

MINUTES
PALM BEACH COUNTY
BUILDING CODE ADVISORY BOARD
SEPTEMBER 16, 2015

1. CALL TO ORDER.

Vice Chairman Gary Kozan called the meeting to order at 2:05 p.m. The meeting was conducted in Room 1W-47 at the Vista Center located at 2300 North Jog Road in West Palm Beach, Florida.

A. Roll Call.

Members Present:

Gary Kozan, Vice Chair	Jacek Tomasik, Building Official
Joe Byrne, Roofing Contractor	David Chase, Architect
Michael Fichera, Building Official	Tom Hogarth, Engineer
Mike Grimm, Building Official	Donald Sharkey, Electrical Contractor
James Carr, HVAC Contractor	

Members Absent:

Steven Tobias, Building Official	Doug Wise, Building Official
Greg Miller, Aluminum Contractor	Scott Worley, General Contractor
Roger Held, Building Official	

Others Present:

Shannon Fox, Assistant County Attorney	Anne Helfant, Assistant County Attorney
Mike Fox, CPT Supervisor	Bob Boyer, CPT Coordinator
Bob Karrh, CPT Specialist	John Blake, Assistant Deputy of Inspections
Amanda Myer, Administrative Assistant	Jacquelyn Anderson, Recording Secretary

Assistant County Attorney Fox stated the Board did not have a quorum, and the Board would not be able to vote on any pending items.

2. PLEDGE OF ALLEGIANCE.

3. APPROVAL OF MINUTES.

There was no quorum to approve the minutes of June 26, 2015.

4. ADDITIONS & DELETIONS TO THE AGENDA.

There were no additions or deletions to the agenda.

5. COMMITTEE REPORTS.

A. Code Interpretation.

No report. Michael Fox commented that there was a notice in the packages given to the Board indicating there will be a Florida Building Commission Technical Advisory Committee on the Energy Conservation Code with windows being the key topic.

B. Code Amendments. No report.

C. Product Evaluation. No report.

D. Six Pillars Committee. No report.

6. OLD BUSINESS.

A. Zero Lot Lines.

Bob Boyer stated that the technical advisory issued at the last meeting generated some discussion, and he has encouraged others to bring their final product to the Building Official to ask for review and approval under alternate methods and materials per the BCAB guidelines. He also stated he was encouraging builders to bring specific products to the Board if the building officials are okay with their products.

B. Energy Code Window Replacements.

Mr. Fox indicated Doug Wise wanted to know how the different jurisdictions are enforcing this. Are they going by the 30% renovation rule that excludes compliance with the energy code? Or are they interpreting it that every fenestration that is replaced has to meet the code?

Jacek Tomasik responded that the Village of Wellington is going by the 30% rule.

Michael Fichera indicated that Boca Raton is going by the 30% rule.

Mike Grimm stated Greenacres is going by the 30% rule.

Mr. Fox indicated that Palm Beach County is also going by the 30% rule, and the information is posted on the website.

Mr. Boyer stated the TAC meeting is a continuation of a previous meeting in which the committee failed to get a consensus on a motion to approve. He also stated there are a few cities that are enforcing all windows to meet the code.

Mr. Tomasik asked what is expected to be the intended outcome of the meeting.

Mr. Boyer stated the goal is to release a Dec Statement as to whether it should be mandatory or not because of the conflict between the building code and the statute.

7. NEW BUSINESS.

A. DOUBLE DOWN™ Mounting Technologies.

Tim Graboski stated he included excerpts of the wind presentation that was given by Richard Gathright in a previous presentation in his presentation to the Board. He then introduced himself and stated he is of Tim Graboski Roofing. Mr. Graboski said he is a state certified roofing contractor with a business in Delray Beach, Florida. He stated he is a member of the FRSA; and he chairs the codes committee for them. He also indicated that he has had some functions with the Florida Building Commission on their technical advisory committees.

Mr. Graboski stated he has a patented, code-approved product called Top Notch for affixing of hip and ridge tiles on a roof tile system to a roof system. He stated he is very active with solar technologies because most of the panels are mounted on the roof. He indicated that due to concerns that panels will put holes in customers' roofs resulting in a roof leak, the development of the technology was to prevent penetration of the roof and affixing various components, specifically solar components.

He stated his intention in coming before the Board was to explain the mounting device that he developed called DOUBLE DOWN, using the base product called Top Notch.

Tom Hogarth asked Mr. Graboski what his goal was in bringing the presentation before the Board and what he was expecting the Board to do.

Mr. Graboski stated he has engineering from various engineers in the State of Florida, and he has a signed and sealed document. He also indicated that he has a consensus document, and depending on the product being used, he could use the engineering document to calculate how many of the DOUBLE DOWN mounts are needed to affix it to the roof based on the site-specific categories: wind speed, exposure level, and risk category. He stated his intention is to present them to the Board and use them on flat roofs and tile roofs.

Mr. Graboski stated his system will adhere with a polyurethane adhesive that is used for roof tile installations. He indicated that the product sticks to asphalt shingle roofs, but when it was tested all the shingles came off the roof; so he stated he is not looking to use it on shingle roofs only tile roof systems and flat built-up roofs.

