



## BROWARD COUNTY BOARD OF RULES & APPEALS

### ROOFING COMMITTEE

October 27, 2022

### AGENDA

**TO:** Members of the Broward County Roofing Committee

John Famularo Chair	Guillermo Echezabel	Adam LeBlanc	Abbas Zackria
Daniel Lavrich, Vice-Chair		Gary Waldrep	Victor Blanco
Mike Duskin	Ernest Fontan	Karen Warseck	

**FROM:** Jack Morell, Chief Structural Code Compliance Officer

**SUBJECT:** Meeting of Roof Committee

A virtual meeting of the Boards Roofing Committee has been called for Thursday October 27, 2022, via Zoom, commencing at 1:30m p.m. Zoom Information:  
[https:// broward-org.zoomgov.com/j/1605265871](https://broward-org.zoomgov.com/j/1605265871)

### A G E N D A

**Roll Call:**

**Approval of Minutes – August 10, 2022**

**Business Items:**

- 1. Consideration of proposed language regarding reinstallation of roof top equipment.**
- 2. Consideration of adding approved language to the approved Roof Top Mounted Equipment Affidavit approved in the August 10, 2022, meeting**

*If a person desires to appeal any decision with respect to any matter considered at this meeting, such person will need a record of the proceedings and, for this reason, such person may need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes)*

- 3. Public Comment – 3-minute time limit**
- 5. Set Next Meeting Date (if necessary)**
- 6. Adjournment**

# BROWARD COUNTY BOARD OF RULES & APPEALS

## ROOFING COMMITTEE

AUGUST 10, 2022

### MINUTES

#### Zoom Information:

<https://broward-org.zoomgov.com/j/1601109380> -- Meeting ID 160 110 9380

A virtual meeting of the Board's Roofing Committee was held on Wednesday, August 10, 2022, via Zoom. The meeting was called to order by Vice Chair Lavrich at 1:32 p.m. The roll was called as follows and a quorum was present.

#### Roll Call:

Daniel Lavrich, Vice Chair  
Victor Blanco  
Guillermo Echezabel  
John Famularo  
Ernest Fontan  
Adam LeBlanc

#### Approval of Minutes – March 11, 2020

A motion was made by Mr. Fontan and seconded by Mr. Echezabel to approve the March 11, 2020 minutes as submitted. Motion passed by unanimous vote of 6-0.

Chairman Lavrich noted the resignation of Bill Flett, previous chair, and went on to indicate that a new chair would be appointed.

#### Business Items:

##### **1. Consideration of Formal Interpretation: rooftop equipment clearance requested by the Committee.**

Mr. Jack Morell, Chief Structural Code Compliance Officer, noted that this formal interpretation sunsetted and staff was directed to proceed with renewal. Solar panels on the roof would not be subject to rooftop clearance limitations.

A motion was made by Mr. Famularo and seconded by Mr. Fontan to approve a replacement formal interpretation as noted. Motion passed by unanimous vote of 6-0.

##### **2. Consideration of Proposed Roof Top Equipment Affidavit requested by the Committee.**

Mr. Jack Morell, Chief Structural Code Compliance Officer, noted that staff was directed to develop a rooftop mounted equipment affidavit to accompany all HVHZ re-roof uniform permit application submittals. The proposed affidavit was provided in the agenda materials.

In response to Mr. Blanco's question, it was noted that a plumbing permit would be required.

Mr. James DiPietro, Administrative Director, added that this affidavit would be a mandatory part of the process.

A motion was made by Mr. Famularo and seconded by Mr. Fontan to approve the proposed affidavit as a mandatory part of the process. Motion passed by unanimous vote of 6-0.

**3. Consideration of Formal Interpretation: product approval documentation requested by the Committee for paper reduction.**

Mr. Jack Morell, Chief Structural Code Compliance Officer, indicated this formal interpretation would provide for including only the product approval system permitted for installation. Staff was directed at the last Committee meeting to bring this formal interpretation forward.

A motion was made by Mr. Famularo and seconded by Mr. LeBlanc to approve the proposed formal interpretation. Motion passed by unanimous vote of 6-0.

