

Bigelow, Joe

From: Dan Gargas <dgargas@alachuacounty.us>
Sent: Wednesday, July 28, 2021 12:32 PM
To: Bigelow, Joe
Subject: RE: Binding Interp. petition
Attachments: image014.png; image015.png; image016.png; image017.png; image018.png; image019.jpg; image020.png; image021.png; image022.png; image023.png; image024.png; image025.png; image026.png; image027.jpg; image028.png; image029.png; image030.png; image031.png; image032.png; AC_logo-150ppi_b0554e81-2d50-477d-8264-0219cbd8ac34.png; Home2_44a3d51e-b983-4237-8082-72394e0032c7.png; fb_logo_150ppi_9dd00851-99d8-4342-8932-10cac01030c6.png; twitter_150ppi_9c3d56ae-20c9-4509-b852-4aaed5522edd.png; insta_150ppi_5be81f1b-b06b-49ca-b309-54edd0545f55.png; youtube_150ppi_0da7ed3a-56a8-459c-b04c-ed8dfa1a388a.png; county_news_150ppi_14250fe5-78c3-4aa5-b059-283cc85fd4ea.png; Issa DelgadoHouseReport_v2.pdf

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Joe

Thank you!!

If you could add this to the file to be reviewed and acknowledge that I would not be opposed to an alternative method of compliance designed by an Architect or Engineer.



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From: Bigelow, Joe <Joe.Bigelow@myfloridalicense.com>
Sent: Wednesday, July 28, 2021 9:26 AM
To: Dan Gargas <dgargas@alachuacounty.us>

Cc: Madani, Mo <Mo.Madani@myfloridalicense.com>

Subject: RE: Binding Interp. petition

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Dan,
Anything that you would like to submit that you were unable to enter into the website, you can send to either me or Mo and we will add it to the agenda for the panel meeting.

Regards,

From: Dan Gargas [<mailto:dgargas@alachuacounty.us>]

Sent: Saturday, July 24, 2021 12:12 PM

To: Bigelow, Joe

Cc: Madani, Mo

Subject: RE: Binding Interp. petition

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Joe,

I am currently unable to log-in to view the petition and when I attempt to change my password I receive a message that an email has been sent, yet I never receive one.

Could you have someone confirm that I am using the correct login "dgargas" and my email is correct "dgargas@alachuacounty.us" ?

Thank you

Dan

From: Bigelow, Joe <Joe.Bigelow@myfloridalicense.com>

Sent: Thursday, July 22, 2021 2:02 PM

To: Dan Gargas <dgargas@alachuacounty.us>

Cc: Madani, Mo <Mo.Madani@myfloridalicense.com>

Subject: RE: Binding Interp. petition

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No problem Dan,
Take care
Regards,

From: Dan Gargas [<mailto:dgargas@alachuacounty.us>]

Sent: Thursday, July 22, 2021 2:01 PM

To: Bigelow, Joe

Cc: Madani, Mo

Subject: Re: Binding Interp. petition

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Joe,

I will know better tomorrow.

San

Sent from my iPhone



Dan Gargas

Building Official
Growth Management
Building Department
10 SW 2nd Avenue • Gainesville • Florida • 32601
352-374-5243 ext 2340 (office)



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On Jul 22, 2021, at 1:23 PM, Bigelow, Joe <Joe.Bigelow@myfloridalicense.com> wrote:

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Dan,

Thank you for letting us know. The deadline for submitting comments is through July 27. Is that going to be ok for you?

Regards,

From: Dan Gargas [<mailto:dgargas@alachuacounty.us>]

