

HOME OF PELICAN ISLAND

BUILDING DEPARTMENT

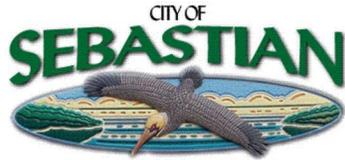
1225 MAIN STREET • SEBASTIAN, FLORIDA 32958

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QUESTIONS & ANSWERS ABOUT NEW ROOF REPLACEMENT REGULATIONS AS REQUIRED BY FLORIDA EXISTING BUILDING CODE

All roof replacements on existing site built single family residential structures constructed prior to implementation of the Florida Building Code (March 1, 2002) must include a secondary water barrier as defined by the Florida Existing Building Code. Additionally, the existing roof decking must comply with section 706.7.1 of the Florida Existing Building Code or be re-nailed utilizing fasteners on a specified spacing. Also, when a roof covering is removed and replaced on a building with an insured value of \$300,000 or ad valorem tax valuation of \$300,000 or more in wind borne debris regions; up to 15% of the cost of the roof replacement must be used to enhance the intersection of the roof framing with the wall below by adding metal connectors, clips, straps and fasteners such that the performance level equals or exceeds the uplift capacities as specified in the Florida Existing Building Code. The following questions were submitted to and constitute the combined response of the Building Officials Association.

1. To what type of roof replacement projects does the new law apply? **Existing site built single-family detached residential structures constructed prior to implementation of the Florida Building Code (March 1, 2002).**
2. What areas of Florida are considered wind-borne debris regions? **Regions within one mile of the coastal average high water line where basic wind speed is 110 mph or greater, OR anywhere that the basic wind speed is 120 mph or greater. Sebastian has a basic wind speed of 160 mph.**
3. When do I call for inspection under the roofing requirements? **In the City of Sebastian inspections are scheduled one day prior to the desired date of inspection.**
4. What inspections are needed for a re-roof permit? **The City of Sebastian will require a sheathing inspection on the re-nailing of the decking, a dry-in / flashing inspection of the secondary water barrier and underlayment with flashing in installed, a shingle in progress during installation and a final inspection at job completion. Inspector in most cases will only be able to observe a portion of the sheathing re-nailing, therefore a re-nailing affidavit from the permit holder is required to be submitted to the Building Department prior to final.**
5. When are improvements required for wall to roof connections? **When the home is located in a wind borne region and has a value of \$300,000 or more. Value is determined from the insured value of the structure or from the just valuation of the structure for purposes of ad-valorem taxation.**
6. How much do I have to spend on improvements for wall to roof connections? **A 15% increase in the cost of the re-roofing project for improvements to the roof to wall connections.**
7. Are there any priorities for spending the 15% for improvements for wall to roof connections? **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**



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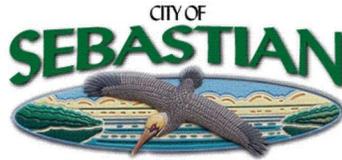
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of the gable end. Priority shall be given to connecting the corners of roofs to walls below where the spans of the roofing members are greatest to stay within the 15% limit.

8. Can a roofing contractor perform the gable end bracing and improvements for wall to roof connections? **A roofing contractor cannot perform this type activity. A residential, building, or general contractor is required to perform the gable end bracing and improvements to the roof to wall connections.**
9. What is a secondary water barrier? **One of the following 3 options must be used to satisfy the secondary water barrier requirement:**
Option 1: A self-adhering polymer-modified bitumen underlayment complying with ASTM D1970 applied over the entire roof. (Peel and Stick product)
Option 2: A minimum of 4-inch wide strip of self-adhering polymer-modified bitumen complying with ASTM D1970 or a 3 ¾ - inch wide strip of self-adhering flexible flashing tape complying with AAMA 711, applied over all joints in the roof decking. A felt underlayment complying with ASTM D226 Type II, ASTM D4869 Type III or IV, or ASTM D6757, or a synthetic underlayment meeting the performance requirements specified, is required to be applied over the strips/tape over the entire roof. See Table R905.1.1.1 of the FBC Residential or Table 1507.1.1.1 of FBC Building for fastener type and spacing.
Option 3: Two layers of felt underlayment complying with ASTM D226 Type II or ASTM D4869 Type III or IV, or two layers of a synthetic underlayment meeting the performance requirements specified, installed in a shingle fashion with 19in laps and fastened as specified using plastic cap or metal cap nails spaced 6in on laps and 12in between laps.
10. What is a self-adhering polymer modified bitumen cap sheet? **The Florida Building Code, Building, defines it as a leak barrier complying with ASTM D 1970. (commonly known as “peel and stick”)**
11. What are the new nailing requirements for the roof decking? **The specific nailing requirements are contained in the following chart. If the existing roof decking is fastened with either staples or 6D nails, the entire roof deck will need to be re-nailed with 8D round head ring shank nails spaced no greater than 6 inches on center. If the existing roof decking is fastened with 8D round head ring shank nails spaced no greater than 6 inches on center, no additional nailing will be required. In wind zones greater than 110mph where the existing roof deck is fastened with 8D clipped head or round head fasteners, the entire roof deck must be re-nailed with 8D round head ring shank nails. OR Documentation must be provided to substantiate compliance with Section 706.7.1 of the Florida Existing Building Code. All supplemental fasteners must be 8D round head ring shank nails meeting the following specifications:**
 1. 0.113 inch nominal shank diameter
 2. Ring diameter of 0.012 over shank diameter
 3. Ring shank shall extend 1-1/2 inch from tip of the nail
 4. 0.280 inch full round head diameter
 5. 2-1/4 inch nail length



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Supplement Fasteners at Panel Edges and Intermediate Framing

Existing fasteners	Existing spacing	Wind speed 110 mph or less supplemental fastening shall be no greater than	Wind speed greater than 110 mph supplemental fastening shall be no greater than
Staples or 6d	Any	6" o.c. ^b	6" o.c. ^b
8d clipped head, round head, or ring shank	6" o.c. or less	None necessary	None necessary
8d clipped head, round head, or ring shank	Greater than 6" o.c.	6" o.c. ^a	6" o.c.

a. Maximum spacing determined based on existing fasteners and supplemental fasteners.

b. Maximum spacing determined based on supplemental fasteners only.

12. Do the enhanced roof requirements apply to new construction? **No.**
13. Do the roofing requirements apply to commercial or industrial structures? **Yes.**
14. Do the roofing requirements apply to manufactured homes? **No.**
15. Can a roofing contractor include the wall to roof improvements and/or gable end bracing in their contract with the owner and sub-contract this work to a properly licensed residential, building, or general contractor? **Yes, provided the majority (more than 50%) of the work performed under the contract is within the scope of the roofing contractors' license.**
16. Can we continue re-roofing over existing roof coverings? **Yes, provided the existing roof covering is suitable as a base for the installation of the additional roofing as stipulated by section 708.3 of the Florida Existing Building Code.**
17. If the homeowner chooses to re-roof over the existing roof covering do they still have to comply with these new regulations? **No. Based on the definition of Roof Replacement as contained in the Florida Building Code, installation of a new roof covering over an existing roof covering without removing the existing roof covering does not constitute a roof replacement, which is the trigger that initiates the new roofing regulations.**
18. How much of the roof deck can be replaced? **Where the structural roof deck is removed for more than 30% of the structural diaphragm of a building located in a high wind region, roof diaphragm connection to framing members and roof to wall connections shall be evaluated for wind loads by a design professional in accordance Florida Existing Building Code 707.3.2.**