

QUESTIONS/ANSWERS ABOUT NEW ROOF REPLACEMENT REGULATIONS AS REQUIRED BY F.S. 553.844

On August 21, 2007, the Florida Building Commission (as directed by the Legislature through House Bill 7057) adopted significant changes to the way certain roofing will be regulated statewide. As required by law, effective October 1, 2007, all roof replacements on existing site built single family residential structures constructed prior to implementation of the Florida Building Code (March 1, 2002) must include a secondary water barrier as defined by the new regulations. Additionally, the existing roof decking must comply with section 507.2.2 of the Florida Existing Building Code or be re-nailed utilizing fasteners on a specified spacing (again as defined by the new regulations). Also, in wind borne debris areas, up to 15% of the cost of the roof replacement must be used to enhance the intersection of the roof framing with the wall below by adding metal connectors, clips, straps and fasteners such that the performance level equals or exceeds the uplift capacities as specified in the new regulations.

More information about this may be obtained from the Building Officials of Florida website @ www.boaf.net, including copies of House Bill 7057, and the Florida Building Commissioners Hurricane Mitigation Retrofits Manual, and the BOAF Hurricane Mitigation Guideline. Please note that the local methodology is not exactly the same as the BOAF's.

- 1. When do the new roof replacement regulations become effective? The new regulations become effective October 1, 2007, therefore permits applied for after that date will be required to meet the new regulations.**
- 2. To what type of roof replacement projects does the new law apply? Existing site built single family residential structures constructed prior to implementation of the Florida Building Code (March 1, 2002).**
- 3. Which local jurisdictions in Florida have adopted the new roofing laws? Local governments did not adopt this law. It was adopted by the Florida Legislature through House Bill 7057, signed by the Governor and applies throughout Florida. Local governments are required to enforce this new unfunded statutory mandate.**
- 4. Will the cost of roof replacement projects increase in order to comply with these new regulations? Yes, current estimates from roofing contractors indicate average increases of 30% above what they were prior to implementation of the new regulations.**
- 5. Are there new inspection codes for requesting inspections through the automated inspection request line? We have no new inspection codes. You now need to call for a roof sheathing inspection so we can check the nailing of the existing sheathing or any repairs you do to the existing decking. We suggest that do to our policy of providing half day service, you call for the sheathing inspection when you anticipate the roof will be ready for inspection. It is not our intent or desire to delay your progress in applying the primary water barrier. These efforts will require closer communications with the inspectors. Do not hesitate to call them between 7:30 AM and 8:00 AM at 674-5773 or 953-6253. If you are looking for an afternoon inspection, the inspectors are available between 12:30 PM and 1:00 PM at the above numbers. The inspectors will be expecting you to continue onward with your work**

and provided you have communicated with them as to your progress, they will be open to your ongoing progress.

- 6. What areas of Florida are considered wind-borne debris regions? Regions within one mile of the coastal average high water line where basic wind speed is 110 mph or greater, OR anywhere that the basic wind speed is 120 mph or greater.**
- 7. When are improvements required for wall to roof connections? When the home is located in a wind borne region and has a value of \$300,000 or more.**
- 8. How much do I have to spend on improvements for wall to roof connections? The new law requires you to spend a minimum of 15% of the cost of the re-roofing project on improvements to the roof to wall connections.**
- 9. Are there any priorities for spending the 15% for improvements for wall to roof connections? For houses with both hip and gable roof ends, the priority shall be to retrofit the gable end roof-to-wall connections, unless the width of the hip end is more than 1.5 times greater than the width of the gable end. Priority shall be given to connecting the corners of roofs to walls below where the spans of the roofing members are greatest.**
- 10. Can a roofing contractor perform the gable end bracing and improvements for wall to roof connections? At this time, we have determined that a licensed roofer is qualified to make any necessary repairs to the structure. It would be preferred that the roofer obtained a framing license from the County.**
- 11. What is a secondary water barrier? The law defines it as: 1) all joints in roof decking shall be covered with a minimum 4 in. wide strip of self-adhering polymer modified bitumen tape applied directly to the sheathing or decking. The deck and self adhering polymer modified bitumen tape shall be covered with one of the underlayment systems approved for the particular roof covering to be applied to the roof; OR 2) The entire roof deck shall be covered with an approved self-adhering polymer modified bitumen cap sheet. No additional underlayment shall be required on top of this cap sheet for new installations; OR 3) An asphalt impregnated 30# felt underlayment installed with nails and tin-tabs as required for the HVHZ, and covered with either an approved self-adhering polymer modified bitumen cap sheet or an approved cap sheet applied using an approved hot-mop application shall be deemed to meet the requirements for the secondary water barrier.**
- 12. What is a self-adhering polymer modified bitumen cap sheet? The new roofing regulations do not define specifically what this product is; however, the Florida Building Code, Building, defines it as a leak barrier complying with ASTM D 1970.**

