

**MINUTES**  
**PALM BEACH COUNTY**  
**BUILDING CODE ADVISORY BOARD (BCAB)**  
**NOVEMBER 15, 2017**

**1. CALL TO ORDER**

Chairman Roger Held called the meeting to order at 2:10 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:***

Roger Held, Building Official, Chair  
Robert Brown, Building Official  
Shane Kittendorf, Building Official  
Jacek Tomasiak, Building Official  
Bill Bucklew, Building Official

Gary Kozan, Plumbing Contractor  
Joe Byrne, Roofing Contractor  
Scott Worley, General Contractor  
Tom Hogarth, Engineer  
Kristin Materka, Architect  
Donald Sharkey, Electrical Contractor  
James Carr, HVAC Contractor

***Members Absent:***

Wayne Cameron, Building Official

Greg Miller, Aluminum Contractor, Vice Chair

***Others Present:***

Shannon Fox, Assistant County Attorney  
Brad Brown, Deputy Building Official (PBC)  
Bob Nicholls, CPT Coordinator  
Gregory Burke, AIA

Doug Wise, Building Official (PBC)  
Michael Fox, CPT Supervisor  
Jacquelyn Anderson, Recording Secretary

**B. PLEDGE OF ALLEGIANCE**

**C. APPROVAL OF MINUTES**

- a. Mr. Byrne made a motion to approve the September 20, 2017 meeting minutes. Mr. Hogarth and Mr. Kittendorf seconded the motion. The motion passed unanimously.

**2. ADDITIONS AND DELETIONS - NONE**

**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. Code Compliant Plans Program Update**

Mr. Burke stated the AIA Palm Beach trained approximately 40 architects in September to participate in the

program. They will limit the types of projects under the program to commercial projects 10,000 sq. ft. and under, and any tenant improvement project under 50,000 sq. ft. There is two-hour continuing education course certified by AIA National. The pilot program is ready to being January 1, and it will run four months through April 30. Afterwards, there will be a "post-mortem" evaluation to see how it worked. If all goes well, they will take the program to the Building Officials Association of Florida to obtain "buy in."

Discussion ensued.

*[There was no action taken by the Board.]*

## **5. NEW BUSINESS**

### **A. Condo Managers Turning Off Emergency Generators During Storm Event**

Mr. Bucklew stated there was an issue identified during Hurricane Irma in which a condominium association turned off all the emergency generators to the building and all the emergency supplies, and locked the door so that no one who left the building could reenter. The Town of Palm Beach started investigating if this was possibly a violation of the building code, fire prevention code, or National Electric Code.

Mr. Bucklew stated the Town's fire marshal and fire chief identified state statutes sections 718.1265, 719.128 and 720.316 conflict with the codes. The statutes give the condominium associations authority to shut off life safety systems.

Discussion ensued.

*[There was no action taken by the Board.]*

### **B. Nursing Home Generators**

Mr. Kittendorf stated immediately after Hurricane Irma, there was an incident in Hollywood Hills, Florida where there was a multiple loss of life due to a power outage at an assisted living facility where the temperatures were 90 to 100 degrees. Elderly patients are not able to survive in extreme heat. Governor Rick Scott signed an emergency act ordering assisted living facilities and nursing homes to install emergency generators that can maintain a location in the facility at comfortable temperatures for a period of 96 hours after a power outage within 60 days.

Mr. Kittendorf stated multiple facilities have pushed back stating the requirement was unreasonable to meet within the 60 days due to having to put the plans together, order generators, obtain permits, and get them installed. There is an appeal in process.

Discussion ensued.

*[There was no action taken by the Board.]*

## **6. FUTURE BOARD MATTERS - NONE**

## **7. BOARD COMMENTS**

Mr. Bucklew stated that he would be going before the Planning and Zoning Commission. He stated a resident of the community wants to raise the base flood elevation to 12 feet and boost wind design pressures to 200 mph.

Discussion ensued.

Mr. Byrne stated there was a meeting in Monroe County on 11/14/2017 to discuss an agenda item proposing an ordinance that all metal roofing in the Florida Keys as a "knee-jerk" reaction to what has happened. There will be second hearing on December 13.

Mr. Held stated the next meeting January 17, 2018.

#### **8. STAFF COMMENTS**

Mr. Wise stated there are number of bills working through legislature. House Bill 299 proposes to reformulate the makeup of the Florida Building Commission from 23 members to 11. The bill proposed to eliminate several building official seats, the mechanical seat and an AIA seat.

Discussion ensued.

Mr. Wise stated the new 6th Edition (2017) code goes into effect on January 2. He also stated the Administrative Chapter 1 that the Board worked on and approved was missing a piece. The building officials were encouraged to look at the portion related to electric fences being permitted as a decal program.

Discussion ensued.

Mr. Held thanked Staff for all they did during the year.

#### **9. ADJOURNMENT**

Chairman Roger Held adjourned the meeting at approximately 3:45 p.m.

Signed for the board by,

  
Greg Miller, Vice Chair

Respectfully submitted,  
Jacquelyn Anderson, Recording Secretary