**4. Consideration of Uniform Permit Matrix for Solar, Thermal and Solar Electric installation requested by the Committee.**

Mr. Jack Morell, Chief Structural Code Compliance Officer, indicated that staff was directed to draft this matrix consistent with Miami-Dade for solar thermal and solar electric installations. He clarified that the matrix is an update to what is already existing in the code.

A motion was made by Mr. Famularo and seconded by Mr. Fontan to approve the proposed updated matrix. Motion passed by unanimous vote of 6-0.

**5. Consideration of recommendation to ensure anything on the roof is removed and reinstalled like a new installation requested by the Committee**

Mr. Jack Morell, Chief Code Compliance Officer, advised at the last Committee meeting staff was directed with respect to re-roofing to develop something for their review that would ensure that everything is removed and reinstalled like a new installation. Staff would like some clarification from the Committee.

Vice Chair Lavrich understood that for any equipment removed from the roof, the equipment would have to be re-installed like a new installation (according to current code). Mr. Echezabel felt "like new" needs to be clarified. Vice Chair Lavrich understood it to mean that the equipment does not have to be new, but the installation must be like a new installation with emphasis on "a", that is, it must conform to the new installation requirements for the particular equipment. Mr. Echezabel felt the language should be improved. Mr. Morell agreed to re-word for more clarity. In answer to Mr. Famularo, Vice Chair Lavrich noted that the language provides for anything that is removed and reinstalled which would be different than repairing or replacing a piece of the equipment, such as a fan motor.

Mr. LeBlanc posed an example where the notice of acceptance (NOA) is expired with nothing that supersedes it and the wind speed is different. Vice Chair Lavrich felt it would be desirable for the equipment to comply with the new code. Mr. LeBlanc agreed and questioned whether there should be language that a NOA is not required if there is rational analysis. He has experienced challenges in the past with this course of action. Vice Chair Lavrich elaborated upon displacement of rooftop equipment after a hurricane and stressed the need for proper installations. In response to Mr. Blanco, Mr. Morell commented that if an air conditioning unit was removed from its stand for repairing and then returned to the stand, the intention is for the unit to meet the current code wind load requirements, not that the stand would have to be replaced.

There was consensus for staff to develop language to accomplish what was discussed and bring it forward to the Committee.

**6. Discussion concerning Florida Building Code Section 1518.3 proposed code modification 10176 eliminating a mechanically fastened base sheet under peel and stick membrane and allowing peel and stick directly to the roof deck.**

It was noted that this modification has been approved by the Florida Roofing Technical Advisory Committee (TAC). It will probably be considered by the Florida Building Commission for inclusion in the next Florida Building Code edition. Mr. Famularo elaborated upon the long-term difficulties and problems to the industry in the future. Vice Chair Lavrich concurred.

Mr. Michael Guerasio, Chief Structural Code Compliance Officer, advised that there is still a designated time period to request modification re-consideration with the reasons stated for the re-consideration. He agreed to discuss it with Miami-Dade County at an upcoming meeting already scheduled.

Mr. Famularo pointed out that the 90-pound hot mop was eliminated from the 30-90 pound standard was eliminated but there was no testing of the 30 pound and it fails tremendously. Vice Chair Lavrich pointed out that it has apparently been standard practice throughout the rest of the state. Mr. Guerasio explained that Miami-Dade considered the system and not individual products. There is very little pressure on 30-pound peel and stick which is why the goal is to go directly to the deck.

Mr. James DiPietro, Administrative Director, asked staff to consult Miami-Dade and determine if something could be submitted by October for consideration.

**7. Definition of roof section in Senate Bill (SB) 4-B and Florida Statute 553.844.**

Vice Chair Lavrich provided some history on the topic. The intent was for non-compliant roofs to comply with more modern codes. It was mistakenly interpreted to mean if more than 25% of the roof area was to be replaced, the entire roof had to be replaced. There is now an exception to address the mistaken interpretation. Discussion followed on the definition and time frame of the last two code editions and the rapid changes of the time frame just after Hurricane Andrew that is no longer occurring. Changes are now only minor. Consequently it is an outdated issue.

