

BROWARD COUNTY BOARD OF RULES AND APPEALS ROOFING COMMITTEE

April 13, 2023
2 p.m.

ONE NORTH UNIVERSITY DRIVE
SUITE 3500-B
PLANTATION, FLORIDA 33324

PHONE: 954-765-4500
FAX: 954-765-4504

www.broward.org/codeappeals

2023 Voting Members

Chair

Mr. Daniel Lavrich, P.E., S.I., F.ASCE,
F.SEI
Structural Engineer

Vice-Chair

Mr. Gregg D'Attilio,
Air Conditioning Contractor

Mr. Stephen E. Bailey, P.E.
Electrical Engineer
Mr. Sergio Pellecer,
Fire Service Professional
Mr. John Famularo,
Roofing Contractor
Mrs. Shalanda Giles Nelson,
General Contractor
Mr. Daniel Rourke,
Master Plumber
Ms. Lynn E. Wolfson,
Representative Disabled Community
Mr. Dennis A. Ulmer,
Consumer Advocate
Mr. John Sims,
Master Electrician
Mr. Ron Burr,
Swimming Pool Contractor
Mr. Abbas H. Zackria, CSI,
Architect
Mr. Robert A. Kamm, P.E.,
Mechanical Engineer

2023 Alternate Board Members

Mr. Steven Feller, P.E.,
Mechanical Engineer
Mr. Alberto Fernandez,
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VACANT,
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Structural Engineer
Mr. Robert Taylor,
Fire Service
Mr. David Rice, P.E.,
Electrical Engineer
Mr. James Terry,
Master Plumber
Mr. David Tringo,
Master Electrician
Mr. Jeff Falkanger,
Architect

Board Attorney

Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

Virtual Zoom Meeting Information:

<https://broward-org.zoomgov.com/j/1611145256?pwd=b0pieGtISWVmNGFRSWpsS0laLzBDZz09>

Meeting ID: 161 114 5256

1. Call to Order
2. Roll Call
3. Approval of Minutes – October 27, 2022
4. Business Topics:
 - a. Tile Underlayment Exposure – extending time for underlayments that otherwise qualify as a roof and are UV resistant
 - b. Roof to Wall Requirements for Roofing Contractors
 - c. City of Plantation Building Application Process Timeline
 - d. Third Party Video Inspection Providers Not Allowed in Broward County
5. Set next meeting date (if necessary)
6. Adjournment

Attachments:

1. Advisory Opinion; Retrofit to Existing Roofs (Item 4b)
2. Declaratory Statement, Roof Retrofit (Item 4b)
3. Formal Interpretation #28, Retrofitting Roof to Wall Connections (Item 4b)
4. Florida Statutes, Section 553.844, Wind Mitigation (Item 4b)
5. Report; Virtual Inspections (Item 4d)
6. FBC Provisions; Virtual Inspections (4d)

**BROWARD COUNTY BOARD OF RULES & APPEALS
ROOFING COMMITTEE MINUTES
OCTOBER 27, 2022**

Zoom Information:

<https://broward-org.zoomgov.com/j/1605265781>

A virtual meeting of the Board's Roofing Committee was held on Thursday, October 27, 2022, via Zoom. The meeting was called to order by Chairman Famularo at 1:30 p.m. The roll was called as follows.

Roll Call:

John Famularo, Chair
Daniel Lavrich, Vice Chair
Abbas Zackria
Guillermo Echezabel
Adam LeBlanc
Victor Blanco

Approval of Minutes – August 10, 2022

Mr. Lavrich made a motion, and Mr. Echezabel seconded the motion to approve the August 10, 2022 minutes as submitted. The motion was carried out by a unanimous vote of 6-0.

Business Items:

1. Consideration of proposed language regarding reinstallation of roof top equipment.

Mr. Jack Morell, Chief Structural Code Compliance Officer, explained that the Committee requested language to verify that when this equipment is installed it is done so in accordance with the code in effect at the time of installation. The language is: "Any roof top equipment removed during reroofing, shall be reinstalled in compliance with the code in effect at the time a reroofing permit is issued".

