

## Bigelow, Joe

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**From:** Dan Gargas <dgargas@alachuacounty.us>  
**Sent:** Friday, December 17, 2021 3:27 PM  
**To:** Bigelow, Joe  
**Cc:** Madani, Mo  
**Subject:** Formal response to Petition 231  
**Attachments:** 16-676\_A-08 ROOF PLN (1)-CLOUD GARAGE-MASTER BR.pdf; 1-12-13-21-Roof Slopes at 765 SW 133rd Way-digitally sealed.pdf

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Mr. Madani and Mr. Bigelow

Please be advised that this is my formal response to Petition 231 filed by Luis Diaz concerning 765 SW 133<sup>rd</sup> Way Newberry.

The response includes the language they appealed, language from the installation instructions and additional information on the slope

I must acknowledge that my response was delayed due to the petitioner filing with the City of Newberry as the Jurisdiction instead of the correct jurisdiction Alachua County.

At this point in time, I cannot access the petition nor view any attachments.

It must be acknowledged that the petitioner is does not appear to be appealing previous building official's rulings, just my most recent decision. Which 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.

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.”

## **SUPPLEMENTAL INFORMATION AND DISCUSSION 12/13/21**

Please let this serve as a discussion of additional information that will include the requirements of the installation instructions and additional information concerning the actual roof pitch.

The installation instructions which are required to be followed as per the Florida Product Approval.

In my opinion this section of the FBC gives us guidance if we should follow the FBRC or the installation instructions.

### **“Section 102 Applicability**

#### **[A] 102.1 General**

Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.”

The top of page five of the Detail Manual for Reed’s Metals which has been presented as the installation instructions addresses roof pitch.

### **“Roof Pitch**

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 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 roofing options if you have less than either of these minimums.”

This project is not in the State of Mississippi, but the Detail Manual addresses the minimum roof slopes separate from the Mississippi Building Code. Additionally, we

do not have written confirmation that Reed's Metals was consulted prior to the installation.

Reed's Metals information is very clear that the 1" **Perma-Loc** is not allowed on less than a 3/12 pitch.

The Contractors expert Dr. Robert J Brady P.E. indicated "the roof slope is 2/12." Recently, I was advised this was not correct pitch for the entire roof by Robert Lash P.A. attorney for the owner. He submitted a letter and sketch from John H. Southard, M.S., P.E. Mr. Southard indicated that 2,576 square feet of the roof is 1 3/4"/12".

In closing, the 1" Perma-Loc is not approved for less than a 3"/12" pitch by the manufacturer. The roof slope consists of areas of 2"/12" and 1 3/4" which is not allowed per the manufacturer's installation instructions. Therefore, the roof cannot be approved and the Certification of Occupancy cannot be issued.



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