Mr. Graboski made his presentation to the Board.

Discussion ensued among the board members, Mr. Graboski, and staff.

Mr. Graboski stated Top Notch has product approval; however, DOUBLE DOWN does not. He is doing a study at the Wall of Wind; and after the study, Miami-Dade will create a category and testing standards for the product to obtain the NOA. The product is being used as an engineered product.

Additional discussion ensued among the board members, Mr. Graboski, and staff.

Mr. Fox stated this type of structural attachment bracket definitely falls within the scope of the state's product approval rule, FAC 61G20-3, and is therefore required to have a Florida Building Commission approved Product Approval.

Mr. Fox also observed that the site-specific engineering document provided stated "foam adhesion of pedestals shall be made IAW (in accordance with) respective Miami-Dade Product Approval (NOA)" for the 2 Component Foam Roof Tile Adhesive AH-160. He stated the current NOA (14-0805.01) for the foam is intended specifically for the attachment of roof tile and does not reference this type of use. He indicated that the NOA only provide generic attachment details and limits the use of the foam to products that "have a current NOA which list (specific) attachment resistance values with the use of...the AH-160 roof tile adhesive."

Mr. Fox asserted that the proposed site-specific engineering requires the contractor to validate the

existing roof assembly is “fully adhered equivalent to ATL Report 0610.01-13 Test conditions, or, contractor shall install two (2) 3-inch deck plates with minimum #12x2” CRS SMS’s at each pedestal location.”

The Board did not take any action. The presentation was for informational purposes.

B. Election of New Chairman.

Andrew Mack was appointed to a different position and is no longer performing the duties of the building official in Boynton Beach. He submitted a letter of resignation from the Board.

There was no quorum, and the Board was unable to vote for a new chairman.

C. Metal Reroofing on Butler Type Buildings

Joe Byrne asked to add a question under “New Business” about conflicts on metal reroofing on butler type buildings. He asked the building officials on the board what their position would be on roofers removing existing metal roofs off the metal framework and purlins and installing new metal panels to the existing purlins with enhanced engineering to add purlins and other structural members to bring it up to the current code. He asked if this would be still in the scope of the roofing contractor or would it go to the scope of the general contractor.

Mr. Tomasik stated that previous discussions extended roofers’ work to include fascia; however, adding purlins and structural members to the structural portion of the roof would exceed the scope of the license of a roofing contractor. He stated he thinks it should be done by a general contractor with the cooperation of the licensed design professional. He stated that if he was faced with the issue, he would require a repair permit by a general contractor with a sub-roof or the other way around.

James Carr clarified for the record that the discussion was merited, but there was no quorum and the Board was not going to take any action or render any opinion.

D. New date for November 2015 meeting.

The November BCAB meeting had to be rescheduled due to conflict with the LDRAB meeting at same date, time and hearing room. The members present agreed to meet Tuesday, November 17, 2015 at 2:00 p.m.

8. FUTURE BOARD MATTERS.

No future board matters were discussed.

9. BOARD COMMENTS.

David Chase stated that it was a privilege to join the Board. He stated he is an architect who has been practicing 50 years, and he is licensed in 21 states. He indicated he is semi-retired.

The other board members welcomed Mr. Chase to the Board.

Mr. Tomasik encouraged board members to communicate with the new recording secretary, Jacquelyn, and to confirm their presence at the meetings. He stated that absences affect the voting and fewer meeting and canceled meetings slow down the process. He asked that Jacquelyn confirm board member attendance prior to meetings so that board members do not come and find out that there is no quorum.

Mr. Kozan commented on the conversation in the last meeting's minutes under Board Member Comments regarding plumbing stacks being six inches above the roof. He stated that his understanding is that stacks have to be six inches above the top of the S tile. He asked what the determination was at the last meeting.

Mr. Byrne stated that Doug Wise's comment was that it had to be six inches above the highest part of the barrel.

Discussion ensued among the Board members and staff.

10. STAFF COMMENTS.

Mr. Fox welcomed Mr. Kozan to his new position as Vice Chairman.

He stated that earlier in the morning a quorum was confirmed, but there was a last minute dropout. He suggested the Board give Jacquelyn some guidance on when the cutoff should be to confirm attendance.

Mr. Fox also commented that the plumbing stack issue can be submitted for a code amendment or code revision.

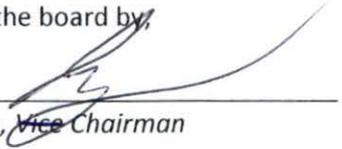
Mr. Boyer stated that Doug Wise wanted the sub-committee to be aware that there will be a meeting for the next meeting. Members of the sub-committee Mr. Sharkey, Mr. Fichera, Mr. Held, Mr. Carr, Mr. Worley, and Mr. Fox.

Mr. Boyer announced his impending retirement in October.

11. ADJOURNMENT.

Vice Chairman Kozan adjourned the meeting at approximately 3:20 p.m.

Signed for the board by,



Gary Kozan, Vice Chairman

Respectfully submitted,

Jacquelyn Anderson, Recording Secretary