

APPENDIX “F”
REQUIRED OWNERS NOTIFICATION FOR ROOFING CONSIDERATIONS

As it pertains to this Appendix “F”, it is the responsibility of the roofing contractor to provide the owner with the required roofing permit, to permit the owner with this appendix and to explain to the owner the content of this form. The provisions of Chapter 34 of the South Florida Building Code (SFBC) govern all the minimum requirements and standards of the industry for roofing system installations. Additionally, the following items should be addressed as part of the agreement between the owner and the contractor. The owner’s initials in the adjacent box indicate that the item has been explained.

_____ Aesthetics-Workmanship: The workmanship provisions of Chapter 34 are for the purpose of providing that the roofing system meets with resistance and water intrusion performance standards. Aesthetics (appearance) issues are not a consideration with respect to workmanship provisions. Aesthetic issues such as color or architectural appearance, that are not part of a zoning code, should be addressed as part of the agreement between the owner and the contractor.

_____ Re-nailing Wood Decks: When replacing roofing the existing wood roof deck may have to be re-nailed in accordance with the current provisions of Chapter 29 of the SFBC. (The roof deck is usually concealed prior to removing the existing roof system).

_____ Common Roofs: Common roofs are those, which have no visible delineation between neighboring units (i.e. townhouses, condominiums, etc.). In buildings with common roofs, the roofing contractor and/or owner should notify the occupants of adjacent units of roofing work to be performed.

_____ Exposed ceilings: Exposed, open beam ceilings are where the underside of the roof decking can be viewed below. The owner may wish to maintain the architectural appearance; therefore, roofing nail penetrations of the underside of the decking may not be acceptable. The SFBC provides the option of maintaining this appearance.

_____ Ponding Water: The current roof system and/or deck of the building may not drain well and may cause water to pond (accumulate) in low-lying areas of the roof. Ponding may shorten the life expectancy and performance of the new roofing system. Ponding conditions may not be evident until the original roofing system is removed. Ponding conditions should be corrected.

_____ Overflow Scuppers (wall outlets): It is required that rainwater flows off so that the roof is not overloaded from a build up of water. Perimeter/edge walls or other roof extensions may block this discharge if overflow scuppers (wall outlets) are not provided. It may be necessary to install overflow scuppers in accordance with Chapter 23 of the SFBC.

_____ Ventilation: Most roof structures should have some ability to vent natural airflow through the interior of the structural assembly (the building itself). The existing amount of attic ventilation shall not be reduced. It may be beneficial to consider additional venting which can result in extending the service life of the roof.

The owner may contact the Miami-Dade County Consumer Services Department for further information regarding the above.

_____ Owner’s/Agent signature

_____ Date

_____ Contractor signature

_____ Date