

News

Newer homes are more likely to make it through a hurricane

By PASHA CARROLL
SUN REPORTER

When two homes sit side by side and one is flattened by a hurricane and the other remains untouched, you have to wonder, is it sheer luck or the way a home is built?

Jerry Ray, the Senior Vice President for the St. Joe Company, said that during Hurricane Ivan, it was both.

"We were lucky, part of being lucky is being prepared," he said.

The St. Joe Company properties include WaterColor, WaterSound and Camp Creek Golf Club in South Walton.

"They do not have structural damage or flooding at all," he said.

"Homes built to the new code fared much better than houses built to the old code," said Malcolm Pat-

erson, the Executive Vice President of the Building Industry Association of Okaloosa and Walton County.

"The most damage I saw was done to older houses."

According to David Thomas, the construction manager at St. Joe Home Building at WaterColor and WaterSound, homes built according to the 2001 Unified Building Code, adopted by the State of

Florida and Walton County in March 2002, should be able to withstand 130 mph winds.

"It is designed to make homes resilient," Patterson said of the wind load requirements in the new code.

"The new code also states a clearly defined system of accountability for the builder, subcontractor, architect, structural engineer and local build-

ing department," Thomas said.

"What I have seen as a result of the new code is the use of construction techniques and materials that have been used to produce better built, stronger homes," he said.

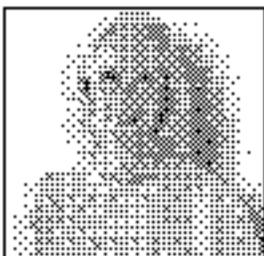
A small portion of the vast code outlines specifications for homes built in

Please see Codes
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ST ANDREWS
\$575,000



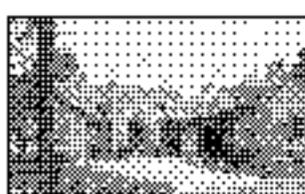
GRAND SANDESTIN
\$649,000



BEACHWALK VILLA
\$425,000



BURNT PINE
\$975,000



BAY VILLA
\$1,525,000



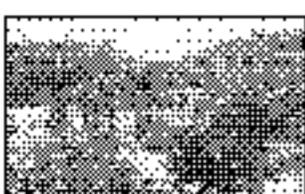
LASATA
\$449,000

AUGUSTA - 2BR/2BA home on golf course. Totally remodeled inside & out - definite MUST SEE! \$425,000
 BAYVILLA - stunning 4 br, 4 ba custom built home in Burnt Pine. Pool & Lanai, Fantastic craftsmanship! \$1,525,000
 BAYTOWNE AVENUE - 3BR/3.5BA home on Golf course with lake views SOLD \$585,000
 BAYTOWNE AVENUE - 3BR/3.5BA, on Raven Golf Course, 3-car garage SOLD \$639,000
 BAYTOWNE AVENUE - 3BR/3.5BA home, Golf Course views, lanai, more! SOLD \$899,900
 BAYTOWNE CIRCLE - 3BR/2.5BA home with pod. Split floor plan, high ceilings \$885,000
 BEACHSIDE I - 3BR/2BA, 5th floor, gulf views, private master balcony SOLD \$760,000
 BEACHSIDE II - 1BR/1BA condo on 13th floor, spectacular Gulf Views I SOLD \$475,000
 BEACHSIDE III - 1BR condos, great for rental, Gulf front SOLD \$470,000
 BEACHWALK - 3BR/3BA, lot, lakefront, extended deck SOLD \$449,000
 BEACHWALK VILLA - Cute, roomy 2BR/2.5BA condo on lake on beach side of Sandestin Resort \$425,000
 BEACHWALK VILLA - Excellent for investment or family getaway. 2BR/2.5BA, lake views PENDING \$449,000
 BURNT PINE - 4BR/3BA custom built home on lake with pool/lanai & golf course views \$975,000
 BURNT PINE - stunning 3 br, 4 bath custom built home with hi-tech pool/lanai, faux paint, office, much more! \$1,475,000
 BURNT PINE - 3BR/3BA home on Burnt Pine GC, pool & lanai SOLD \$799,000
 CRYSTAL LAKE - 4BR/3BA in quiet neighborhood. Nicely furnished SOLD \$449,000
 DEL MAR - 3BR/3.5BA home on lake with pool. Limestone floors, more SOLD \$775,000
 DRIFTWOOD ESTATES - Nice size lot on Bay Seawall. Great building opportunity SOLD \$1,500,000
 FAIRWAYS - 2BR/2BA home on golf course. Large deck, screened patio, quiet neighborhood \$425,000
 FOUNTAINS - 3BR/3.5BA Mediterranean style home on lake \$790,000
 GRAND SANDESTIN - Spacious 2BR/2BA condo on 8th floor. Near shopping, dining, entertainment, beaches \$849,000
 GRAND SANDESTIN - 1BR/1BA condo on 3rd floor. Located next to Bayowne Wharf \$349,000
 GRAND SANDESTIN - 2BR/2BA, lock out unit, new SOLD \$629,000
 HARBOR POINT - 1BR/1BA condo with Bay & Presene views. Perfect for investment or vacation home \$340,000
 HARBOR POINT - 1BR/1BA condo on 2nd floor. Fantastic Bay, Golf Course & Marina views SOLD \$330,000
 HERON WALK - 2BR/2BA condo with unobstructed Bay views, remodeled \$425,000
 LASATA - 1BR/2BA condo in Sandestin's latest development, Marina & Bay views \$449,000
 LAUREL GROVE - 2BR/2BA home on golf course, high ceilings, pine floors \$425,000
 LAUREL GROVE - 3BR/3.5BA home in quiet neighborhood. Cherry hardwood floors, more SOLD \$849,000
 LE JARDIN - Beautiful 3 br 3 ba condo with Bay views. Heart of Bayowne Wharf Must See! \$525,000
 LINKSIDE DRIVE - 3BR/2BA 10th fairway on Links Golf Course SOLD \$289,000
 LINKSIDE - 2BR/2BA lake front home with addition. Deck with hot tub SOLD \$340,000
 MAGNOLIA BAY - 3BR/2.5BA condo on lake with Golf course views. West Indies style, beautiful features \$549,000