Mr. Zackria questioned requiring that the entire assembly must meet current code when the renovation rule is 50%. Mr. Morell advised that the proposed language is based on previous direction of the Committee. Chairman Famularo pointed out that there are two scenarios; one being a repair where the equipment would be re-installed and the other being a complete change-out where the re-installation (of a new unit) would be required to meet the code. Mr. Lavrich noted that the 50% rule has to do with when the entire building has to be brought up to code, and therefore does not apply here. He felt there is a lot of substance to what staff is proposing. The idea is to have some reasonable assurance that the equipment is installed properly. Chairman Famularo used the example of multiple units on a condominium roof and suggested considering language whereby operational units be re-installed as is. Mr. Zackria concurred for instances where the removal is solely for re-roofing purposes. Mr. Lavrich referred to Section 406.1 that indicates regardless of the scope of repair, new structural members and connections used for repair or rehabilitation shall comply with the detailing provisions of the Florida Building Code. One does not know if the equipment was originally installed according to code. Mr. LeBlanc felt with use of existing structural members would call for the code or product approval at the time of the original installation. Mr. Lavrich was not convinced that Mr. LeBlanc's comment would comply with that 1

code section. Mr. Famularo pointed out that if the existing units are situated on curbs, they would be re-installed on curbs. If situated on stands, they would be re-installed on stands according to the height requirement. Generally electrical and mechanical contractors are pulling individual permits simultaneously. Mr. LeBlanc asked what would happen if the stand has an expired product approval but it is only ten years old. Chairman Famularo felt the inspector's objective is for the stand to be eighteen inches off the ground regardless of the product approval. Mr. Zackria was concerned about the cost impact above re-roofing alone. Mr. Echezabal felt that making all the roof top equipment compliant is a safer and overall up-to-date project because equipment could have been installed over the years in any fashion. This is especially true for units on stands. Both Chairman Famularo and Mr. Lavrich agreed and emphasized the proposed language only applies if equipment has to be removed.

Mr. Lavrich made a motion, and Mr. Echezabel seconded the motion to approve the proposed code amendment as presented. The motion was carried out by a unanimous vote of 6-0.

2. Consideration of adding approved language to the approved Roof Top Mounted Equipment Affidavit approved in the August 10, 2022, meeting.

Mr. Jack Morell, Chief Structural Code Compliance Officer, explained the language just approved for reinstallation of roof top equipment is recommended to be added to the roof top mounted equipment affidavit.

Dr. Ana Barbosa, Administrative Director, indicated if approved the item would be presented to the full Board as a recommendation of the Roofing Committee.

Mr. Echezabal asked whether roof top electrical conduit or piping should be included in the affidavit as a potential roof top mounted equipment item. Mr. Lavrich pointed out that it is addressed in Section 1521, Re-Roofing. In response to Mr. Lavrich, Mr. Morell indicated he would not object to adding water lines and electrical conduit to the checkboxes of the affidavit.

Mr. Lavrich made a motion, and Mr. Echezabel seconded the motion to approve the proposed affidavit as amended to include water lines and electrical conduit to the check boxes. The motion was carried out by a unanimous vote of 6-0.

3. Public Comment – 3-minute time limit – none

4. Set Next Meeting Date (if necessary) – not at this time

5. Adjournment – 2:22 p.m.

MARK S. MUCCI, P.A.
Certified Civil Mediator

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(1929 – 2013)

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CHARLES M. KRAMER, Of Counsel
Board Certified in Construction Law

MATTHEW D. COHEN
ROBERT P. GAINES

June 11, 2021

James DiPietro, Administrative Director
The Broward County Board of Rules and Appeals
1 N. University Drive, Suite #3500-B
Plantation Florida 33324

**ADVISORY OPINION REGARDING HURRICANE MITIGATION
PER FLORIDA STATUTES 553.844 AND FLORIDA BUILDING
CODE EXISTING BUILDING SEC. 706.8 – 706.8.1.7**

**Revised from May 13, 2021*

Jim,

You have asked the Office of General Counsel for direction on the requirements as to retrofitting existing roofs in accordance with Florida Statutes Sec. 553.844 and Florida Building Code Sec 706.8. through 706.8.1.7. Review of the subject statute and code sections reflects a possible ambiguity with respect to the amount of costs incurred to establish requirements for roof-to-wall connections and the location of same.

