



# TOWN OF PEMBROKE PARK

3150 SW 52 AVE

PEMBROKE PARK, FL 33023

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## Section 1525

### High Velocity Hurricane Zones – Required Owners Notification for Roofing Considerations

§ 1524. 1 Scope. As it pertains to this section. It is the responsibility of the roofing contractor to provide the owner with the required roofing permit, and to explain to the owner the content of this section. The provisions of Chapter 15 of the **Florida Building Code** govern 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 initial in the designated spaces indicates that the item has been explained.

1. **Aesthetics- Workmanship:** The workmanship provision of **Chapter 15 (High Velocity Hurricane Zone)** are for the purpose of providing that the roofing system meets wind resistance and water intrusion performance standards. Aesthetics (appearance) are not a consideration with respect to workmanship provisions. Aesthetics 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 contractor.
2. **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 16 (High Velocity Hurricanes Zone)**. (The roof deck is usually concealed prior to removing the existing roof system.)
3. **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.
4. **Exposed Ceilings:** Exposed, open beam ceilings are where the underside of the roof decking can be viewed from below. The owner may wish to maintain the architectural appearance; therefore, roofing nail penetrations of the underside of the decking may not be acceptable. This provides the option of maintaining this appearance.
5. **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 can be an indication of structural distress and may require the review of a professional structural engineer. 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.
6. **Overflow Scuppers (wall outlets):** It is required that rainwater flows off so that the roof is not overloaded from a buildup 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 the requirements of Chapter 15 and 16 herein and the **Florida Building Code, Plumbing**.
7. **Ventilation:** Most roof structures should have some ability to vent natural air flow 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.

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Owner's /Agent Signature

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Date

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Contractor's Signature