



PALM BEACH COUNTY

BUILDING CODE ADVISORY BOARD (BCAB)

July 17, 2024 MINUTES

I. CALL TO ORDER

Chair Edward Lynch called the meeting to order at **2:02 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

1. Members Present:

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| Edward Lynch, <i>General Contractor, Chair</i> | Kristin Materka, <i>Architect</i> |
| Robert Brown, <i>Building Official, Vice Chair</i> | Thomas Hogarth, <i>Engineer</i> |
| Jacek Tomasik, <i>Building Official</i> | John Kuntzman, <i>Building Official</i> |
| Wayne Cameron, <i>Building Official</i> | Frank R Coppola, III, <i>General Contractor</i> |
| Joe Byrne, <i>Roofing Contractor</i> | Gary Kozan, <i>Plumbing Contractor</i> |

2. Absent Members:

- | | |
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| Michael DiNorscio, <i>Building Official</i> | Donald Sharkey, <i>Electrical Contractor</i> |
| Gregory Miller, <i>Aluminum Contractor</i> | |

3. Others Present:

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| Doug Wise, <i>PBC Building Official</i> | Robin Barrack, <i>Communications Specialist</i> |
| Richard Patitucci, <i>Codes Product & Training Supervisor</i> | Bianca Filiponi, <i>Recording Secretary</i> |
| Mike Shubert, <i>Assistant Deputy of Plan Review</i> | |

B. Pledge of Allegiance

C. Approval of Minutes

Mr. Byrne made a motion to approve the June 26, 2024 minutes. Mr. Coppola second the motion. Motion carried unanimously.

II. ADDITIONS AND DELETIONS

III. COMMITTEE REPORTS

- A. Code Interpretation** – No report.
- B. Code Amendments** – No report.
- C. Product Evaluation** - No report.

IV. OLD BUSINESS

A. Proposed Model Design for Small Structures

- ♦ Mr. Wise states staff attempted to comply to revise proposed model structure. Mr. Patitucci suggested why not allow sonitudes so we added that. We came back with fasteners as requested as gave some options to material options whether it is plastic, metal or vinyl.
- ♦ Ms. Fox suggests change in verbiage. The purpose and background, some language needs to be revised. The last sentence in factors is an incomplete sentence, unsure what was intended to come after that last sentence but may need to be revised.



- ◆ Mr. Lynch suggests, under factors, may be consider where it says inferior materials to substitute the verbiage as this is a technical advisory not a legal advisory. We cannot mandate anyone to do anything.
- ◆ Ms. Fox additionally suggests to fourth paragraph of comma not being necessary.
- ◆ Mr. Lynch states possibly changing the 14x14 to square feet.
- ◆ Mr. Hogarth agrees with square footage to be used instead of 14x14.
- ◆ Mr. Brown states the last paragraph does not make much sense.
- ◆ Discussion ensues over verbiage in fourth paragraph.
- ◆ Ms. Fox suggests that what this last sentence or paragraph is intending to convey maybe if someone can express the intent of it then we can reword it so that it is more straight forward.
- ◆ Mr. Lynch suggests that the intent is there needs to be a continuous load path down to the foundation from the structure holding up the roof and that the examples we have on the back of the packet the different options there are. Which we may want to say these are not the only options these are just options but the AHJ has the ultimate authority of whether to accept.
- ◆ Mr. Tomasik asks we are trying to help to design the foundation for those structures that the home owner can purchase and we are going to ensure they have the sufficient foundation so this is tied to the ground, do we care for the rest of the structures or do we want them to modify and put a 4x4 all the way up for the continuous pad or are we just giving up on the rest of it and focusing on the foundation?
- ◆ Mr. Wise states we have many people come to us about these structures, been cited by Code Enforcement, spent \$400 on a pergola at Costco or Lowes and we just need to attempt to figure out on how to help them to tie it down so it's not sticking out.
- ◆ Mr. Brown suggest rewording the beginning of the second sentence in the last paragraph so the verbiage is proper and it makes more sense. Stating it should say the suggested foundation demonstrates a continuous structural path capable of transmitting all applicable loads (strike out Building Code) may be acceptable by the AHJ.
- ◆ Mr. Hogarth supports the suggestion.
- ◆ Mr. Lynch states the board should not have any capability with regard to anything happening and someone using one of these foundations, although they look strong enough, if it is not done correctly. Possibly stating it is suggested but there is a possibility it may not be accepted by the AHJ as they have the ultimate decision.
- ◆ Mr. Kuntzman asks if there is a maximum height on this or would zoning dictate the height and location.
- ◆ Mr. Wise states this will still be a building permit so it will need to go through zoning.
- ◆ Mr. Brown states the height can be an issue in the future, possibly making it a maximum mean roof height of 14 feet or less.
- ◆ Ms. Fox asks as far as notice does it need to have a notice at the bottom to check with your local jurisdiction to see if the jurisdiction has adopted the substance of this technical advisory.



- ♦ Mr. Wise states this is just advisory, they can accept it or not. This technical advisory is not mandatory.
- ♦ Mr. Brown suggests adding a last sentence to the last paragraph stating use of this suggestive design is at the risk of the applicant and may not be accepted by the AHJ.
- ♦ Mr. Byrne asks if homeowner's are able to use this technical advisory after code enforced violations.
- ♦ Mr. Wise states this is showing how to permit it.
- ♦ Mr. Shubert states this is for the majority that do not have an engineer or submit owner builder permit applications.
- ♦ Mr. Brown states is West Palm Beach we require owner builders sign to take responsibility. Additionally stating he would approve a signature block.
- ♦ Mr. Hogarth states the last page of handout, under section bracket what is ¼ inch in regards to.
- ♦ Board agrees simultaneously to strike out
- ♦ Ms. Materka states a few dimensional issues on the drawing. On option 1, the 3 inch coverage to the attachment is on the right side and should be on the left. There is no coverage shown for number 5 at the base. The plan view for the wood post in the lower right corner the 3 inch dimension should be at the top bolt as well.
- ♦ Mr. Lynch suggests to make the proposed changes and come back with the revised version.

B. Follow Up Discussion on Issues with HOA's and Condominium Associations

- ♦ Mr. Wise states the technical advisory is for the contractor as a tool to use for HOA's, not saying the HOA has to accept but it is to clarify.
- ♦ Mr. Lynch states this is good for the homeowner to waive at the HOA. It states clearly that Florida Laws are designed to take precedence over HOA rules in the state, in which we discussed the previous meeting.
- ♦ Mr. Coppola suggests making this advisory more assertive.
- ♦ Mr. Brown states possibly take out the words "are design to".
- ♦ Discussion ensues
- ♦ Mr. Lynch states the removal of six words and this technical advisory will be good.
- ♦ Mr. Coppola makes a motion to remove the six words and approve as revised.
- ♦ Mr. Tomasik seconds motion.
- ♦ Motion carries unanimously

V. NEW BUSINESS

None



VI. FUTURE BOARD MATTERS

None

VII. BOARD COMMENTS

- ♦ Mr. Tomasik states the bolting of the solar photovoltaic to the standing seam, we just learned the S-5 clamp and received GC further product approval except it is for the roof mounted snow retention systems. So it is approved for snow retention systems.

VIII. STAFF COMMENTS

A. Next Meeting – September 18, 2024

IX. ADJOURNMENT

Chair Edward Lynch adjourned the meeting at approximately 2:53 p.m.

Signed for the board by,



Edward Lynch, Chair

Respectfully submitted by
Bianca Filiponi
Recording Secretary