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Florida Building Codes
USER: Joe Bigelow, Binding Interpretations Administrator

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OFFICE OF THE SECRETARY

Petition #	231
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
<hr/>	
Building Official	Dan Gargas
Address/Phone/Email	10 SW 2nd Ave Gainesville, FL 32601 (352) 374-5243 dgargas@alachuacounty.us
<hr/>	
Petitioner Name	Luis Diaz
Address/Phone/Email	104 SW 131st Street Newberry, FL 32669 (352) 331-7451 kim@townoftioga.com
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Petitioner Representative's Name	Nicolas Harvey
Address/Phone/Email	5538 NW 43rd St Suite B Gainesville, FL 32653 (352) 727-4404 nick@withersharvey.com
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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 Alachua County Building Official rescinded the C.O. on June 8, 2020 for incomplete paperwork on roof materials.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 Alachua County Building Official rescinded the C.O. a second time on August 4, 2020 after they conducted a field inspection for which the Builder was not notified and was never given a chance to attend.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	Pet ID 231 Interest Reed's Metal Perma-Loc Standing Seam FL Product Approval 12725.1.R3.pdf
11/19/2021	Pet ID 231 Interest Reed's Metals Detail Manual.pdf

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 21/2 /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	Pet ID 231 PET Interp EPI Engineer Letter.pdf
11/19/2021	Pet ID 231 PET Interp Site Specific Engineer Report (Includes FL Product Approval).pdf
11/19/2021	Pet ID 231 PET Interp Union Corrugating Company Letter.pdf

Enter local building official response by providing a statement admitting or denying the statements contained in the petition and a statement of the interpretation of the provisions of the Florida Building Code which the local jurisdiction or the local building official contends is correct, including the basis for the interpretation

History

Date Paid	11/19/2021
Date Pending Building Official Response	11/22/2021 09:30 AM
Date Building Official Response	01/27/2022
Date Submitted to BOAF	01/27/2022
Date Accepted	

More Information Requested

Time Waiver Granted

Date Extended To

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