Sent: Tuesday, July 20, 2021 3:40 PM

To: Bigelow, Joe

Subject: Re: Binding Interp. petition

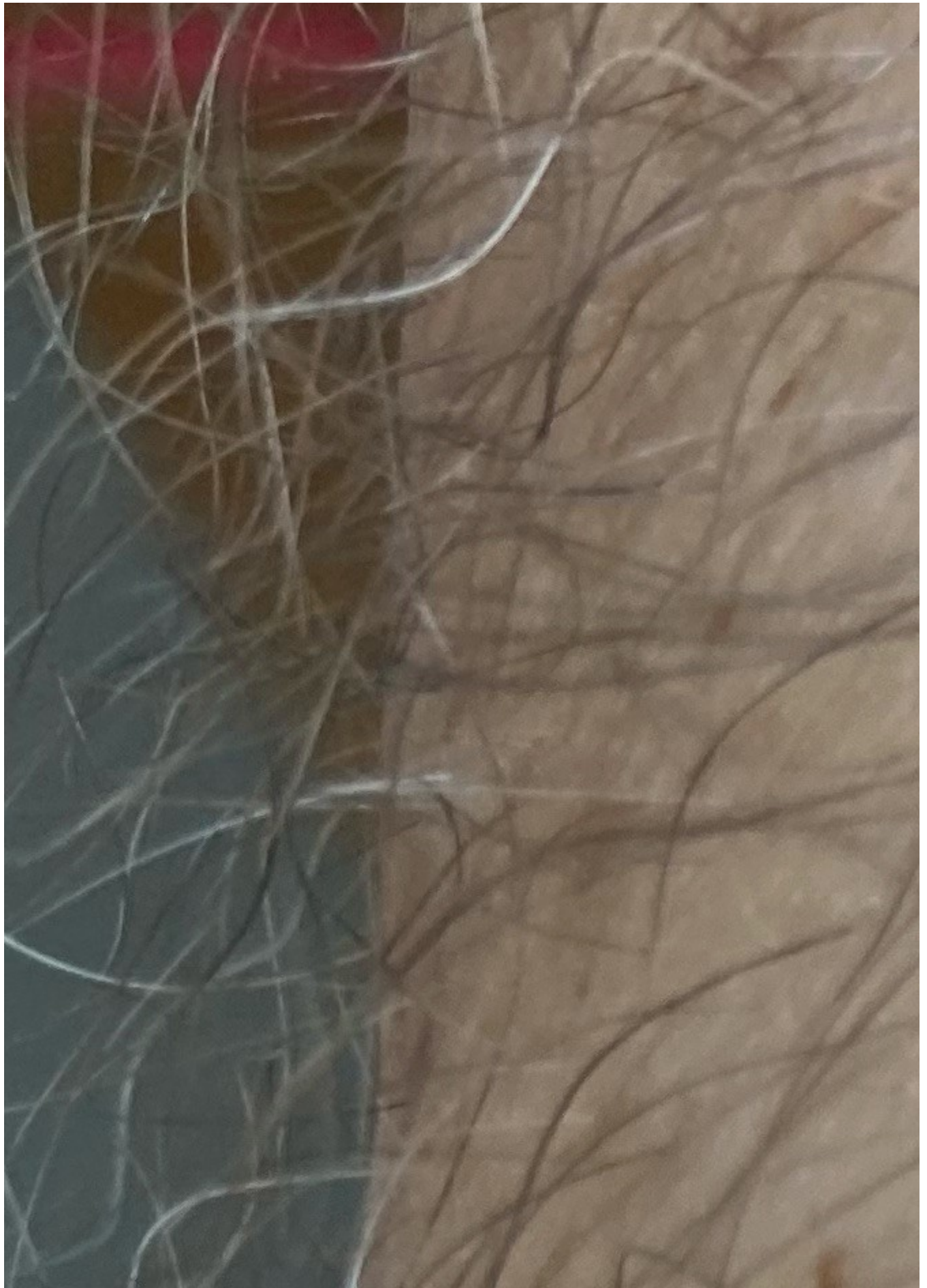
[NOTICE] This message comes from a system outside of DBPR. Please exercise caution when clicking on links and/or providing sensitive information. If you have concerns, please contact your Knowledge Champion or the DBPR Helpdesk.

Joe,

I was wondering if I could get the comment period extended for myself. I am currently in the hospital and am unable to access my account.

Dan Gargas

Sent from my iPhone



Dan Gargas

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On Jul 16, 2021, at 11:07 AM, Bigelow, Joe <Joe.Bigelow@myfloridalicense.com> wrote:

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Dan,
This is just to let you know that a petition for your jurisdiction for binding interpretation is in the works at www.floridabuilding.org. The petition is #228 . It can be reached by logging in as your BCIS login and going to the *Binding Interpretation* module. Also enclosed is a link to the binding interpretation process. Shoot me an email if you have any troubles

https://www.floridabuilding.org/fbc/Binding_Interpretations/BI-Stepbystep5.pdf

Regards,

EXTERIOR STUCCO EVALUATION OBSERVATION REPORT

SITE: Delgado House, 18508 NW 138 Avenue, Alachua, Florida

Dates: 24 & 28 June 2021.

