



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> |
| James Carr, <i>HVAC Contractor</i> | John Kuntzman, <i>Building Official</i> |
| Wayne Cameron, <i>Building Official</i> | Frank R Coppola, III, <i>General Contractor</i> |
| Jacek Tomasik, <i>Building Official</i> | Donald Sharkey, <i>Electrical Contractor</i> |
| Gary Kozan, <i>Plumbing Contractor</i> | Joe Byrne, <i>Roofing Contractor</i> |
| Gregory Miller, <i>Aluminum Contractor</i> | |

2. *Absent Members:*

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| Michael DiNorscio, <i>Building Official</i> | Donald Sharkey, <i>Electrical Contractor</i> |
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3. *Others Present:*

- | | |
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| Doug Wise, <i>PBC Building Official</i> | Robin Barrack, <i>Communications Specialist</i> |
| Michael Gauger, <i>Building Division Coordinator</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. Coppola made a motion to approve the March 20, 2024minutes. Mr. Tomasik 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

None

V. NEW BUSINESS

A. Electric Fences (Low Voltage Decal)

- ♦ Mr. Wise presents to the board some issues Palm Beach County faces. There is a provision in the low voltage burglary alarm language that allows electrified fences to be installed without a plan without obtaining a permit and proceeding to use it as a decal. In the packet there are some photos of an example of an issue brought to our attention. The fire department was out inspecting the

property and the fire hydrant is inches from the electrified fence and there is a sign showing the fence being 7000 volts.

Discussion ensues

- ♦ Mr. Brown adds that his zoning department prohibits electrified fencing.
- ♦ Mr. Kuntzman adds that his code enforcement would site the offense then planning and zoning will reject.
- ♦ Mr. Brown adds that his municipality does not have the same agriculture as Unincorporated PBC making it easier to prohibit such actions.
- ♦ Mr. Lynch states at the bare minimum there should be a notice given to the fire department but then we would have to give them a notice for every single one.

B. Glitch Amendment

- ♦ Mr. Wise states in exhibit B the board will find the milestone inspection form released as part of the glitch amendment. It is still a work in progress. Florida Building Commission met in Orlando and voted to move forward with this in the glitch amendment. It will be coming out in the next published errata of the Florida Building Code.

C. S-5 Clamp Product Approval

- ♦ Mr. Tomasik states the photo on the last page is what we are attempting to get permissible. Unfortunately there is no product approval for this clamp that can be mounted on this type of roof. Some time ago in July of 2023 we issued a technical advisory in regards to the connections of the solar photovoltaic systems to the roof. In the technical advisory that there should be a continued connections from the solar photovoltaic all the way to the foundation of the roof.

Discussion ensues

- ♦ Mr. Tomasik also states that they applied for a dec statement from Moe Modanni and their response was the clamps that are approved and the S-5 clamps do not have a product approval nor would they give a dec statement. He has a report from an engineer they hired on their own in which he rejects the clamps.
- ♦ Melvin Corridor from Village of Wellington, states the factors in which S-5 clamps did not have. The engineers they had stated it was faulty engineering.

Discussion ensues

- ♦ Mr. Tomasik states he likes the S-5 clamps but there is insufficient evidence. He has the engineer calculations but half of the plans examiners would not understand. He wants to be able to permit this and have homeowners be able to rely on this.
- ♦ Mr. Byrne states that with the solar panels there are many variables upon the placement of the clamps.

Discussion ensues on clamp variables, placement, material support, etc.

- ♦ Mr. Lynch asks if planning requires an NOA.
- ♦ Mr. Brown answers for components and cladding.
- ♦ Mr. Wise states that testing is a requirement, rational analysis without a test is insufficient. Continues to say that if the product fails and was not tested what would the manufacturer say. Is the technical advisory okay or does it need to be edited to be more specific.
- ♦ Mr. Lynch states the technical advisory is fine.

- ♦ Mr. Brown states that an engineer can analyze whether a product is adequate enough to withstand the project.

Discussion ensues on NOA product approvals

- ♦ Mr. Brown asks Mr. Tomasik if the contractor submitted the evaluation report with their permit application.
- ♦ Mr. Tomasik answers no.
- ♦ Mr. Brown asks if the engineer that was hired was reviewing a set of calculations without the benefit of these ICC evaluation report. The engineer is only able to comment on what was submitted, if they were using the evaluation report in conjunction with engineering they may get a conclusion. If they didn't, then maybe they should try again and the engineer may come to a different conclusion.
- ♦ Mr. Shubert states that he has been in contact with Mr. Tomasik and the engineer has been doing his due diligence with engineering so that it meets the requirements in what we're asking them to do. Then we make him supply a letter from the roofing metal manufacturer stating were approving them to approve this S-5 clamp into solar panels to their metal roofs
- ♦ Mr. Wise clarifies that it does require site specific engineering, which can be expensive and a product approval can be cheaper.
- ♦ Mr. Lynch states there is nothing else to suggest. The board's responsibility was to issue a technical advisory and leave it up to the AHJ, in which we did, and that is the most that we can do.

D. Proposed Model Design for Small Structures

- ♦ Mr. Wise states we have received a number of request repeatedly doing vinyl gazebos that you can buy at Costco for example and unfortunately we have been denying them for that luxury, which is why we are proposing this to the board.
- ♦ Mr. Brown suggest that the inside edge to the slab thickening bolt that there should be a minimum stated. Depending on the thickening and placement of the bolt you may end up blowing out the slab thickening.
- ♦ Mr. Lynch states that the number 5 rebar on the concrete with only 2 inches of cover, I always used rule of thumb of 3 inches of cover.
- ♦ Mr. Miller states that 3 inches is code due to the rust.

