

**MINUTES
BUILDING CODE ADVISORY BOARD
May 18, 2011**

- I. The Chairman, Jacek Tomasik, called the meeting to order at 2:00 p.m. in the Vista Center 1st Floor Conference Room 1W-47, Palm Beach County Planning, Zoning & Building Department, 2300 North Jog Road, West Palm Beach, Florida.

A. MEMBERS PRESENT:

*Jacek Tomasik, Chair
William Higgins, Vice Chair
Steven Kennedy
Doug Wise
Bette Lowe
Michael Fichera
Rebecca Caldwell
Gary Kozan
Joe Byrne
Scott Worley
Howarth Lewis – 2: 25
Maury Jacobson
Greg Miller – 2:20*

MEMBERS ABSENT:

George Diaz

OTHERS PRESENT:

<u>Ashley Salvati</u> , Recording Secretary	<u>Gentry Benjamin</u> , Asst. County Attorney
<u>Richard Gathright</u> , Deputy Building Official	<u>Michael Fox</u> , PBC, CPT Supervisor
<u>Joe Kajak</u> , Chief Plumbing Inspector	<u>Eric Smith</u> , Rainbow Roofing
<u>Les Knopf</u> , Knopf & Associates, Inc.	

- B. A motion was made to approve the minutes of the March 16, 2010 meeting. The motion was seconded and carried unanimously.

II. ADDITIONS & DELETIONS

III. COMMITTEE REPORTS

A. Code Interpretation – NONE

B. Code Amendments – NONE

C. Product Evaluation – NONE

D. Regulatory Climate Oversight Committee – NONE

IV. OLD BUSINESS

1. Technical Advisory for Anchored Air Conditioning Pads – Mike Fox

- Mr. Fox began by asking members to refer to the technical advisory draft that has been included in the packet for comments.
- Mr. Higgins asked if we wanted to get product approval.

- Mr. Fox responded no, that it did not fall under any of the categories. Their other option was to try to get ICCES evaluation report, but they were going another route.
- Mr. Tomasik clarified that we considered this as an engineered product, and that the approach of the manufacturer was that he would like to get an approval from the advisory board that it is approved to use in Palm Beach County.
- Ms. Caldwell said that unfortunately the product had been met with some resistance and the purpose of the Board's technical advisory was to state that it was indeed a good product but that it did not fall into one of the seven categories.

Mr. Wise made a motion to approve the technical advisory and send it on to municipalities. Ms. Caldwell seconded. Discussion. The motion carried unanimously.

V. NEW BUSINESS

1. Recognition of Robert Lecky's Service on BCAB

- Mr. Lecky accepted a plaque recognizing his service on the Board.

2. Ridge Vent Failure Concerns when Using NOA Prescribed Fasteners – Eric Smith

- Mr. Smith explained that he has found that the combination of air, moisture and heat has caused rusting in electrogalvanized nails, causing vents to lift.
- Mr. Smith continued that he has looked back on over 60 homes that he had used these nails on, and corrosion had begun. However, NOA specifications only state that the nails must be corrosion resistant and long enough to go through the wood, which these nails comply with. He has started to use double hot-dipped nails instead.
- Mr. Higgins said that he has seen issues with electrogalvanized nails as well, and he would like to see a movement toward double hot-dipped or stainless steel.
- Mr. Smith explained that in the shingles, the electrogalvanized nails seem to be fine, or at least better, because air and moisture do not get in and cause corrosion like they do in the vents.
- Ms. Caldwell recalled that there was an amendment to the Standard Building Code, requiring stainless steel nails for certain roofing installations. However, in order to challenge product approvals, she said we will need more hard evidence, rather than anecdotes.
- Ms. Caldwell continued that we need some specificity for the ridge vent connectors that may be hot-dipped, galvanized or stainless steel, rather than a non-defined statement such as "corrosion-resistant".
- Mr. Worley stated that we don't have authority to overturn Miami-Dade's product approval, but we can interface. He suggested meeting with Miami-Dade to make them aware of our concerns. Also, he believes this is a product issue of the manufacturer. Owens Corning, being a large, international company should be concern with a significant failure rate in our geographical area. He would like to either write a letter to Owens Corning or invite an Owens Corning representative to come speak to the Board.
- Mr. Wise suggested having licensed contractors in the industry write a letter with photographic evidence to the Board, and have the Board make a cover letter to forward to Owens Corning and Miami-Dade.
- Mr. Byrne stated that the Roofing Association could poll its members to get a consensus, and they could submit photos attached with license numbers and testimonies.
- Ms. Caldwell reminded the Board that in order to have success, we need to have evidence specific to a product.
- Mr. Fichera reminded the board also to keep in mind how much time has passed since installation, because product approvals are based on unused products.
- Mr. Tomasik also reminded the board to keep in mind the location, with proximity to the water.

- Mr. Tomasik asked Mr. Byrne to collect information from the Roofing Association, and Mr. Fox to collect information from Mr. Smith, and the Board will further discuss the topic once the information is received.