13. What are the new nailing requirements for the roof decking? **The specific nailing requirements are contained in the following chart. However, generally speaking, in all areas of Florida if the existing roof decking is fastened with either staples or 6D nails, the entire roof deck will need to be re-nailed with 8D round head ring shank nails spaced no greater than 6 inches on center. Additionally, in all areas of Florida if the existing roof decking is fastened with 8D round head ring shank nails spaced no greater than 6 inches on center, no additional nailing will be required. In wind zones of 110mph or less, if the existing roof decking is fastened with 8D clipped head or round head nails, supplemental 8D round head ring shank nails will have to be added such that the maximum spacing between existing and supplemental fasteners is not greater than 6 inches on center. In wind zones greater than 110mph where the existing roof deck is fastened with 8D clipped head or round head fasteners, the entire roof deck must be re-nailed with 8D round head ring shank nails. OR Documentation must be provided to substantiate compliance with Section 507.2.2 of the Florida Existing Building Code. All supplemental fasteners must be 8D round head ring shank nails meeting the following specifications:**

1. 0.113 inch nominal shank diameter
2. Ring diameter of 0.012 over shank diameter
3. 16 to 20 rings per inch
4. 0.280 inch full round head diameter
5. 2-1/4 inch nail length

Supplement Fasteners at Panel Edges and Intermediate Framing

Existing fasteners	Existing spacing	Wind speed 110 mph or less supplemental fastening shall be no greater than	Wind speed greater than 110 mph supplemental fastening shall be no greater than
Staples or 6d	Any	6" o.c. ^b	6" o.c. ^b
8d clipped head, round head, or ring shank	6" o.c. or less	None necessary	None necessary
8d clipped head or round head	Greater than 6" o.c.	6" o.c. ^a	6" o.c. ^b
8d round head ring shank	Greater than 6" o.c.	6" o.c. ^a	6" o.c. ^a

a. Maximum spacing determined based on existing fasteners and supplemental fasteners.

b. Maximum spacing determined based on supplemental fasteners only.

14. Do the enhanced roof requirements apply to new construction? **No.**

15. Do the roofing requirements apply to commercial or industrial structures? **No.**

16. Do the roofing requirements apply to multi-family structures? **No.**
17. When is gable end bracing required? **As currently written, gable end bracing retrofits are not required. They are completely voluntary.**
18. I cannot find many of the requirements in the Statute? **Most of the actual specifications are contained in Administrative Rule 9B-3.0475, which can be viewed at www.floridabuilding.org**
19. Can a roofing contractor include the wall to roof improvements and/or gable end bracing in their contract with the owner and sub-contract this work to a properly licensed residential, building, or general contractor? **Yes, provided the majority (more than 50%) of the work performed under the contract is within the scope of the roofing contractors' license.**
20. Can we continue re-roofing over existing roof coverings? **Yes, provided the existing roof covering is suitable as a base for the installation of the additional roofing as stipulated by section 511.3 of the Florida Existing Building Code.**
21. If the homeowner chooses to re-roof over the existing roof covering do they still have to comply with these new regulations? **No. Based on the definition of Roof Replacement as contained in the Florida Building Code, installation of a new roof covering over an existing roof covering without removing the existing roof covering does not constitute a roof replacement, which is the trigger that initiates the new roofing regulations.**