Issue:

We have been asked to respond to three (3) questions pertaining to the above titled matter. To wit:

- 1) Is there a discrepancy in the intent of the FS 553.48 [553.84]. "... beyond a 15% increase of the cost to reroof" and FBCE 706.8.1 exception #2 15% of the cost to reroof..."

2) Because low slope roofs are not identified in the prescriptive methods, is it the intent of the code to eliminate low slope roofs from the required roof to wall retrofits mandated by FBCE 706.8.1 through 706.8.1.7.

3) [Please clarify] the last statement found in FBCEB 706.8.1.7 “When considering priorities for houses with both hip and gable roof ends, and the fifteen percent of the cost of roof replacement is sufficient to complete all of the prioritized elements pursuant to this section, but is not sufficient to complete all of the non-prioritized elements, then no portion of complete retrofit of the non-prioritized element is required.”

Analysis:

We have reviewed the Florida Building Code (Existing) Sec 706.8 through 706.8.1.7; Florida Statutes Section 553.844, Windstorm loss mitigation; requirements for roofs and opening protection and all sub-sections; the Declaratory Statement of the Florida Building Commission CASE # DCA09-DEC-045; and discussed the matter at length with BORA staff and personnel on the Broward County Board of Rules and Appeals. Having carefully considered the questions presented we answer as follows:

(1) There is no discrepancy in the intent of F.S. Sec 553.844 and FBCE 706.8.1 with respect to the meaning of 15% as it pertains to a measure of replacement costs for a roof in determining the requirement for retrofit solutions.

(2) Low slope roofs are not excluded from the prescriptive methods set forth in FBCE Sec 706.8.1. We would further state that low-slope roofs are in fact, included in the prescriptive methods of retrofit where sub-section 706.8.1 (2) states specifically:

2. Roof-to-wall connections shall not be required unless evaluation and installation of connections at gable ends **or all corners** can be completed for 15 percent of the cost of roof replacement.

While sub-section 2 references installation of connections at gable ends, it specifically addresses “**all corners**” as well. Low-sloped roofs have corners so that roof-to-wall connections are required at the corners of low-slope roofs if the retrofit of connections can be accomplished at a cost of 15 percent or less of the roof replacement.

(3) With respect to reconciling the possible ambiguity in FBCE 706.8.1.7 we note that the Code states *inter alia*:

706.8.1.7 Priorities for Mandated Roof-To-Wall Retrofit Expenditures

Priority shall be given to connecting the exterior corners of roofs to walls where the spans of the roofing members are greatest.

...

When considering priorities for houses with both hip and gable roof ends, and the fifteen percent of the cost of roof replacement is sufficient to complete all of the prioritized elements pursuant to this section, but is not sufficient to complete all of the non-prioritized elements, then no portion of complete retrofit of the non-prioritized element is required. [*This sub section very clearly and specifically distinguishes between the retrofit of non-prioritized items as opposed to prioritized items.*]

At least one portion of this section of the code is clear in that the elements to be considered for retrofit calculations consist of prioritized and non-prioritized components. If we go back and review Sec 706.8.1(2) its states that “installations of connections at gable ends” and “corners” must be completed for 15% (or less) of the cost of roof replacement. Reading Sec 706.8.1.7 in conjunction we see that those two (2) connection locations are (i.e. gable ends and corners) are “prioritized elements.”

The remainder of this particular section of the Code is not a model of clarity.

Careful review of the last (run-on) sentence in Section 706.8.1.7 determines that if the cost to retrofit the prioritized elements e.g. exterior corners of roofs to

walls, gable ends, is 15% or less then the roof must be retrofit. If the costs to retrofit the non-prioritized elements increases the cost of retrofitting above 15% of the cost of total roof replacement, then no portion of the non-prioritized elements shall be retrofit. In all cases the cost to retrofit prioritized elements is determined first.