3. Storm Water Drain Sizing Concerns when Repairing with Retrofit Drains – Les Knopf

- Mr. Knopf said that he has found in a reroof often the roofing contractor does not free up the bolts to replace parts of the drain, but simply drops a 3” tube into the drain, which by calculations is 7.06 square inches, OD 2 7/8 ID 2 5/8, which calculates out to 4.91 inches or about a 30% reduction in the size of usable drain. He is concerned about the restricted flow of water, and possibly being violation of Florida Plumbing Code 11.01.5, Storm Drainage, stating that “you may not reduce the size of the pipe of direction of flow”. Ultimately, the concern is that the drains will to cause back-up on roofs that they are unable to handle.
- Mr. Tomasik stated that Building Code requires ASME approval, and none of these drains have it, so they are not appropriate for use.
- Mr. Knopf said, unfortunately, they are out there, because many roofers don’t want to call plumbers to refurbish the drain or replace the basin. Because they don’t have approval and they are actually being used, he wants to put forth a move to get the drains outlawed.
- Mr. Byrne explained that roofers must consider calculations for flow for back-up and overflow, which is required in Miami-Dade and Broward Counties, but is not required in Palm Beach County.
- Mr. Wise found in research that ANSI released a national standard based on rainfall rates. In his research also, he found that the drain is not reducing the pipe direction of flow, but reducing the pipe at the inlet, which is still a concern if you want to keep water off the roof. However, it is the wrong code section being cited. The code only tells you certain products you can’t use, which does not include any of the retrofit drains. While he believes there is an issue for concern, he is unsure that they should be outlawed. He said that when they are properly sized, they are effective.
- Mr. Worley reiterated that, as Mr. Byrne stated, it is the roofer’s responsibility to calculate the drainage analysis. He suggested putting notifications in building departments have roofer put higher scrutiny on drainage analysis because of the reduction of the intake in this product.
- Mr. Tomasik asked if we are not looking at ASME-112 (Section 1102.6), and only at how it performs.
- Mr. Wise responded that his research has lead him to refer to Chapter 6, Level 1 Alterations, and that the Plumbing Code does not apply.
- Ms. Caldwell said that it would still be considered new work, and for that reason, it must meet current codes or the code it was built under at the time. She also suggested that staff should further investigate ASME-112.
- Mr. Worley said this product has obviously been created because it is quick and easy; however, it is encountering problems because it is not being regulated by the building departments on a consistent basis. He thinks we need more information on if it is actually effectively working, and how does it get approved, if it is.
- Mr. Byrne stated that in Miami-Dade and Broward Counties drainage calculations are required. If you do not tell them which type of drain you are using, however, the calculations will likely be wrong.
- Mr. Wise said that it would be a good idea to write a technical advisory to the building officials to let them know that we will be studying it, and that they should be aware of it. However, he does not necessarily want to require an entire new plan review process.

- Mr. Tomasik suggested doing more research then coming back for further discussion to take a vote, to make a statement to ban it in Palm Beach County, send a message to Building Officials to inform them of its use or that it violates the code.

VI. FUTURE BOARD MATTERS FOR MAY

1. Solar Assisted Air Conditioning System

- Mr. Fox said that there have been several interesting systems proposed and they seem somewhat dubious, but they haven't yet gotten engineering on them.
- Ms. Caldwell added that they have many concerns regarding the efficiency, benefits, costs, and warranties, and need more information to address these concerns.
- Mr. Fox stated that they are also trying to identify a process for permitting for the system.

VII. BOARD MEMBER COMMENTS

- Mr. Wise stated that the Regulatory Climate Workshop scheduled for May 25th was postponed for those who hadn't heard. The group will reconvene in the fall.
- Mr. Worley complimented Palm Beach County's timely permit processing.
- Mr. Byrne asked if we received a response to the letter on wind speed ratings on fiberglass shingles.
- Mr. Fox responded that Forest Masters called to get clarity on concerns and they are moving forward on testing, but we haven't heard anything further.

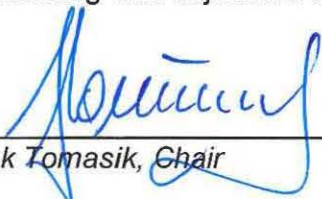
1. Next meeting – September 21, 2011

VIII. STAFF COMMENTS

1. Board Renominations

- Ms. Salvati informed board members of upcoming expected nominations.
- Mr. Tomasik mentioned that the new ethics training discussed changes to advisory boards.
- Mr. Worley mentioned that private individuals who served on advisory boards resigned once the Code of Ethics was released, in fear that they held contracts that were in conflict with the new Code. Since then, they have been lobbying to make changes in the language to avoid these conflicts. He has heard that the draft for some changes has been accepted.

The meeting was adjourned at 3:22 p.m.



Jacek Tomasik, Chair

Respectfully submitted,
Ashley Salvati, Recording Secretary