Weather: Cloudy/Rainy, ±85°

Present: R. Raymond Issa, Ph.D., J.D., P.E., F.ASCE, API
Larry Muszynski, Ph.D.

Goal

The purpose of this investigation is first, to verify the thickness of the in-place exterior Portland cement stucco cladding on the wood framed building envelope and to determine whether the installation meets the minimum code and industry standards requirements.

Field Investigation

The following are our observations and preliminary opinions from our visits to the Delgado home shown below and our opinion on the proposed remedies by R&M Construction and Development LLC. Figures 1-3 show the Delgado's multi-story home under construction. Figure 1 is worth a thousand words. The house is littered with hairline cracks particularly on the west, southwest, east (Figure 2) and southeast (Figure 3) sides of the house. A majority of the cracks have been caulked. Unfortunately, many more exist in the brown coat around the entire house. This extensive cracking is most likely a result of:

1. Insufficient Sand.
2. Inconsistent Coat Thickness.
3. Insufficient Hydration due to inadequate curing.



Figure 1. Front View



Figure 2: West Wall



Figure 3. East Wall

The following are our observations and preliminary opinions from our visit on Thursday, 24 June 2021 and Monday, 28 June 2021:

On 24 June 2021, two cores (Cores 1 & 2) were drilled from the scratch coat on the garage. The thickness of the scratch coat was 1/8 inch which is much less than what is specified that is 3/8 of an inch. One core (Core 3) taken from an area of the west wall also showed a total thickness of

1/2 inch which again is less than the required 3/4 inch for scratch plus brown coat. The extensive cracking of the west wall (Figure 2) in particular and to a certain extent even the east wall indicates that the scratch coat and/or base coat were not only **not thick enough** but were most likely **not cured properly** and therefore was subjected to extensive shrinkage cracking. Proof of this lies in the pictures of the west wall showing extensive cracking and patching. Patching of the cracks has failed to correct this since many more are observed and are likely to continue for some time.

Other code violations include stucco being applied all the way down the wall to grade level instead of stopping the required minimum 4-inches minimum above grade. As observed and as also appears from the contractors recommended repair scenario, weep screeds and control joints are missing from the stucco installation since the contractor plans to cut into the stucco/metal lath/moisture barrier to place these assemblies that are apparently missing. This is an admission that the application of the stucco system to the house was not performed according to code and recommended stucco building standards. The idea that weep screeds and control joints have to be inserted after the fact represents gross negligence by the stucco subcontractor and also indicates the importance of a building code official inspecting every aspect of any future stucco application.

Core samples of the stucco installation at the Delgado home were again taken on 28 June 2021. Table 1 shows the wall location, type of stucco coating and thickness of either the scratch coat alone or both the scratch and brown coat for all 9 cores removed.

Governing Building Codes and Manufacturer's Technical Guides

The applicable Florida Building Code based on the issuance of the building permit is the 2017 Florida Building Code and Chapter 7, "Wall Coverings" establishes the provisions controlling the design and construction of exterior wall coverings for all buildings. The following are subsection highlights that apply to an Exterior Plaster System that were used to evaluate the field conditions encountered:

Section R 703.6 Exterior Plastering - Installation of these materials shall be in compliance with ASTM C 926 and ASTM C 1063 and the provision of this code.

- Section R 703.6.2 Plaster - Plastering with Portland cement plaster shall be not less than three coats when applied over metal lath over wood construction. Provide a total thickness as set forth in Table R 702.1(1) FBC.
- Table R 702.1(1) Thickness of Plaster - With a wire lath plaster base the minimum thickness of the exterior cement plaster system is 7/8" minimum.
- ASTM-C 926 Standard specification for Application of Portland Cement Base Plaster:

VERTICAL SURFACES

- 1) Scratch coat 3/8" minimum
- 2) Brown coat 3/8" minimum
- 3) Finish coat 1/8" minimum

HORIZONTAL SURFACES

- 1) Scratch coat 1/4" minimum
- 2) Brown coat 1/4" minimum
- 3) Finish coat 1/8" minimum