What this means is that:

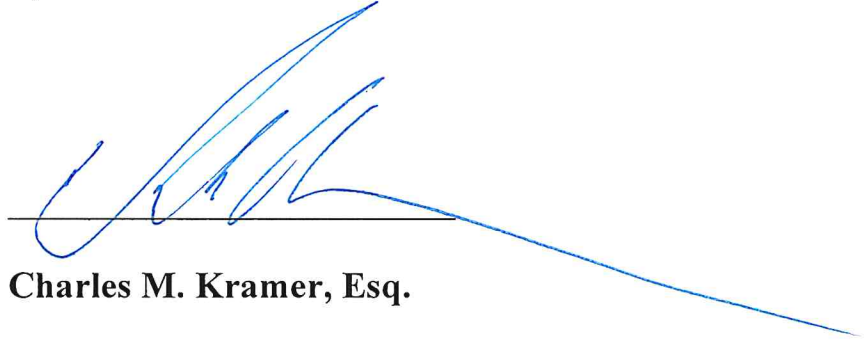
- i. If the cost of retrofitting all prioritized and non-prioritized elements is 15% or less, then both elements are to be retrofit.
- ii. If the cost of retrofitting prioritized elements is less than 15% but with the addition of non-prioritized elements the sum is greater than 15%, then only the prioritized elements are to be retrofit
- iii. If the cost of retrofitting prioritized elements is greater than 15%, then neither prioritized nor non-prioritized elements are to be retrofit.

We have attached a copy of the Declaratory Statement the Florida Building Commission CASE # DCA09-DEC-045 and note paragraph 7 wherein is stated:

7. Lastly, if fifteen percent of the cost to reroof the home is sufficient to complete all of the prioritized elements (gables for example) pursuant to Section 611.8.1.7 [* Now FBCE 706.8 et.al.] but insufficient to complete all of the other elements (hip corners), then no partial of complete retrofit of the non-prioritized element is required.

In so saying, our analysis comports with retrofit parameters established by the Florida Building Commission.

If you have any further questions please don't hesitate to contact us.



Charles M. Kramer, Esq.

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Board of Rules and Appeals**
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STATE OF FLORIDA
BUILDING COMMISSION

In the Matter of

Florida Roofing Sheet Metal & Air
Conditioning Contractors Association, Inc.

Case #: DCA09-DEC-045

Petitioner.

_____ /

DECLARATORY STATEMENT

The foregoing proceeding came before the Florida Building Commission (the Commission) by a Petition from Brad Weatherholtz, the Director of Technical Services for the Florida Roofing Sheet Metal & Air Conditioning Contractors Association, Inc., which was received on February 11, 2009. Based on the statements in the petition, the material subsequently submitted and the subsequent request by the Petitioner, it is hereby ORDERED:

Findings of Fact

1. The petition is filed pursuant to, and must conform to the requirements of Rule 28-105.002, Florida Administrative Code.
2. The Petitioner is an association comprised, in large part, of Florida licensed, roofing contractors.
3. One of the purposes fulfilled by the Petitioner is to represent its members before the Commission and obtain interpretations of the Building Code on behalf of its members in the form of Declaratory Statements by the Commission.
4. One of the Petitioner's members has been requested to provide an estimate to replace a roof on a single-family dwelling that is located within the wind borne debris region of the state. The dwelling and has an insured value of over \$300,000 and its roof

has both gable and hip roof areas. The cost to retrofit the roof-to-wall connections at the corners of the roof and its hip and gable areas will exceed 15% of the re-roof cost but all the gables or all the hip corners can be completed at a cost of less than 15% of the reroof cost.

5. The Petitioner requests a clarification of the requirements of Section 611.8, Florida Building Code, Existing Buildings Volume (2007), and specifically:

(a) Whether a home requiring roof to wall improvements as per 611.8, with both gable and hip configurations, and a confirmed cost to improve both gable ends and hip corners that would exceed 15% of the re-roof cost be required to improve only the portion that would apply as per 611.8.1.7;

(b) Whether section 611.8.1, exception 2 supersedes section 611.8(b) and voids 611.8.1.7 when a home has both gable ends and hip corners that require improvements; and

(c) Whether a home that has both gable and hips, and as per section 611.8.1.7, and the gables are priority (or vice-versa) and can be improved with in budget of 15% of the re-roof cost, but all of the hip corners cannot be improved with in the same budget (15% of the reroof cost) do any of the hip corners still need to be improved?

Conclusions of Law

1. The Florida Building Commission has the specific statutory authority to interpret the provisions of the Florida Building Code by entering a declaratory statement.

2. Section 611.8, Florida Building Code, Existing Building Volume (2007as amended 3/1/09), provides:

When a roof covering on an existing site-built-single-family residential structure is removed and replaced on a

building that is located in the wind-borne debris region as defined in the Florida Building Code, Building and that has an insured value of \$300,000 or more or, if the building is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$300,000 or more:

(a) Roof to wall connections shall be improved as required by Section 611.8.1.

