

MINUTES
BUILDING CODE ADVISORY BOARD
November 17, 2010

- I. The Chairman, Howarth Lewis, called the meeting to order at 2:05 p.m. in the Vista Center 1st Floor Conference Room 1W-47, Palm Beach County Planning, Zoning & Building Department, 2300 North Jog Road, West Palm Beach, Florida.

A. MEMBERS PRESENT:

Howarth Lewis, Chair
Jack Tomasik, Vice Chair
Rebecca Caldwell
Drew Duncan
Michael Fichera
William Higgins
Gary Kozan
Greg Miller – 2:15
Scott Worley
Doug Wise – 2:10

MEMBERS ABSENT:

Maury Jacobson
Greg Marion

OTHERS PRESENT:

Ashley Salvati, Recording Secretary
Sherita White, Administrative Assistant
Bob Boyer, PBC, CPT

Gentry Benjamin, Asst. County Attorney
Michael Fox, PBC, CPT Supervisor
Tim Graboski, Graboski Roofing, Inc.

- B. A motion was made to approve the minutes of the September 15, 2010 meeting. The motion was seconded and carried unanimously.**

II. ADDITIONS & DELETIONS

III. COMMITTEE REPORTS

- A. Code Interpretation – NONE
B. Code Amendments – NONE
C. Product Evaluation – NONE
D. Regulatory Climate Oversight Committee -- NONE

IV. OLD BUSINESS

1. Special Act – Limitations on Board Interpretations

- Mr. Boyer handed out a page from the Special Act to clarify the interpretation and explained that Building Official members of the Board should make up the committee in question.

2. “Residential Yard Storage Building” Updated Drawing

- Mr. Fox confirmed he made small changes to the drawing and that it has since been posted on the Building website under “BCAB”.

3. Letter of Appreciation to Kenneth Loihle

- Ms. Caldwell said it will be sent out as soon as possible.

V. NEW BUSINESS

1. Roofing Code Concerns – Tim Graboski

- Mr. Graboski was asked to present.
- Mr. Graboski explained that he is involved with the rooftop committee for the state, which is verifying and doing testing to ensure that roof systems will meet the new 2010 Florida Building Code and new wind map.
- Mr. Graboski stated that he had two concerns to discuss today: shingles and self-adhered underlayments.
- Mr. Graboski stated that the new wind map (particularly in the Palm Beach County area) having wind speeds that are 120, 130, or 140). However, many of the products have product approvals at the maximum wind speed of 110. Now, the concern of many in the roofing industry is the use of shingles that were approved at 110, but are being used on houses located in wind speed zones of up to 140.
- Mr. Duncan noted that after application and materials, the price of asphalt shingles is significantly less than other options.
- Mr. Wise questioned why the MPH measure is used rather than pressure, which can be calculated.
- Mr. Graboski said that unfortunately shingle manufacturers do not provide the pressure, but only MPH.
- Ms. Caldwell asked for clarification on what Mr. Graboski would like support on.
- Mr. Wise suggested that the Board come up with a standardized measurement to replace MPH.
- Mr. Graboski said that he would like to use the best tested shingles but unfortunately, MPH is the only measurement available.
- Discussion followed.
- Mr. Graboski introduced his next topic: self-adhered underlayments, especially in adhesive or mortar set tile roofing systems. The product is actually a hybrid product, including both the adhesive and the cap sheet, and that the only testing was for each as a separate product.
- Mr. Graboski further explained that it is no problem if the product is being mechanically attached. However, as in many re-roofs, they are not. He is concerned that recent self-adhered underlayment products have not been given structural uplift ratings. According to his own testing, it is inadequate.
- Ms. Caldwell mentioned that she denied self-stick shingles after Hurricane Wilma for the very reason Mr. Graboski is bringing up, yet eventually had to allow them because they

now have both Florida product approvals and Miami-Dade product approvals. There was nothing she could do unless she wanted to challenge the approvals herself.

- Mr. Graboski said the new FSRA manual recommends that the manufacturers do testing, because there is no uplift rating.
- Mr. Wise said that a lot of product approvals are pending , because of routine uplift tests, and that many re-roofs require field tests (TAS 106).
- Mr. Graboski replied that the TAS 106 is not accurate, and often some products pass when they should not.
- Mr. Worley asked Mr. Graboski if he believes the product is defective.
- Mr. Graboski answered that he does not believe it is necessarily defective, but he is simply concerned that it does not have a structural uplift rating.
- Ms. Caldwell clarified that if there was an error, the Board would have no problem challenging. However, Tim is saying there is an issue with the actual testing procedure.
- Mr. Worley asked if the product in question is cheaper.
- Mr. Graboski said that price of the product is the same, but does not require nearly as much labor.
- Ms. Caldwell agreed that changes need to be made, but wants to know exactly what Mr. Graboski would like the Board to do. She suggested a technical advisory.
- Mr. Wise asked what Miami-Dade County has said, because they have approved it.
- Mr. Worley suggested it would be best to go back to Miami-Dade for their reasoning, because they are the one of the initial groups to approve it.
- Mr. Graboski also suggested that it go back to the Florida Building Commission.
- Mr. Worley was concerned that there is not standardization among interpretations of the product approvals, and therefore the product approval process should be repeated and corrected.

Ms. Caldwell made a motion that the Board writes a letter to the Florida Building Commission questioning the approval of the self-adhesive shingles. The motion was seconded and carried unanimously.

Mr. Wise made a motion that the Board writes a letter to the Florida Building Commission and the Miami-Dade Code Compliance Office for guidance and standardization of the metrics used to evaluate dimensional and fiberglass singles. The motion was seconded and carried unanimously.

VI. FUTURE BOARD MATTERS FOR JANUARY

1. Unlicensed Activity – Kurt Eismann

- Mr. Boyer said that he will see if Mr. Eismann is available for January.

VII. BOARD MEMBER COMMENTS

1. Regulatory Climate Oversight Committee

- Mr. Wise mentioned that the Regulatory Climate Oversight Committee met and discussed a checklist and divided up work. They will likely reconvene in a month.
- Mr. Wise also mentioned that there is a meeting for the Regulatory Climate Oversight Committee out of the Economic Council on December 16 at 11am is coming up, where they will be discussing representation of fire marshalls in the Regulatory Climate Oversight Committee Survey, and on BCAB.
- Ms. Caldwell commented that Fire Marshalls should not be sitting on BCAB because they have different purposes that are served by one of their own Boards.
- Mr. Wise said that the issue was brought up while administering the Survey because many asked why Fire Marshalls were not represented.

2. Repair, Renovation, and Painting Regulation

- Ms. Caldwell announced that there will be a telephone conference tomorrow at 10am, if anyone is interested. At the last conference, the Health Department said they may be going forward on announcing a state program, allowing consistent enforcement on lead paint.

3. Next meeting – January 19, 2011

VIII. STAFF COMMENTS - NONE

The meeting was adjourned at 3:15 p.m.

Howarth Lewis, Chair

Respectfully submitted,
Ashley Salvati,
Recording Secretary