Table 1. Stucco Thickness at Sample Locations*

Sample Core #	Wall Location	Scratch Coat	Brown Coat	Stucco Thickness (inch.) including wire Mesh (backing Tyvek wrap with felt paper on top)	Difference from Required FBC
1	West at Garage Window	✓		1/8	67%
2	West at Garage Window	✓		1/8	67%
3	West Garage	✓	✓	1/2	33%
4	West Nook	✓	✓	1/2	33%
5	East Master Suite	✓	✓	1/4	67%
6	East Master Bath	✓	✓	3/8	50%
7	East Family Room	✓	✓	3/8	50%
8	East Dining Room	✓		1/8	67%
9	West Study	✓	✓	3/8	50%

*No weep screeds observed. No control joints observed.

Recommended Stucco Installation Procedures

The recommended stucco installation procedures as outlined below were most likely not followed:

Step 1

Attach two layers of Grade D, waterproof building paper using galvanized nails or staples in a shingled fashion over the wall sheathing extending 16 inches around all corners with 4” horizontal seam overlap and 6” vertical seam overlap. Tyvek or equivalent polymer sheet house-wrap is also an alternative.

Step 2

Install trim accessories.

Step 3

Install casing beads, casing beads for a 3-coat system should be 3/4 inch thick; casing beads for a 1 or 2 coat system should be 1/2 inch thick.

Step 4

Install a galvanized, self-furring, expanded metal lath or 1” woven wire stucco netting over the entire surface also extending 16 inches around all corners. The lath or stucco netting should over-lap by 1” on the horizontal seams and 2” on the vertical seams. Galvanized nails or staples should be used every 6 inches both vertically and horizontally and should penetrate the studs a minimum of 1 inch.

Step 5

Place control joints to create wall panels no larger than 144 square feet. Keep the panels as square as possible.

Step 6

Place expansion joints anywhere there exists wall expansion joints.

Step 7

Install corner trim on all outside edges to protect the exposed stucco and to provide clean finished lines.

Step 8

Mix the base coat stucco to a workable consistency. The proper consistency is achieved when the stucco will “hang” on a trowel held at a 90 degree angle - stucco that is too wet will sag; stucco that is too dry will not adhere properly to the metal lath.

Step 9

Apply the base coat stucco using a square trowel held at a 45 degree angle. Use firm trowel pressure to force the stucco into the lath. Work from the bottom of the wall up and apply at a thickness of about 3/8-inch over the entire area.

Step 10

Screed the stucco to a uniform depth of 3/8 inch using a straight edge.

Step 11

Scratch 1/8-inch deep horizontal grooves into the base coat with a raking tool once the stucco has become thumb-print hard.

Step 12

Moist Cure the scratch coat with a fine water mist for 24 to 48 hours.

Step 13

Mix and apply another 3/8-inch layer of base coat stucco directly to the scratch coat.

Step 14

Screed the surface using a straight board or darby to 3/8-inch thickness and fill any surface voids with additional base coat. The total combined basecoat depth should be 3/4-inch thick.

Step 15

Float the surface uniformly once the stucco has lost its sheen using a wooden trowel and cure the base coat with a fine water mist for 24-48 hours.

Step 16

Apply a 1/8-inch thick coating of Finish Coat Stucco in the preferred application working from the bottom of the wall to the top. Complete the entire wall in one application. It is important to keep the surface damp for by applying a fine water mist over several days.

Opinion

In our opinion the contractors plan for repairing the Delgado house including their procedure for weep screed installation and adding control joints is an admission that what should have been done in the first place was not done prior to the stucco being applied to the structure. Their procedure for filling in hairline cracks in stucco does not necessarily fix the problem of continued cracking of the stucco (**as observed afterwards**) due to not obtaining the proper thickness for the scratch/brown coat in the three-coat application process as required per code. The fact that OSB

was used for sheathing rather than plywood further demands a “perfect water penetration resistant” stucco job.

Based on our field observations including the stucco thickness measurements shown in Table 1, we recommend complete removal of all stucco down to the sheathing and re-stuccoing as per the recommended stucco procedures outlined above with a proper inspection protocol in place to measure code compliance.

===== END OF REPORT =====