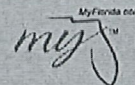


# FLORIDA DEPARTMENT OF Business & Professional Regulation

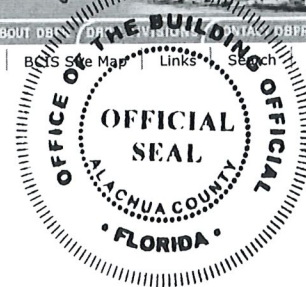


BCIS Home | Log Out | User Registration | Hot Topics | Submit Surcharge | Stats & Facts | Publications | Contact Us | GIS Site Map | Links | Search



**Florida Building Codes**  
USER: Luis Diaz, Dibros Corp, Petitioner

*Rescinded  
11/22/2021  
John Hall*



[Binding Interpretations Menu](#) > [Petition Search](#) > [Petition List](#) > [Petition Detail](#)

OFFICE OF THE SECRETARY

\* Required fields

Form #: 9N-2.007(1)

Petition # 231  
Date/Timestamp of Building Official Receipt\*  :  AM

Do you have a Local Board of Appeals No  
If Yes, have they rendered a decision on this issue No  
County Alachua  
Jurisdiction Building Department

Building Official Dan Gargas  
Address/Phone/Email 10 SW 2nd Ave  
Gainesville, FL 32601  
(352) 374-5243  
dgargas@alachuacounty.us

Petitioner Name Luis Diaz  
Address/Phone/Email 104 SW 131st Street  
Newberry, FL 32669  
(352) 331-7451  
kim@townoftioga.com

Petitioner Representative's Name Nicolas Harvey  
Address/Phone/Email 5538 NW 43rd St Suite B  
Gainesville, FL 32653  
(352) 727-4404  
nick@withersharvey.com

Building Code Version 2017  
Sub Code Residential  
Chapter & Topic Chapter 9 - Roof Assemblies  
Section 904.1

If permitted, date of permit application 02/27/2018

Enter explanation of how the Petitioner's substantial interests are being affected by the local interpretation of the Florida Building Code

Alachua County Building Official issued a Certificate of Occupancy at 765 SW 133rd Way, Newberry, FL to the Petitioner on April 17, 2020. Alachua County Building Official rescinded the C.O. on June 8, 2020 for incomplete paperwork on roof materials. The C.O. was reinstated on June 10, 2020 after updated paperwork was submitted. Alachua County Building Official rescinded the C.O. a second time on August 4, 2020 after they conducted a field inspection for which the Builder was not notified and was never given a chance to attend. First reason given for second rescind was inappropriate screw pattern for the Reed's Metal Perma-Loc Standing Seam roof system (10-1/4" instead of 5-1/8"). Building Official was looking at the wrong Wind Speed Zone category (Alachua County 130 mph) on both the product approval and the installation manual (page 9 of Installation Manual with reference from page 5 of product approval). The screw pattern used is the correct one for Alachua County's Wind Speed Zone category (10-1/8")  
The Building Official's position now is that Reed's Metal Perma-Loc Standing Seam roof system does not meet R904.1 with specific reference to 'manufacturer's installation instructions' on page 5 of Roof Pitch paragraph.

Date	Attached File
11/19/2021	<a href="#">Pet ID 231 Interest Reed's Metal Perma-Loc Standing Seam FL Product Approval 12725.1.R3.pdf</a>
11/19/2021	<a href="#">Pet ID 231 Interest Reed's Metals Detail Manual.pdf</a>

Enter statement of the interpretation given to provisions of the Florida Building Code by the local building official and the manner in which the interpretation was rendered  
(If information is entered, it must be exactly as it appears in the hardcopy)

Mr. Harvey and all involved,

Please consider this a follow-up to your recent email from Tuesday October 5.

The only code section that is relevant is as follows;

R904.1Scope.

The requirements set forth in this section shall apply to the application of roof covering materials specified herein. Roof assemblies shall be applied in accordance with this chapter and the manufacturer's installation instructions. Installation of roof assemblies shall comply with the applicable provisions of Section R905.

Your expert, Dr. Robert J Brady P.E. indicated the roof slope is 2/12. a 2 1/2 /12 pitch minimum is required depending on the roofing configuration as indicated in the roofing installation instructions.

1. Additionally, on October 21,2020 Randon Hayes, serving as interim Building Official, denied Dr. Robert J Brady P.E's request for an alternative method of compliance.

As per the following Code section;

FBC 2017

[A]111.2Certificate issued.

After the building official inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy that contains the following:.....

I cannot issue a CO on this property due to the roof not meeting the minimum requirements of the Florida Building Code due to the manufacturers installation instructions.

You and your client do have the right to appeal this decision via a request for a binding interpretation from the Florida Building Commission.

Enter statement of the interpretation that the petitioner contends should be given to the provisions of the Florida Building Code and a statement supporting the petitioner's interpretation

Petitioner followed the installation instructions for the Reed's Metal Perma-Loc Standing Seam. The Reed's Metal Perma-Loc Standing Seam's installation instructions paragraph on Roof Pitch (page 5) says:  
"Mississippi Building Code requires a minimum pitch of 2/12 for the 1-3/4" Secure-Seam, and 3/12 pitch for the 1" Perma-Loc, to ensure proper water drainage. This means that the minimum roof slope required for all panels is either 2 or 3 inches of rise per foot, depending on which profile you choose. Consult our representative for recommendations for your particular roof pitch, and about options if you have less than either of these minimums."

Petitioner consulted with representative prior to installation. Petitioner also requested consultation and a site visit from representative from Reed's Metal after installation. Petitioner then provided Building Official with a letter from the manufacture's representative assuring that the Reed's Metal Perma-Loc was "acceptable product for the roof system at 765 SW 133rd Way, Newberry, FL.

Additionally, Petitioner meet at Alachua County Administration offices on October 6, 2020 with the Interim Building Official, the retiring and Ex-Building Official, the Head of Growth Management, and the Roofing Contractor where it was recommended to acquire a letter from an engineer reviewing the Reed's Metal Perma-Loc used at 765 SW 133rd Way. At this meeting there was never a request from the Building Official for an Alternate Method of Construction nor had the Petitioner intended to provide one.

As requested in the meeting of October 6th, Petitioner provided a third party Engineer letter received October 12, 2020. An additional letter from an engineer from Reed's Metal was obtained on November 19, 2020. All letters attest to proper installation and use of Reed's Metal Perma-Loc at 765 SW 133rd Way.

Date	Attached File
11/19/2021	<a href="#">Pet ID 231 PET Interp EPI Engineer Letter.pdf</a>
11/19/2021	<a href="#">Pet ID 231 PET Interp Site Specific Engineer Report (Includes FL Product Approval).pdf</a>
11/19/2021	<a href="#">Pet ID 231 PET Interp Union Corrugating Company Letter.pdf</a>

[Contact Us](#) :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

The State of Florida is an AA/EEO employer. [Copyright 2007-2013 State of Florida](#), :: [Privacy Statement](#) :: [Accessibility Statement](#) :: [Refund Statement](#)

Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. \*Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click [here](#).

