



ROOFING PERMITS

EFFECTIVE OCTOBER 1, 2007

REROOFING/MITIGATION

PROCEDURES WILL BE

IN EFFECT PURSUANT

TO HOUSE BILL 7057.

ALL REROOFING PERMIT REQUESTS

WILL BE REQUIRED TO

ADHERE TO NEW GUIDELINES.

PLEASE OBTAIN ROOFING AFFIDAVITS

AND FORMS FROM STAFF.

Hurricane Mitigation Retrofit Q & A for Re-roofing

1. Q: Where can information be obtained for the of hurricane mitigation retrofit requirements?
A: The information can be found in the Florida Building Commission's Hurricane Mitigation Manual Retrofit Techniques, titled: 'Hurricane Mitigation Retrofits For Existing Site-Built Single Family Residential Structures'. This reference can be viewed on the Building Division's website at: <http://www.pbcgov.com/pzb/Building> under "News Releases".
2. Q: Will the new requirements have any effect on the warranty of my re-roofing job?
A: It may. Some manufacturers of roofing materials have expressed warranty concerns with their products being installed over the secondary water barrier. Also, installing a roofover (roofing materials installed over an existing roof) may exempt the job from having to meet the mitigation requirements, but may not be an installation method backed by a manufacturer's warranty. The Building Division does not have the authority to deny permits based on the many various warranties that may be offered. An owner should always ask for the manufacturer's warranty on the roofing material for the installation method they are purchasing.
3. Q: Are all site built single family re-roofing permits subject to the requirements for Hurricane Mitigation Retrofit?
A: Yes. All single family site built homes that are permitted for re-roofing will be required to meet the requirement for a Secondary Water Barrier as required by Section 201.2 of the Manual. However, the requirement for enhanced roof to wall connections is only applicable to single family homes that were not built under the Florida Building Code (permit applied for prior to March 1, 2002) and with a value of \$300,000 or more, based on insured value or assessment for taxation purposes.
4. Q: What additional paper work is required if the home value is less then \$300,000?
A: The Hurricane Mitigation Retrofit Supplement needs to be completed, and proof of the home value presented. This can be a summary page from the insurance company or a printout from the Palm Beach County Tax Appraiser's Office. This information is available on their website at: <http://pbcgov.com/papa/asp/GeneralSearch/GeneralSearch.aspx?p=papa>
5. Q: If the value of the home is \$300,000 or more, how much must be expended for the enhanced roof to wall connections?
A: An additional 15% of the roofing cost must be expended for roof to wall connections.
6. Q: Does the 15% include expenses such as investigation, plans, and mitigation permit fee?
A. Yes.
7. Q: If the home requires enhanced roof to wall connectors, can a roofing contractor do the work?
A: No. A separate sub-permit application for the mitigation work will need to be provided, simultaneously with the roofing permit application. The qualifier for this permit should be licensed as a general, building, or residential contractor.
8. Q. Will plans need to be provided for the roof to wall connections?
A: Yes. Mitigation plans should include a roof plan showing gable and hip locations, truss and/or rafter spans, the location of connectors to be added, and product approvals for the connectors.
9. Q: Will the connectors need to be inspected?
A: Yes. Extraordinary conditions such as impending weather or unexpected delays may necessitate the need to cover exposed areas to protect the home. An Affidavit must be provided by the qualifier for the mitigation permit, with the provision of pictorial evidence. The inspector may conduct spot inspections at his or her discretion. Owner builders may not provide Affidavits in lieu of inspections for the connections.
10. Q: Is gable end bracing required in addition to roof to wall connector's?
A: No, gable end bracing is optional. It is anticipated that some homeowners may elect to install this bracing. In these cases, the scope of work must be included with the permit and inspected. Details on gable end bracing are also provided as "Appendix A" in the Florida Building Commission's Manual.
11. Q: Can a shake roof be replaced over spaced sheathing?
A: No. The secondary water barrier requirements must be met.
12. Q: Are flat decks exempted from the requirements for hurricane mitigation retrofits?
A: No.
13. Q: Can a roofing contractor submit the mitigation plan?
A: Yes. However, the roofing contractor's submittal must be accompanied by a permit application from a general, building or residential contractor to perform the mitigation work.