(b) Mandated retrofits of the roof-to-wall connection shall not be required beyond a 15 percent increase in the cost of re-roofing.

3. Section 611.8.1, Florida Building Code, Existing Building Volume (2007 as amended 3/1/09), requires:

Where required by Section 611.8, the intersection of roof framing with the wall below shall provide sufficient resistance to meet the uplift loads specified in Table 611.8.1 either because of existing conditions or through retrofit measures. As an alternative to an engineered design, the prescriptive retrofit solutions provided in Sections 611.8.1.1 through 611.8.1.76 shall be accepted as meeting the mandated roof-to-wall retrofit requirements.

Exceptions:

1. Where it can be demonstrated (by code adoption date documentation and permit issuance date) that roof-to-wall connections and/or roof-to-foundation continuous load path requirements were required at the time of original construction.

2. Roof-to-wall connections shall not be required unless evaluation and installation of connections at gable ends or all corners can be completed for 15% of the cost of roof replacement.

4. Section 611.8.1.7, Florida Building Code, Existing Building Volume (2007 as amended 3/1/09), specifies that:

Priority shall be given to connecting the exterior corners of roofs to walls where the spans of the roofing members are greatest. For houses with both hip and gable roof ends, the priority shall be to retrofit the gable end roof-to-wall connections unless the width of the hip end is more than 1.5 times greater than the width of the gable end.

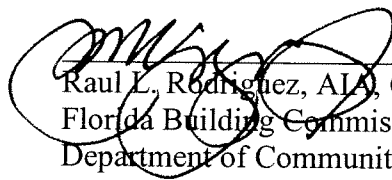
5. The response to the Petitioners first question is that, yes, improvement of the gables **or** hip corners is explicitly required by the Code.

6. The answer to the Petitioner's second question is that, no, one element of the relevant section of the Code does not void or supersede others, all apply to the circumstances identified.

7. Lastly, if fifteen percent of the cost to reroof the home is sufficient to complete all of the prioritized element (gables for example) pursuant to Section 611.8.1.7 but insufficient to complete all of the other element (hip corners), then no partial of complete retrofit of the non-prioritized element is required.

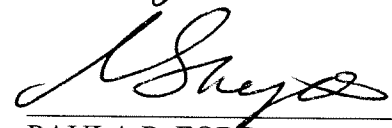
Petitioner and all other interested parties are hereby advised of their right to seek judicial review of this Order in accordance with Section 120.68(2)(a), Florida Statutes, and with Fla. R. App. 9.030(b)(1)(C) and 9.110(a). To initiate an appeal, a Notice of Appeal must be filed with Paula P. Ford, Clerk of the Commission, Sadowski Building, 2555 Shumard Oak Boulevard, Tallahassee, FL 32399-2100, and with the appropriate District Court of Appeal no later than thirty days after this Order is filed with the Clerk of the Commission. A Notice of Appeal filed with the District Court of Appeal shall be accompanied by the filing fee specified by section 35.22(3), Florida Statutes.

DONE AND ORDERED this 9th of July, 2009, in Coral Gables,
Miami-Dade County, State of Florida.


Raul L. Rodriguez, AIA, Chair
Florida Building Commission
Department of Community Affairs
Sadowski Building
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was sent to the
following by the method indicated on this 13 day of July, 2009.

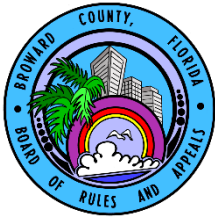

PAULA P. FORD
Commission Clerk

Via U.S. Mail

Brad Weatherholtz
Director of Technical Services
Florida Roofing Sheet Metal & Air
Conditioning Contractors Association, Inc.
Post Office Box 4850
Winter Park, Florida 32793

Via Hand Delivery

Mo Madani, C.B.O. Manager
Codes and Standards Section
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100



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Board Attorney

Charles M. Kramer, Esq.

