

MINUTES
PALM BEACH COUNTY
BUILDING CODE ADVISORY BOARD
November 16, 2016

1. CALL TO ORDER

Chairman Gary Kozan called the meeting to order at 2:03 p.m. The meeting was conducted in Room 1E-60 at the Vista Center located at 2300 North Jog Road in West Palm Beach, Florida.

A. ROLL CALL

Members Present:

Gary Kozan, Chairman	Roger Held, Vice Chair
Mike Grimm, Building Official	Joe Byrne, Roofing Contractor
Wayne Cameron, Building Official	Scott Worley, General Contractor
Shane Kittendorf, Building Official	Tom Hogarth, Engineer
Bill Bucklew, Building Official	David Chase, Architect
Donald Sharkey, Electrical Contractor	James Carr, HVAC Contractor
Greg Miller, Aluminum Contractor	

Members Absent:

Jacek Tomasik, Building Official	

Others Present:

Shannon Fox, Assistant County Attorney	Anne Helfant, Assistant County Attorney
Doug Wise, Building Division Director	Michael Fox, CPT Supervisor
Jacquelyn Anderson, Recording Secretary	Katherine Cleary, Cleary Inspection Services

B. PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES

A motion was made by Mr. Byrne to approve the minutes of the September 21, 2016 meeting. The motion was seconded by Mr. Sharkey. The motion carried unanimously.

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 - NONE

5. NEW BUSINESS

(Board Secretary's Note: The agenda was re-ordered by Chairman Kozan.)

- A. Roof Moisture Surveys in Permitting – Katherine Cleary

Ms. Cleary presented information regarding roof moisture surveys to the Board. Roof moisture surveys are the best testing tools for consumers and people helping consumers. A roof moisture survey establishes a testing protocol. In 1995, Dade County made roof moisture surveys part of the building code for recovery and has kept it since then, and the roofing community enjoys having the protocol available to them to show their customers.

Since the establishment of the Florida Building Code with the TAS 126 in 2012, the ANSI, SPRI, RCI NT-1 agreed to make this part of testing application tool. It is very similar to TAS 126, which are roof moisture surveys. It is an established test that has been gaining popularity across the nation, a great guideline for contractors, roof consultants, engineers, architects, and consumers.

This came about by research. The research proved that moisture content reduces the thermo-resistance ratio, which makes roofs hot, which increases the breakdown of materials of the roof. They established a benchmark of 8% moisture by weight content. Gravimetric analysis is used to test roof samples to determine an 8% or 5% moisture by weight content.

Discussion ensued.

Mr. Byrne made a motion that the Board issues a technical bulletin on the suggested use of moisture surveys on flat roofs.

Mr. Hogarth suggested amending the motion to recommend industry follow the ANSI standard. Mr. Carr seconded the motion.

Mr. Worley asked if the technical advisory would be recommending or requiring.

Discussion on the motion ensued.

Mr. Byrne amended the motion to have the technical advisory recommend building officials require use. Mr. Carr withdrew his second of the motion. The motion did not carry.

Discussion ensued.

Mr. Hogarth made a motion to have County Staff draft an appropriate recommendation for review at the next meeting. Mr. Byrne seconded the motion. The motion carried unanimously.

B. FBC Mechanical Equipment Changes Regarding Wind Loading Via the 2016 Code Glitch Changes

Mr. Wise stated there were provisions in the past where mechanical contractors were being required to certify the wind load resistance of the actual equipment, housings of rooftop condensing unit, et cetera. A customer appealed to the West Palm Beach Construction Board of Adjustments and Appeals and was successful, and the Board overturned Mr. Melick. Mr. Melick went to the Florida Building Commission and requested a binding Declaratory Statement. The FBC issued a Declaratory Statement stating the equipment had to comply. It has been in the statute since 2008 or 2009. The language has never been updated.

Mr. Hogarth presented a copy of the Broward County Board of Rules and Appeals' interpretation regarding mechanical equipment changes which basically stated the mechanical equipment is okay. It doesn't have to comply with the wind load requirements of the FBC. It also states mechanical equipment or appliances must be adequately anchored to the rated stands, platforms, curbs, et cetera to resist the wind loads of the 2007 Florida Building Code. He stated that he thinks the interpretation is saying building departments can ask for documentation that the stands meet the 2007 Building Code.

Discussion ensued.

Mr. Hogarth made a motion to have staff draft Technical Advisory to provide an interpretation from this Board. Mr. Carr seconded the motion. The motion carried unanimously.

C. Election of 2017 Chair and Vice Chair

Mr. Byrne nominated Roger Held as Chair for 2017. Mr. Cameron seconded the motion. The motion carried unanimously.

Mr. Chase nominated Greg Miller as Vice Chair for 2017. Mr. Hogarth seconded the motion. The motion carried unanimously.

6. FUTURE BOARD MATTERS

The next meeting will be January 18, 2017.

7. BOARD COMMENTS

Mr. Byrne and Mr. Bucklew wished everyone a Happy Thanksgiving, Merry Christmas, and Happy New Year.

8. STAFF COMMENTS

Mr. Wise invited the Board to the PZB Holiday barbeque on December 13, 2016, and the Building Division party on December 16, 2016.

9. ADJOURNMENT

2016 Chairman Gary Kozan adjourned the meeting at approximately 3:20 p.m.

Signed for the board by



Roger Held, 2017 Chairman

Respectfully submitted,

Jacquelyn Anderson, Recording Secretary