

# QUESTIONS/ANSWERS ABOUT NEW RE-ROOFING REGULATIONS AS REQUIRED BY F.S. 553.844

## APPLICABLE TO THE CITY OF TALLAHASSEE

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. Effective October 1, 2007, all re-roofing 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 be re-nailed utilizing fasteners on a specified spacing as specified by the new regulations.

1. When do the new re-roofing 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 re-roofing 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). This includes single-family detached and single family attached (townhouses).**
3. 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.**
4. 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.**
5. 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.**
6. When do I call for inspection under the new roofing requirements? **You should schedule an inspection the day before the day that you anticipate needing an inspection. You can easily cancel it if needed. We will make every attempt to make in progress inspections in order to not delay the progress of the job. Your permit will have contact numbers for your inspector and you can call the office dispatch at 891-7040 if see that you will need and inspector sooner than anticipated. You should give a minimum 2-hour notice.**
7. Are there new inspection codes for requesting inspections through the automated inspection request line? **Yes. In Tallahassee and Leon County, the new inspection code to request a roof deck nailing inspection is 115, and the new inspection code for the secondary water barrier is 116. In the case of roof re-cover, you would call in a secondary water barrier inspection and we will make an in-progress inspection to verify the condition of the existing roof covering.**
8. Will the re-roof require additional wall to roof connections? **Not in the City of Tallahassee. We are not located in a wind borne debris region.**
9. 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.**

10. 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.**
11. 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 110 mph 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 110 mph 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. 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. <sup>b</sup>	6" o.c. <sup>b</sup>
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. <sup>a</sup>	6" o.c. <sup>b</sup>
8d round head ring shank	Greater than 6" o.c.	6" o.c. <sup>a</sup>	6" o.c. <sup>a</sup>

- a. Maximum spacing determined based on existing fasteners and supplemental fasteners.
- b. Maximum spacing determined based on supplemental fasteners only.

12. Do the new roofing requirements apply to multi-family, commercial, or industrial structures? **No.**
13. Do the new roof requirements apply to new construction? **No.**
14. I cannot find many of the requirements in the Statute? **Most of the actual specifications are contained in Administrative Rule 9B-3.0475. If you need a copy of the requirements, you can go the following link and print them out.**  
[http://www.dca.state.fl.us/fbc/Hurricane\\_Mitigation/Hurricane\\_Mitigation\\_Workshop.htm](http://www.dca.state.fl.us/fbc/Hurricane_Mitigation/Hurricane_Mitigation_Workshop.htm)
15. When is gable end bracing required? **As currently written, gable end bracing retrofits are not required. They are completely voluntary.**
16. Can a roofing contractor perform the gable end bracing and improvements for wall to roof connections? **The best information currently available from the State Construction Industry Licensing Board is that roofing contractors cannot perform this type activity. A residential, building, or general contractor is required to perform the gable end bracing and improvements to the roof to wall connections.**