Board Administrative Director

James DiPietro

—ESTABLISHED 1971—

FBC 7th EDITION (2020) FORMAL INTERPRETATION (# 28)

DATE: August 12, 2021
TO: All Building Officials
FROM: James DiPietro, Administrative Director
SUBJECT: Retrofitting Roof to Wall Connections

At its meeting of August 12, 2021, the Broward County Board of Rules and Appeals approved an interpretation of Florida Building Code Existing Building 2020 7th Edition Sections 706.8 through 706.8.1.7

The interpretation is to clarify the provisions of The Florida Building Code Existing Building 2020 7th Edition Sections 706.8 through 706.8.1.7. for retrofitting roof to wall connections when reroofing existing buildings.

Formal Interpretation:

- 1. If the cost of retrofitting all prioritized and non-prioritized elements is 15% or less, then both elements are to be retrofit.**
- 2. If the cost of retrofitting prioritized elements is less than 15% but with the addition of non-prioritized elements the sum is greater than 15%, then only the prioritized elements are to be retrofit.**
- 3. If the cost of retrofitting prioritized elements is greater than 15%, then neither prioritized nor non-prioritized elements are to be retrofit.**
- 4. It is not the intent of the Florida Building Code to improve only a portion of the “prioritized elements” up to 15 percent of the cost of the reroofing. Prioritized elements must be capable of complete retrofit at a cost no greater than 15% of the cost of the reroofing or there is no requirement for improvement.**

EFFECTIVE DATE: August 12, 2021

***** PLEASE POST AT YOUR PERMIT COUNTER *****

553.844 Windstorm loss mitigation; requirements for roofs and opening protection.—

(1) The Legislature finds that:

(a) The effects of recent hurricanes on the state have demonstrated the effectiveness of the Florida Building Code in reducing property damage to buildings constructed in accordance with its requirements, and have also exposed a vulnerability of some construction undertaken prior to implementation of the Florida Building Code.

(b) Hurricanes represent a continuing threat to the health, safety, and welfare of the residents of this state due to the direct destructive effects of hurricanes as well as their effects on windstorm insurance rates.

(c) The mitigation of property damage constitutes a valid and recognized objective of the Florida Building Code.

(d) Cost-effective techniques for integrating proven methods of the Florida Building Code into buildings built prior to its implementation benefit all residents of the state as a whole.

(2) The Florida Building Commission shall:

(a) Analyze the extent to which a proposed Florida Building Code provision will mitigate property damage to buildings and their contents in evaluating that proposal. If the nature of the proposed Florida Building Code provision relates only to mitigation of property damage and not to a life safety concern, the proposal shall be reviewed based on its measurable benefits in relation to the costs imposed.

(b) Develop and adopt within the Florida Building Code a means to incorporate recognized mitigation techniques for site-built, single-family residential structures constructed before the implementation of the Florida Building Code, including, but not limited to:

1. Prescriptive techniques for the installation of gable-end bracing;

2. Secondary water barriers for roofs and standards relating to secondary water barriers. The criteria may include, but need not be limited to, roof shape, slope, and composition of all elements of the roof system. The criteria may not be limited to one method or material for a secondary water barrier;

3. Prescriptive techniques for improvement of roof-to-wall connections. The Legislature recognizes that the cost of retrofitting existing buildings to meet the code requirements for new construction in this regard may exceed the practical benefit to be attained. The Legislature intends for the commission to provide for the integration of alternate, lower-cost means that may be employed to retrofit existing buildings that are not otherwise required to comply with the requirements of the Florida Building Code for new construction so that the cost of such improvements does not exceed approximately 15 percent of the cost of reroofing. Roof-to-wall connections shall not be required unless evaluation and installation of connections at gable ends or all corners can be completed for 15 percent of the cost of roof replacement. For houses that have both hip and gable roof ends, the priority shall be to retrofit the gable end roof-to-wall connections unless the width of the hip is more than 1.5 times greater than the width of the gable end. Priority shall be given to connecting the corners of roofs to walls below the locations at which the spans of the roofing members are greatest;

4. Strengthening or correcting roof-decking attachments and fasteners during reroofing; and

5. Adding or strengthening opening protections.

(3) The Legislature finds that the integration of these specifically identified mitigation measures is critical to addressing the serious problem facing the state from damage caused by windstorms and that delay in the adoption and implementation constitutes a threat to the health, safety, and welfare of the state. Accordingly, the Florida Building Commission shall develop and adopt these measures by October 1, 2007, by rule separate from the Florida Building Code, which take immediate effect and shall incorporate such requirements into the next edition of the Florida Building Code. Such rules shall require or otherwise clarify that for site-built, single-family residential structures:

(a) A roof replacement must incorporate the techniques specified in subparagraphs (2)(b)2. and 4.