**8. Discussion for removal of note under Method 2 in the Uniform Roof Permit Application Section 1525, Florida Building Code.**

Mr. Jack Morell, Chief Structural Code Compliance Officer, indicated that staff has not been able to find this note anywhere in the archives. Staff is requesting authorization to request that the Florida Building Commission remove the note as it creates confusion. Mr. James DiPietro, Administrative Director, advised that is from the 1990s and there is no one on staff now that was on staff at the time. Also, it has no impact on Miami-Dade County, so they have no objection to removal of the note.

There was consensus agreement to proceed as requested.

**9. Discussion Code Modification 9910 Nail penetration**

Mr. Jack Morell, Chief Structural Code Compliance Officer, advised this is a reduction from 3/16 to 1/8 inch. The Technical Advisory Committee has approved this modification. He clarified for Mr. Famularo that this is 1/8 inch past the sheeting.

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

**11. Set Next Meeting Date (if necessary) -** October 12, 2022 at 1:30 p.m. Staff will present information concerning Item 5.

**12. Adjournment –** 2:29 p.m.

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## **Broward County Board of Rules and Appeals**

1 N. University Drive Suite, 3500B, Plantation, FL 33324  
Phone: 954-765-4500 | Fax: 954-765-4504  
[broward.org/CodeAppeals](http://broward.org/CodeAppeals)

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**TO:** Members of the Roof Committee  
**FROM:** Jack Morell Chief Structural Code Compliance Officer  
**DATE:** October 12, 2022  
**RE:** Roof top equipment reinstallation

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### **Recommendation**

Proposed language for reinstallation of Roof Top Equipment.

**“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”**

### **Reasons**

The roofing committee at its last meeting August 10, 2022, requested staff propose some language, for consideration to ensure the roof top equipment is reinstalled to the latest effective code.

### **Additional Information**



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Phone: 954-765-4500 | Fax: 954-765-4504

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**TO:** Members of the Roof Committee

**FROM:** Jack Morell Chief Structural Code Compliance Officer

**DATE:** October 12, 2022

**RE:** Roof top equipment reinstallation

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### **Recommendation**

Consideration of adding the approved language for reinstallation of roof top equipment to the Roof Top Mounted Equipment Affidavit.

### **Reasons**

Adding the language to the Roof Top Mounted Equipment Affidavit will eliminate additional paperwork and provide for clarity by having the identification of the equipment and requirement for reinstallation of the equipment.

### **Additional Information**

Attached please find the Roof Top Mounted Equipment Affidavit with proposed language for your consideration.



# ROOF TOP MOUNTED EQUIPMENT AFFIDAVIT

ALL EQUIPMENT THAT IS ROOF TOP MOUNTED IS REQUIRED TO BE IDENTIFIED BY THIS AFFIDAVIT AND SUBMITTED WITH THE HIGH VELOCITY HURRICANE ZONE UNIFORM ROOFING PERMIT APPLICATION

Permit Number: \_\_\_\_\_

Site Address: \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name of Qualifier: \_\_\_\_\_

License Number: \_\_\_\_\_ Contact No. \_\_\_\_\_

PLEASE CHECK ALL APPLICABLE EXISTING ROOF TOP EQUIPMENT:

A/C EQUIPMENT     PHOTOVOLTAIC PANELS     SOLAR THERMAL     GAS VENTS

PERMITS ARE REQUIRED FOR:

- REMOVAL AND REINSTALLATION OF PHOTVOLTAIC PANELS.
- REMOVAL AND REINSTALLATION OF SOLAR THERMAL.
- REMOVAL AND REINSTALLATION OF GAS VENTS.

IF A/C EQUIPMENT IS CHECKED ABOVE:

- IS THERE AN EXISTING CODE APPROVED CURB OR STAND?     YES     NO

IF YOU ANSWERD NO, A MECHANICAL PERMIT IS REQUIRED FOR THE INSTALLATION OF THE PROPOSED CURB OR STAND.

**“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”**

**\*\*NOTE\*\*** All above permits may be considered as deferred submittals.

\_\_\_\_\_  
CONTRACTOR/OWNER BUILDER SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT CONTRACTOR/OWNER BUILDER NAME