Discussion ensues

- ♦ Mr. Hogarth asks Mr. Wise if this is a 4x4 or is this a variety of structures.
- ♦ Mr. Wise states it's a variety of structures out there but the ones were thinking are made of plastic and are store bought.
- ♦ Mr. Tomasik asks what about the rest of the structure or is this only about foundation.
- ♦ Mr. Coppola questions tent screw as an alternate.
- ♦ Mr. Miller states there is a concrete slab and monolithic slab as well.
- ♦ Mr. Shubert states we see more of either they have a post or are aluminum. We attempt to analyze how they're put together and the framing is decent.

Discussion ensues on specifics.

- ♦ Mr. Lynch we should put something out like this example but also a disclaimer on specifics.

- ◆ Mr. Miller suggests that a statement be placed on the drawing stating it is a prescriptive document that you can use that the county will accept but nothing herein prevents you from getting a site specific engineer drawing to present for permit. That way it can prevent conflict with homeowners.
- ◆ Mr. Tomasik asks if we are able to add that anything bigger, that engineering is required.
- ◆ Mr. Lynch also adds that zoning should be incorporated as well.

E. Issues with HOA's and Condo Associations

- ◆ Mr. Millers states that a few months ago he had an incident where he was hired to install an outside light and the HOA did not want it. Per FBC it is a requirement to have the outside light. The association sent his office an email stating they don't want to hear about code and the light needs to be taken off. Mr. Miller continues to state that he took the light off only because the association threatened to not allow her back into the community. This happens more often and it's beginning to be harder to abide by HOA rules than it is to apply for a permit.
- ◆ Mr. Brown states the association may hear out the Building Official over the contractor in most cases. We do not enforce the Florida Building Code but as a Building Official we need to take it up with the Association.
- ◆ Mr. Wise states that with Century Village each building is a independent HOA. We are meeting with Don Foster next week and routinely go out and speak to the association about the importance of obtaining permits.
- ◆ Mr. Lynch states that what if we did a technical advisory saying that it is the opinion of the Building Code advisory Board that we have no say in HOA rules however the AHJ has complete jurisdiction over building code life safety and that the AHJ supersedes HOA rules.
- ◆ Mr. Wise states it would have to be a technical advisory not a legal advisory.
- ◆ Mr. Hogarth states a letter from Building Code Advisory Board would not be worth it and proceeds to say to take a code enforcement action.
- ◆ Mr. Brown interjects and states that the code enforcement action would not go against the association but the property owner.
- ◆ Mr. Wise agrees with Mr. Brown.

F. Hot Mop

- ◆ Mr. Shubert begins by stating there is a couple product approvals out there that do have hot mop and we are doing those as if they are flat roof systems where you do enhanced engineering. Specify the product approvals and enhancing them to meet the underlayment pressures and FRSA manual which are referred to in chapter 15 in the FBC where the underlayment has to meet the pressures on the charts, and they are site specific.
- ◆ Mr. Byrne states that one of the worries is that South East Florida are still hot mop with tile underlayment and northern Florida is direct deck point stick. We just wanted to be sure that site specific engineering or nailing will be acceptable at building departments as long as the calculations accompany that.
- ◆ Mr. Shubert states we are doing them same as flat deck roofs with enhanced site specifics.
- ◆ Mr. Mike Silvers introduces himself and proceeds to say the pressures we were required to meet for roof coverings went up substantially. The wind maps did not necessarily change but the coefficient did and they pushed the pressures higher. With the TRI tile manual and we noticed a couple of issues once we got to the higher pressures.

Discussion ensues in regards to pressures

- ♦ Mr. Byre states he dislikes the options. The 30 underlayment has been used for over 100 years and he does not see hardly any problems with it. Underlayment is being tested without the rest of the assembly being atop of that.
- ♦ Mr. Silvers states when self adhered product came out that they would be similar to hot mop, in which they are not. We are not saying you have to use self adhered direct to deck and it is just a way to get to the pressures and is used more commonly in Florida. All we are saying is we need to have the products tested so we can match them to the building.

Discussion ensues on the resistance on roofs

- ♦ Mr. Byrne states the issue is when roofers go into the building departments and are told it has to be direct to deck peel and stick and it does not.
- ♦ Mr. Miller questions is the only issue the amount of anchors which is why the product approval is difficult to get.
- ♦ Mr. Silvers states there are a lot of factors that go into getting a product approval.
- ♦ Mr. Lynch states that the Building Officials on the panel if brought to the attention a product they would take it into consideration for approval as long as it meets code. There seems like there is no need to do a technical advisory.
- ♦ Mr. Silvers states that there are product approvals out there for the hot mop.

G. Board Member Resignation

- ♦ Mr. Lynch recognizes Mr. James Carr for being a part of our board.

VI. FUTURE BOARD MATTERS

None

VII. BOARD COMMENTS

None

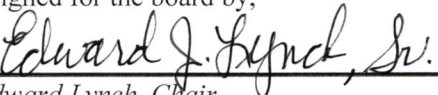
VIII. STAFF COMMENTS

A. Next Meeting – July 17, 2024

IX. ADJOURNMENT

Chair Edward Lynch adjourned the meeting at approximately 4:00 p.m.

Signed for the board by,


Edward Lynch, Chair

Respectfully submitted by
Bianca Filiponi
Recording Secretary