(b) For a building that is located in the wind-borne debris region as defined in s. 1609.2 of the International Building Code (2006) and that has an insured value of \$300,000 or more or, if the building is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$300,000 or more, a roof replacement must incorporate the techniques specified in subparagraph (2)(b)3.

(c) Any activity requiring a building permit, not including roof covering replacement or repair work associated with the prevention of degradation of the residence, that is applied for on or after July 1, 2008, and for which the estimated cost is \$50,000 or more, must include provision of opening protections as required within the Florida Building Code for new construction for a building that is located in the wind-borne debris region as defined in s. 1609.2 of the International Building Code (2006) and that has an insured value of \$750,000 or more, or, if the building is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$750,000 or more.

(4) Notwithstanding the provisions of this section, exposed mechanical equipment or appliances fastened to a roof or installed on the ground in compliance with the code using rated stands, platforms, curbs, slabs, walls, or other means are deemed to comply with the wind resistance requirements of the 2007 Florida Building Code, as amended. Further support or enclosure of such mechanical equipment or appliances is not required by a state or local official having authority to enforce the Florida Building Code.

History.—s. 5, ch. 2007-126; s. 17, ch. 2008-191; s. 40, ch. 2010-176; s. 16, ch. 2012-13; s. 10, ch. 2016-11; s. 23, ch. 2016-129.



BROWARD COUNTY

Board of Rules & Appeals

ONE NORTH UNIVERSITY DRIVE, SUITE 3500-B, PLANTATION, FLORIDA 33324

PHONE (954) 765-4500 FAX: (954) 765-4504

<http://www.broward.org/codeappeals>

Date: August 12, 2021

To: Members for the Board of Rules and Appeals

From: John Morell Chief Structural Code Compliance Officer

RE: Report on Virtual Inspections

32 Jurisdictions were notified March 22, 2021 to report by June 21, 2021 consistent with the Board approved directive for a 90 day trial period.

A second notice was sent out July 16, 2021 due to the cancellation of the July Board meeting

Since we did not have a Board meeting in July the deadline extended the time for the response until July 22, 2021 in time for the August Board meeting.

Phone calls were made to nine jurisdictions that did not respond by the new deadline, of those 2 still have not responded.

As of August 2, 2021, 30 jurisdictions have responded,

- 11 are using virtual Inspections,
- 18 are not utilizing virtual inspections,
- 18 are in favor to limiting the virtual inspections to the 4 approved by the board,
- 10 are not in favor of using virtual inspections,
- 2 reported difficulty with using virtual inspections.
- 9 reported no difficulties,
- 15 are listed as NA, to the question "having trouble using virtual inspections", with comments
- 10 listed no difficulty with virtual inspections,
- 2 listed budget constraints.
- 1 comment stated there should not be any restrictions on virtual inspections
- 1 wanted to add Pipe Lining to the list of virtual inspections

Attachments

City Survey

Broward County Chapter One Code Amendments

Respectfully submitted

John Morell

FLORIDA BUILDING CODE 2020 7TH EDITION BROWARD COUNTY AMMENDMENTS

Definitions

101.2.2

P. Virtual inspection is the process of inspection performed using, time and location verifiable video or still imaging. where a Certified Inspector inspects a job site via live video or still image taken at, or under, his/her direction.

110.3 Required Inspections.

The Building Official, upon notification from the permit holder or his or her agent, shall make the following inspections performed by Inspectors BORA certified in the categories involved who shall either release that portion of the work completed or shall notify the permit holder or his or her agent of any violations which shall be corrected in order to comply with the technical codes. The Building Official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

110.3.14 Virtual Inspections

When approved by the Building Official, virtual inspections as set forth in Section 101.2.2 are limited to,

- Attachment of mullion bars in window and door installations for like in kind replacement.
- Reroofing under 1500 square feet in compliance with section 1512.4.3.2 of this code.
- Tunnel replacement of under slab drain lines and water lines.
- Water heater replacement that does not require electric upgrade or new gas service.