

MINUTES
PALM BEACH COUNTY
BUILDING CODE ADVISORY BOARD
September 21, 2016

1. CALL TO ORDER

Vice Chairman Roger Held called the meeting to order at 2:10 p.m. The meeting was conducted in Room 1E-60 at the Vista Center located at 2300 North Jog Road in West Palm Beach, Florida.

A. Roll Call.

Members Present:

Roger Held, Vice Chair	Tom Hogarth, Engineer
Wayne Cameron, Building Official	David Chase, Architect
Shane Kittendorf, Building Official	Donald Sharkey, Electrical Contractor
Jacek Tomasik, Building Official	James Carr, HVAC Contractor
Bill Bucklew, Building Official	Greg Miller, Aluminum Contractor

Members Absent:

Gary Kozan, Chair	Joe Byrne, Roofing Contractor
Michael Grimm, Building Official	Scott Worley, General Contractor

Others Present:

Shannon Fox, Assistant County Attorney	Anne Helfant, Assistant County Attorney
Doug Wise, Building Division Director	Michael Fox, CPT Supervisor
Brad Brown, Deputy Building Official, PBC	Jacquelyn Anderson, Recording Secretary

B. PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES

The approval of minutes was deferred until approximately 2:35 p.m. at which time a motion was made by Mr. Tomasik to approve the minutes of July 20, 2016. The motion was seconded by Mr. Hogarth. The motion carried unanimously.

3. COMMITTEE REPORTS

A. Code Interpretation - No report.

B. Code Amendments - No report.

C. Product Evaluation - No report.

D. Six Pillars Committee - No report.

4. OLD BUSINESS

A. Fastener Corrosion Update – Michael Fox

Mr. Fox presented staff's draft Technical Advisory to the Board for review.

Mr. Sharkey stated the draft was vague, and he was looking for something more definitive recommending that the electrogalvanized fasteners should not be used in Palm Beach County.

Mr. Wise stated staff would revise at the Board's direction.

Mr. Fox questioned whether the Board could legally state the fasteners could not be used in Palm Beach County.

Mr. Miller asked whether building departments will accept the fasteners if the memo states the fasteners are no longer approved by Miami-Dade.

Mr. Wise stated not all building departments are based on Miami-Dade product approvals; some are based upon Florida Product Approvals. He stated product approvals being submitted do not list specific nails to be used, boxes may not available for review in the field, or boxes may not be labeled. The problem has created issues in industry. Mr. Wise stated that there is a problem, but the extent of the problem is unknown, and that is why the draft Technical Advisory is worded cautiously.

Discussion ensued.

Mr. Bucklew stated the draft advisory is sufficient for what the Board is trying to accomplish because the Board is an advisory Board, and the draft states the Board advises against the used, but it will be up to the individual jurisdictions to enforce.

Mr. Chase recommended a clarification that this is the current status, but there will be further testing, so that someone could be monitoring the progress.

Mr. Bucklew suggested the memo could include a statement that the Board will be monitoring the results, and the opinion could possibly change depending on the results on the second phase of testing.

Discussion ensued.

Mr. Tomasik asked if the Technical Advisory would be sufficient for a basis of denying use of the fasteners by the building departments in Palm Beach County.

Mr. Wise stated that would be an individual, discretionary decision of the local building officials.

Discussion ensued.

Mr. Fox restated the modifications to the Technical Advisory were to add specific language about further study by the Florida Building Commission, adding the URL to the Miami-Dade building department main webpage, and put the wording in bold.

A motion was by Mr. Hogarth to update the Technical Advisory as noted by Mr. Fox. The motion was seconded by Mr. Sharkey. The motion carried unanimously.

Mr. Wise stated for the record that Mr. Carr had arrived.

(Recording Secretary's Note: Mr. Carr arrived at approximately 2:25 p.m., prior to the motion, establishing a quorum for the vote.)

B. Impact of Spray Foam Insulation on Durability of Plywood and OSB Roof Decks – Doug Wise

Mr. Wise presented to the report the Board for future consideration. He stated there were no recommendations at this point, and this is a major topic the Florida Building Commission was undertaking along with the fastener corrosion issue. He stated that Mr. Boyer who sits on the Florida Building Commission indicated that the project was moving forward. Mr. Wise stated there was no further information, and staff was willing to proceed in any direction the Board wished.

Mr. Wise stated the report dates back to June 2015 related to the issue of extensive amounts of decay which occurred in the wood sheathing as a result of sealed attic assemblies using various spray foam insulation, where there is an unvented attic. There has been some condensation on the backside of the plywood that may be causing problems under certain circumstances.

Discussion ensued.

A motion was made by Mr. Hogarth to receive the report for information and not take any action until the Florida Building Commission does something. The motion was seconded by Mr. Carr, Mr. Tomasik and Mr. Cameron. After further discussion, the motion carried unanimously.

C. Solar Panels Draft Technical Advisory – Michael Fox and Doug Wise

Mr. Fox stated Mr. Byrne's draft Technical Advisory recommends strictly prohibiting the attachment of solar photovoltaic type systems to cement or clay tile itself. It is more of a strict prohibition.

Mr. Wise referred the Board to the letter from Rick Olson of Tile Roofing Institute to Manny Oyola of Eagle Roofing stating the solar panels cannot be attached to roof tile. Mr. Wise agreed that a strict prohibition is appropriate until someone from the roofing industry comes forward with a roof tile manufacturer that says differently.

Discussion ensued.

Mr. Sharkey made a motion to accept the draft and send it out. Mr. Cameron seconded the motion.

Mr. Kittendorf clarified that the panels would not be attached directly to the tile, but would require removing the tile, attaching the panels directly to the substrate and replacing the tile.

Mr. Hogarth stated the wording be added "unless expressly allowed by product approval" to close any loopholes.

Mr. Wise suggested there be some minor grammatical corrections.

The motion carried unanimously.

5. NEW BUSINESS - NONE

6. FUTURE BOARD MATTERS

Mr. Fox stated there may be some future discussion regarding clarification of roof moisture surveys in the case of a reroofing on a flat deck.

Mr. Wise stated there are requirements in Dade and Broward counties, but there are no specific moisture requirements in the Code. Staff is considering bringing to the Board to set some thresholds.

Discussion ensued.

7. BOARD COMMENTS

Mr. Chase noted the meeting date was incorrect in the header of the meeting minutes for July 21, 2016. He also stated he was a board member on the AIA, and currently serves as a board member of the AIA Palm Beach Chapter. He stated if the Board agreed he would like to be the liaison to David Porter of AIA regarding the Code Compliant Plans Project to try to move the project along.

Mr. Chase stated he would reach out to Mr. Porter and report back to the Board at the next meeting.

Next meeting is November 16, 2016.

8. STAFF COMMENTS

Mr. Wise stated the ICC International Code Hearing will be taking place October 16 through October 22, 2016 in Kansas City, and voting.

Discussion ensued.

Mr. Fox stated the monthly BOAF Palm Beach County meeting would be September 22, 2016 with a speaker who is a solar specialist. The meeting is a lunch meeting at the Vista Center at noon.

9. ADJOURNMENT

Mr. Tomasik made a motion to adjourn the meeting. The motion was seconded by Mr. Bucklew and carried unanimously. Vice Chairman Held adjourned the meeting at approximately 3:10 p.m.

Signed for the board by,



Gary Kozan, Chairman

Respectfully submitted,

Jacquelyn Anderson, Recording Secretary