it could be a 150-gallon tank.

Mr. Moia said that's a big tank.

Mr. Siegfried said to keep in mind it's also the footprint of the entire diesel generator...

Mr. Fontanin said when you look at it, you wouldn't notice it. It's like a generator where you have a belly tank...

Mr. Durham said incorporated as a package then.

Mr. Siegfried said yes, it's all one single package.

Mr. Fontanin said it's not a standalone off to the side, it's all incorporated.

Mr. Moia asked how they deal with someone hitting the tank in a car. Would it simply be putting bollards in front of it?

Mr. Siegfried said yeah, the lift stations now require bollards depending on location if we thought there was a risk of that.

Mr. Moia said I know we don't want them to be in the way, but...

Mr. Siegfried said another detail we added was to make them removable bollards.

Mr. Fontanin said there are some residents who think the lift station is an extension of their road parking, so we've had to install the removable bollards so when the guys show up they remove them...

Mr. Moia said and there's not a car parked in their way.

Mr. Durham said that's a good idea and you can replace them more easily if they're removable.

Mr. Siegfried said he had the agenda package in front of him, and he can read the actual request. We're requesting the Building and Construction Advisory Committee to review and recommend for approval to the Board of County Commissioners the amendments to the criteria for water and sanitary sewerage systems within Brevard County. What we included in the attachment was the clean version as well as the red line so you could see...

Mr. Durham said he read something in there about asbestos, and he couldn't find it again. He asked if there was asbestos involved in any of this stuff or is that the usual canned statement.

Mr. Siegfried said more or less the regular statement. Some of the older materials have asbestos in it. He said he's amazed at where you find asbestos.

Mr. Durham said you must have some sort of insulation to avoid frost or freeze damages.

Mr. Siegfried said fortunately in Florida it's fairly warm.

Mr. Durham said up until recently.

Mr. Siegfried laughed and said last year was a doozy.

Rick Cofer asked when all this would take effect.

Mr. Siegfried said their intent is to take it to the Board in July.

Mr. Moia said he noticed the diesel pumps aren't required if it's not over 12-inch discharge or 30 horsepower.

Mr. Siegfried said the background is we looked at what size pump we typically have to mobilize. Say we had a hurricane and there's a loss of power, we have diesel pumps and generators on trailers where we can haul them around. It becomes more problematic when you get above 30 horsepower.

Mr. Moia said he saw it says the Utilities Department will no longer forward the permits to DEP.

Mr. Siegfried asked what page.

Mr. Moia said it has a strikethrough, "utility services will forward the application to DEP" and that's stricken. He stated he knows it's been a procedure, we send them to you, you guys send them to DEP. Not that he cares, he was just wondering if that's what they're trying to do. He said that's fine, that's what we do for everyone else anyway.

Mr. Siegfried stated that's what he was going to say, trying to standardize it.

Mr. Moia asked about the testing stuff, bring everything up to current standards.

Mr. Siegfried said yeah.

Mr. Moia asked if there was anything else in there. It's mostly testing and lift station stuff.

Mr. Siegfried said those are the big ones, some of the details changed a little bit.

Mr. Cofer said there are a lot of material changes.

Mr. Siegfried said yes. It's not as big as the last one. Lift station layouts where the RTU towers go, we wanted it closer to the driveway and we added the emergency bypass pipe.

Mr. Moia said if you do have to close down the station...

Mr. Siegfried said we have a dedicated pipe. Before the guys show up and they needed to pump out the station, they would manually drop a big hose and the lift stations can be 30 ft. deep, so you have a guy hanging over this 30 ft. deep hole. So, it's a safety thing and helps in terms of the time how quickly they can get it set up when they're not dealing with the pipe. Now they just bring a pipe connection point...

Mr. Durham said it's a lot safer.

Mr. Siegfried agreed it's a lot safer.

Mr. Moia stated you're making it mandatory if you're over 14 ft. deep you have to go to SDR 26.

Mr. Siegfried said it was already there, more to make it black and white.

Mr. Durham stated he thinks they're good changes.

Mr. Cofer asked about the changes from prongs to brass.

Mr. Siegfried explained some of that has already been standardized, but it was written wrong in here. It's already what's been done, but it was mislabeled in there.

Motion to recommend approval as stated by Ralph Durham, seconded by Rick Cofer. The motion passed unanimously.

Building Report

Terry Talbert presented to the Board a copy of the building report. He said the first page breaks down the inspections by agency, the County, JPI, and private providers. If you notice for the last few months, we really didn't have any JPI guys because we had enough inspectors. In April we had to pick up a few, and this month hired a new inspector and have another one starting at the end of this month. We'll be fully staffed so we can get rid of the private providers. They cost a lot of money. The monthly average for inspections this year is about 3,863, so it has slowed down because the housing market has slowed. He said Viera Builders is starting to pick back up a little bit.

Mr. Durham said not multi-family or commercial.

Mr. Talbert said no. If you look at monthly inspection requests, those are people who call into staff or they go into the BASS portal, and virtual inspections. He did 25 virtual inspections yesterday, A/Cs and roofs. It's really picking up, which is great.

Mr. Moia said it's going in the right direction, getting more BASS and virtual requests.

Mr. Talbert spoke about Permit Assist and how it walks the customer step by step to figure out what they need.

Mr. Durham said it's helpful for those who don't understand that.

Mr. Talbert agreed and said that's who we did it for, homeowners.

Mr. Durham asked about the new regulation coming out, talking about limiting \$7500 items.

Mr. Talbert said well, there's a few things coming out. The way it's worded is you cannot be exempt from anything that's structural, electrical, mechanical, or plumbing. There's only a few things left, what do you consider structural. The other thing is permitting, you have to have an inspection every six months, now it's every year.

Mr. Durham said the projects that drag on might be a good thing.

Mr. Talbert said you can take ten years to build a house legally if you have an inspection every six months. Your neighbors are going to complain.

Mr. Durham mentioned there's a reduction in single-family homes but you wouldn't know it because there's still a lot being built.

Mr. Talbert said they run a report for single-family homes being built every day. Accela Support has done a good job running reports for us so we can forecast. He said the roof permits have been stable. He said he's hoping to hire a new Building Official in a few months since he's in a new position.

Mr. Moia asked what the new position was.

Mr. Talbert said he's the Assistant Director of Planning and Development.

Mr. Durham said you're sticking around.

Mr. Talbert said he'll be around for at least four more years.

No public comment.

The meeting was adjourned at 1:24 p.m.