

**PUTNAM COUNTY
PLANNING & DEVELOPMENT SERVICES**

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NOTICE TO ALL RE-ROOFING PERMIT APPLICANTS

Effective October 01, 2007 (updated 4/6/2008)

The Florida Legislature has enacted specific legislative requirements, FS. 553.844, which affect re-roofing of all site built, single family structures built prior to the implementation of the Florida Building Code. The following procedures are required by the Putnam County Building Division as of October 1, 2007:

- A) All applications submitted for re-roofing projects must declare, in the scope of work on the permit application, whether the re-roof work proposed is a re-roof replacement or a re-roof recovering.
- B) If the proposed work is a re-roof recovering, a copy of Section 511 of the Florida Existing Building Code (FBC-E) will be provided.
 - a. All re-roofing recovering must comply with FBC-E 511.
 - b. All re-roofing recovering permit holders are to call for a 283 In-Progress inspection to be performed the day work begins on this project. (AIRS 386-326-3005)
 - c. Failure to comply with the above provisions may result in the removal of all work, both new and existing. The additional hurricane mitigation requirements specified in FS 553.844 would then be required.
- C) If the proposed work is a re-roof replacement for a site-built, single family structure built prior to the implementation of the Florida Building Code, a copy of the hurricane mitigation requirements specified in FS 553.844 will be provided to you in addition to FBC-E 511.
 - a. The permit holder is required to comply with the additional hurricane mitigation requirements.
 - b. All re-roofing replacement permit holders are to call for a 283 In-Progress inspection to be performed the day work begins on this project. (AIRS 386-326-3005)
- D) All roofing permits for new construction and re-roofing projects require a 283 In-Progress inspection the day the work begins on the project. All roofing permits also require a 298 Roof Final inspection. There are no exceptions to these inspection requirements.

If requested at the time of permit application the Building Division will perform, at no additional charge, a courtesy inspection on the business day following application submittal. The purpose of this courtesy inspection is to determine compliance with FBC-E Section 511. This inspection is not mandatory; it is offered for those permit holders who wish to have inspector approval before starting their project.

Please be advised that the permit holder controls the project's schedule. It is the responsibility of the permit holder to inform the inspector in the field of the job's progress by scheduling the required inspections in a timely manner. Contact your inspector with specific questions about your project.

District 1 – Dave Green – (386)937-0227
District 2 – Carlton Meng – (386)937-0222
District 3 – Kevin Powell – (386)937-0204

District 4 – Valerie Shurock – (386)937-1095
District 5 – Jack Harrell – (386)937-0228
District 6 – Bob Crain – (386)227-0742

SECTION 511 REROOFING

511.1 General.

Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the *Florida Building Code, Building*. Roof repairs to existing roofs and roof coverings shall comply with the provisions of this code.

Exception: Reroofing shall not be required to meet the minimum design slope requirement of ¼:12 in Section 1507 of the *Florida Building Code*, Building for roofs that provide positive roof drainage (high-velocity hurricane zones shall comply with Sections 1515.2.2.1 and 1515.2.2.2 of the *Florida Building Code, Building*).

511.1.2

Not more than 25 percent of the total roof area or roof section of any existing building or structure shall be repaired, replaced or recovered in any 12 month period unless the entire roofing system or roof section conforms to requirements of this code.

511.2 Structural and construction loads.

The structural roof components shall be capable of supporting the roof covering system and the material and equipment loads that will be encountered during installation of the roof covering system.

511.3 Recovering versus replacement.

New roof coverings shall not be installed without first removing existing roof coverings where any of the following conditions occur:

1. When the old roofing is water-soaked or deteriorated to the point that it is not suitable as a base for additional roofing.
2. When blisters exist in any roofing, unless blisters are cut or scraped open and nailed down before applying additional roofing.
3. When the existing roof surface is gravel or the like, the gravel shall be thoroughly removed or all loose gravel removed and approved base material installed before applying additional roofing.
4. When existing roof is slate or the like.
5. When sheathing or supports are deteriorated to the point that the roof structural system is not substantial enough to support recovering.
6. When existing roof has two or more applications of any type roofing material. Conformance with this item shall make replacement mandatory.

Exceptions:

1. Building and structures located within the high-velocity hurricane zone shall comply with the provisions of Sections 1512 through 1525 of the *Florida Building Code, Building*.
2. When the structural deck is concrete and the existing roof is firmly attached to the deck, then the roof shall be removed down to a minimum of three plies of moisture-free felts.
3. When otherwise approved by the building official.
4. Wood shingles or shakes shall not be placed over more than one application of wood or asphalt shingles. Wood shingles or shakes may be placed over existing shakes when installed in accordance with Cedar Shake and Shingle Bureau recommendations.

511.4 Roof recovering.

Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.

511.5 Reinstallation of materials.

Existing slate, clay or cement tile shall be permitted for reinstallation, except that damaged, cracked or broken slate or tile shall not be reinstalled. Existing vent flashing, metal edgings, drain outlets, collars and metal counter flashings shall not be reinstalled where rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled (high-velocity hurricane zones shall comply with Sections 1512 through 1525 of the *Florida Building Code, Building*).

511.6 Flashings.

Flashings shall be reconstructed in accordance with roof covering manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation (high-velocity hurricane zones shall comply with Sections 1512 through 1525 of the *Florida Building Code, Building*).

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