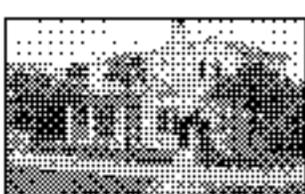
OTHER AVAILABLE SANDESTIN PROPERTIES:
 MAGNOLIA BAY - 3BR/2.5BA, on Bayowne Golf Course, great features SOLD \$475,000
 MARKET STREET INN - cute 2BR/2BA condo on 4th floor with wrap around balcony. Center of Bayowne Wharf \$480,000
 MARKET STREET INN - functional efficiency on 4th floor in Bayowne Wharf \$249,000
 MARKET STREET INN - 3BR/3BA, 5th floor, Bay & Village views \$899,000
 MERION - Large lot in Burnt Pine on golf course. Perfect site for your dream home! SOLD \$299,000
 NORTH SHORE - 3BR/3BA condo on Bay. Can't beat these views and the unit is a MUST SEE! \$845,000
 OBSERVATION POINT - 1BR/1BA condo on Amenities Deck Level. Centrally located in Bayowne Wharf \$289,000
 OBSERVATION POINT - 2BR/2BA condo in Bayowne Wharf, Amenities, Deck level \$549,000
 PILOT HOUSE - 1BR/1BA condo in Bayowne Wharf, 2nd floor \$329,000
 PILOT HOUSE - Studio apartment on amenities deck level. Perfect for investment! \$299,000
 PILOT HOUSE - 1BR/1BA 4th floor, Bayowne Wharf \$329,000
 PILOT HOUSE - 1BR/2BA, 5th floor, great investment \$394,900
 PILOT HOUSE - Great 2BR/2BA condo with wrap around balcony on Amenities deck level \$499,000
 PILOT HOUSE - 2BR/2BA lock-off unit on 3rd floor in Bayowne Wharf, centrally located \$489,000
 PILOT HOUSE - Versatile 2BR/2BA lock off unit on 5th floor. Center of everything \$489,000
 PILOT HOUSE - 2BR/2BA, lock-off, 5th floor, amenities deck view SOLD \$475,000
 PILOT HOUSE - 2BR/2BA lock off unit in Bayowne Wharf. Perfect for investment! PENDING \$499,000
 PINE RIDGE - 3BR/3BA condo with golf course views, sandvine floors, more SOLD \$999,000
 SANDPIPER - 3BR/2BA home on 10th fairway of Links Golf Course SOLD \$249,900
 SOUTHWINDS II - 2BR/2BA, totally remodeled 1st floor PENDING \$725,000
 SOUTHWINDS II - 3BR/3BA, Gulf front condo on 12th floor SOLD \$1,200,000
 SOUTHWINDS II - 2BR/3BA Gulf front condo on 12th floor, fantastic views I SOLD \$525,000
 SOUTHWINDS III - 3BR/3BA Gulf front condo on 12th floor, Rental Resurized \$1,500,000
 ST ANDREWS - 3BR/3BA home on golf course. Split floor plan, more \$975,000
 ST ANDREWS - 3BR/3BA custom built home, custom lighting, woody view, stream in yard SOLD \$549,900
 TIVOLI - 3BR/3BA, 1st floor, golf course, beautiful views SOLD \$999,000
 TIVOLI BY THE SEA - 3BR/3BA condo on Golf Course, 1st floor SOLD \$685,000
 TIVOLI RIDGE - Custom 4BR/4BA home on Golf course, pool, many quality features \$1,800,000
 TIVOLI TERRACE - 3BR/3BA condo on Golf Course, Mexican tile, neighborhood pool, unfurn. PENDING \$849,000
 TROON DRIVE - 3BR/3BA, on golf course, fireplace, unfurnished PENDING \$883,500
 TURNBERRY VILLA - 3BR/3BA, lakefront, golf course views SOLD \$399,000
 WESTWINDS - 2BR/2BA condo on 1st floor. Perfect for rental! \$785,000



