

A F F O R D A B L E      H O U S I N G

# ISSUES

SHIMBERG CENTER FOR AFFORDABLE HOUSING

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*The Florida Home Builders Association (<http://www.fhba.com>) released a summary of Florida Building Code changes approved by the Florida Legislature during the 2007 legislative session. Although building codes generally apply to the construction of new homes, some of the changes passed by the legislature can have an impact on existing homeowners. Specifically, there are new requirements that must be met if a homeowner chooses to replace their roof covering. The specific requirements for the following retrofit measures are described in detail in The Guide that is available for printing on the Internet at <http://www.fhba.com/docs/MitigationGuide.pdf>.*

The Florida Building Commission approved a number of new regulations that resulted from bills passed by the 2007 Florida Legislature. Among the bills passed was the formal adoption of the 2007 Florida Building Code. The effective date of the code is October 1, 2007.

Section 553.844, Florida Statutes addresses retrofitting existing site-built, single-family homes to resist hurricanes is now required under certain circumstances. This provision of the Florida Statutes directly impacts home owners that are considering the replacement of their roof covering material.

**When a roof on a site-built single-family home is replaced...**

- a) Roof-decking attachment and fasteners must be strengthened and corrected as required by Section 201.1 of the 2007 Manual of Hurricane Mitigation Retrofits for Existing Site-Built Single Family Residential Structures ( aka: The Guide). Ring-shank nails (See Figure 1) are the recommended fastener when supplemental fastening is required by Table 201.1 of The Guide.



Figure 1: Typical Ring-shank nail

- b) and, a secondary water barrier shall be provided as required by section 201.2 of The Guide. The barrier may consist of a 4-inch wide strip of self adhering polymer modified bitumen tape covering all roof sheathing joints. (See Figure 2) After the tape is in place, the underlayment approved for the roof covering is installed over the taped joints.



Figure 2: Installing Bitumen Tape at Sheathing Joints

- c) or, an alternative secondary water barrier is to cover the entire roof deck with an approved self-adhering polymer modified bitumen cap sheet. No additional underlayment is required on top of the cap sheet.

**When a roof on a site-built single-family home is replaced and ...**

- the structure is located in the wind-borne debris region as defined in section 1609.2 of the Florida Building Code-Building
- and, the building has an insured value of \$300,000 or more,
- or, if the building is uninsured,
- or, if no documentation of the insured value of the building is presented but a just valuation for the structure for purposes of ad valorem taxation is \$300,000 or more.

- a) Roof-to-wall connections shall be improved as required by section 201.3 of The Guide,
- b) Mandated retrofits of the roof-to-wall connection shall not be required beyond a 15 percent increase in the cost of re-roofing,
- c) If complete retrofits of all the roof-to-wall connections as prescribed in Section 201.3 of The Guide would exceed 15 percent of the cost of the re-roofing project, the priorities outlined in Section 201.3.5 shall be used to limit the scope of work to the 15 percent limit.

For more specific details on hurricane mitigation retrofits, the reader are encouraged to print and review the requirements presented in The Guide at <http://www.fhba.com/docs/MitigationGuide.pdf> pursuant to Section 553.844 of Florida Statutes, strengthening of existing site-built, single-family homes is now required under certain conditions.

**When any activity requiring a building permit is applied for on or after July 1, 2008, for which the estimated cost is \$50,000 or more...**

- and, the building is located in the wind borne debris region as defined in s. 1609.2 of the Florida Building Code-Building
  - and, the building has an insured value of \$750,000 or more,
  - or, if the building is uninsured
  - or, for which documentation of insured value is not presented, but a just valuation for the structure for purposes of ad valorem taxation of \$750,000 or more:
- a) Opening protections as required within the Florida Building Code-Building or Florida Building Code-Residential for new construction shall be provided.
  - b) When retrofit enhancement of gable-end bracing is provided during construction which otherwise requires a permit, the techniques presented in Appendix A of The Guide shall be allowed.

## For Additional Information

If you have any questions or comments about the Shimberg Center for Affordable Housing or the Florida Housing Data Clearinghouse we'd like to hear from you. Please contact us by phone at 1-800-259-5705 or (352) 273-1192, or by email at fhdc-comments@shimberg.ufl.edu.

Other Internet web sites that you can use are:

- <http://www.flhousingdata.shimberg.ufl.edu/> for the Florida Housing Data Clearinghouse
- <http://www.shimberg.ufl.edu/> for general information about the Shimberg Center and its staff.

**Affordable Housing ISSUES** is prepared bi-monthly by the Shimberg Center for Affordable Housing for the purpose of discussing contemporary issues facing affordable housing providers. Reproduction of this newsletter is both permitted and encouraged. Comments or questions regarding the content are welcome and should be addressed to Robert C. Stroh, Director.

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