



7-A-1

MEMORANDUM

TOWN OF PONCE INLET – PLANNING & DEVELOPMENT DEPARTMENT

THE TOWN OF PONCE INLET STAFF SHALL BE PROFESSIONAL, CARING, AND FAIR IN DELIVERING COMMUNITY EXCELLENCE WHILE ENSURING PONCE INLET CITIZENS OBTAIN THE GREATEST VALUE FOR THEIR TAX DOLLAR.

TO: Jeaneen Witt, Town Manager
CC: Aref Joulani, Planning & Development Department
Hank Baker, Chief Building Official
FROM: David Hooker, Code Enforcement Officer
DATE: October 12, 2016
SUBJECT: Hurricane Matthew Damage Assessment

This memorandum is to advise you of the completed damage assessment that was performed between October 8 and October 11 of this year.

All the information was inputted into IDAM (Integrated Damage Assessment Model) and has been submitted to Volusia County, where, they will take the information from all other jurisdictions and compiled an overall event for the County.

This program is designed specifically for damage assessment for the principal structures of all single and multifamily units including business establishments. The program designates the "damage levels" into four separate categories.

"Affected" has minimal damage and is habitable without repairs. Some of the items to look for in this category are, Chimney or porch damage, carpet is soaked, broken windows, missing shingles and damage to air conditioning exterior unit.

"Minor" is categorized as damaged and uninhabitable. Minor repairs are necessary to make structure habitable, but can be completed in a short period of time (less than a month). Some of the items to look for this would be section of roof with unsafe but minor damage, many broken windows, buckled or broken window frames or doors, damaged to septic system, flood water depth of 3 to 18 inches.

"Major" has sustained structural or significant damage, is also uninhabitable and requires extensive repairs. In this category staff will be looking for portions of the roof missing, roof clearly lifted, twisted, bowed, cracked or collapsed walls, damaged foundations, flooding over 18 inches.

"Destroyed" is a total loss. Not economically feasible to rebuild. Permanently uninhabitable. These items would include that the structure is leveled, shifted off its foundation, roof is gone, noticeable distortion to walls, Red tag or condemned by the Building Official.

Again these categories were for only principal uses only. Even though several homes may have lost fences, sheds, screen enclosures, boat docks, etc. They were not placed into a category based on that alone.

During the assessment I estimated conservatively that 70% of all properties had some sort of storm related damage. This would include fences being down, screen enclosures being damaged, trees down, damage to personal vehicles, some water intrusion, or power loss. But again, this does not show in the report for IDAM.

During this event we were extremely lucky not to have any dwellings that fell into the destroyed designation. We did however have one property that fell into the Major category. (29 Jana Drive) The owner has been notified by the Building Official's decision to post this building as "uninhabitable" until the necessary repairs are completed.

The Town also had 3 properties that fell into the "Minor" category. One of these properties, (4890 Sailfish), was because of standing water in the home. The other 2 properties, (4339 and 4421 South Atlantic Avenue), were caused by wind damaged.

4339 South Atlantic lost parts of the roof where the rafters were exposed to the elements. 4421 South Atlantic (Ponce Inlet Villas) is a multifamily dwelling units that lost parts of the roof which exposed the rafters to the elements and with that had many units that had water intrusion to the point of saturation of the drywall on ceilings and walls which will now have to be replaced in almost every unit.

The remaining properties fell into the "affected" category. These properties mostly sustained missing shingles, chimney damage, broken windows, and some minor water intrusion.

Our community currently has 2713 individual residential dwelling units. Of this number a total of 1201 are considered single family in nature. 1512 dwelling units are classified as condominiums.

During this storm event, there were 296 dwellings placed in one of the four categories. This equates to only 9.16% of all dwellings that were affected in the Town.

Furthermore, of all the dwellings affected the overwhelming amounts of those were properties with shingled roofs. A handful (10 to 15) were properties that roofs were of tile. It was interesting that there were no roof damage seen or reported that involved roofs with metal membrane.