MARKET STREET INN
\$699,000



PILOT HOUSE
\$394,900



FOUNTAINS
\$750,000



WESTWINDS
\$765,000



PILOT HOUSE
\$299,000



SOUTHWINDS
\$1,500,000



GRAND SANDESTIN
\$365,000



LE JARDIN
\$929,000



OBSERVATION POINT
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News

Codes

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the wind born debris zone.

In Walton County, the wind zone is any area within one mile north of the Gulf coast. These homes must have one of three things to be designed as a fully enclosed structure.

All outside windows and doors must have either projectile tested storm shutters, marked plywood covers and fasteners or impact glass that has been tested to withstand wind born projectile.

In the wind born debris zone, homes can also be built as a partially enclosed structure, which does not require window covers or impact glass. The home has to be designed with more stringent criteria.

The owners, structural engineers and architects make the choice to design a home as a fully or partially enclosed structure, Thomas said. A fully enclosed structure will cost about \$15,000 extra.

"It is more expensive to build to standards," Patterson acknowledged.

It is less expensive when done in the building's initial construction rather



The heavy-duty strap is embedded in concrete and is wrapped around the perimeter beam.

Pasha Carroll/The Sun



The all thread rods, placed at approximately 60 inches apart around the home, connects from the bottom of the beam to the top plate. The hurricane clip secures the trusses to the top plate developing a continuous hold down system from foundation to top plate.

Pasha Carroll/The Sun

than retrofitting. Bringing a home up to code is very expensive, he said.

"It begins with a master plan," Ray said. "It is much more than how many

nails and screws go into a house."

A house built to the 2001 Unified Building Code can be a secure home, even in hurricane winds. However,

homeowners should never assume their newly built home is indestructible.

"At category 5 or spin-off tornados—no building code can stop it," Patter-

son said.

"Tornadoes are up to 250 mph. There is nothing you can do," Thomas agreed.

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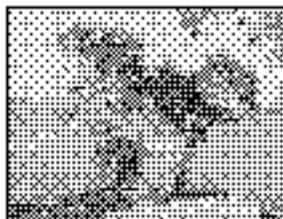
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CONDOMINIUMS

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- 217 GULFVIEW II - 1 BR/1 BA, beautiful gulf views, fully furnished \$275,000
- 102 GULFVIEW III - 1 BR/1 BA w/bunks, nicely furnished, pool, tennis \$229,000
- 605 LEEWARD KEY - 2BR/2BA, end unit, gulf views, 2 pools, beach access \$629,000
- 211 MAINSAIL - 2BR/2BA, ocean beach access, pool, tennis, garage \$449,000
- 505 PELICAN BEACH RESORT - 1 BR/2BA gulf front unit, beach, pool \$265,000
- 7112 REGENCY TOWERS - 2BR/2.5BA, gulf front, non-normal, very spacious \$1,278,000
- 902 ST. MAARTEN @ SILVER SHELLS - 2BR/2BA, gulf front unit \$1,457,000
- 205 SUMMER PLACE - 2BR/2BA, gulf front, garage parking, 2 pools \$658,000
- 502 SUMMER PLACE - 2BR/2BA, Gulf Front, Beach, Beautifully Furnished \$699,000
- 114 THE SUMMIT AT TOPS' L - 2BR/2BA, west end unit, resort living \$699,000
- 1202 SUNDESTIN - 1 BR/1 BA, great beach views, deeded access, fully furnished . . . \$462,000
- 9177 BIRCH EAT PELICAN - 2BR/2BA, lake view unit, beautiful lake & gulf views . . . \$279,000
- 1601 TERRACE AT PELICAN - 2BR/2.5BA, penthouse, panoramic views . . \$1,148,000
- 205 VILLA COWABA - 4BR/2BA, pre-construction, gulf front, pool, gym . . . \$1,200,000
- WHISPERING SANDS UNIT B, BLDG. B - 301A, 2BR/1.5BA, rare gulf side unit . . . \$800,000



433 CAPTAINS CIRCLE
Pegama Bay, Bayou Front
Concrete Construction, Custom Appointments
68 P4.5BA . \$2,600,000



2812 INDIANTRAIL
101 Feet on the Bay,
Rustic Home, Office, R Room
2 BR/2BA . \$1,525,000



5115 THE TIDES
Gorgeous Gulf Front Unit
Non-normal Building
2 BR/2BA . \$795,000

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