



"Delivering Excellence Every Day"

Frequently Asked Questions Regarding Hurricane Mitigation Requirements of Florida Statute 553.844

Q. Is all of Miami-Dade County considered to be in the wind born debris region?

A. Yes

Q. Is secondary waterproofing required in Miami-Dade County?

A. Yes, secondary waterproofing is required when reroofing certain structures in the wind born debris region.

Q. What types of structures are required to comply with the new Hurricane Mitigation Retrofit Requirements and/or secondary waterproofing when an existing roof is replaced?

A. Only site built single family residences are included in the requirement for mitigation retrofits and/or secondary waterproofing per Florida Statute 553.844.

Q. What structures are exempt from the mitigation retrofit requirements and/or secondary waterproofing when reroofing?

A. Townhouses and duplexes are not included under the definitions of site built single family residences and are therefore exempt from the mitigation requirements. Apartment buildings, condominiums, commercial building, and new construction roofs tied to a master building permit are also exempt.

Q. When reroofing, are single family residences with low slope built up roofs required to include a secondary water barrier?

A. No, built up roof systems are considered to be a continuous roof assembly. A continuous roof assembly generally consists of plies of roofing material with sealed laps that are bonded together using hot asphalt or an approved adhesive. Continuous roof assemblies comply with the requirements for secondary waterproofing.

Q. When reroofing, are single family residences with low slope built up roofs required to comply with the mitigation retrofit requirement?

A. No, only sloped hipped or gable roofs are required to comply with the mitigation requirements.

Q. Is wood sheathing required to be refastened during the reroofing process to comply with the mitigation retrofit requirements?

A. Yes, roof sheathing shall be attached in compliance with the Florida Building Code, Florida Statute 553.844 and the Hurricane Mitigation Retrofit Manual. The Section 1524 Owner's Notification Form which is submitted in the High Velocity Hurricane Zone with the roof permit application, also references the requirement to refasten sheathing to meet current code requirements.

Q. Is the roof sheathing required to be inspected by the Building Department prior to covering the sheathing on site built single family residences?

A. No, an "**Affidavit of Compliance for the Roof Decking Attachment and Secondary Water Barrier**" shall be provided to the Roofing Inspector at the time of first inspection. This affidavit shall be completed by the roofing permit holder.

Q. Where can a copy of the "**Affidavit of Compliance for the Roof Decking Attachment and Secondary Water Barrier**" be found?

A. At the Miami-Dade County Building Department's website at www.miamidade.gov/building/ and by clicking on the forms/applications/checklist link and scrolling down to the roofing forms.

Q. What types of roof systems are required to have secondary water barrier protection?

A. Asphaltic shingle roofs, wood shingles or shakes, and architectural metal roof panels. These types of roof systems are considered discontinuous roof assemblies.

Q. What is a discontinuous roof assembly?

A. A discontinuous roof assembly consists of a roof system with unsealed overlapping components. These systems are typically applied to a sloped surface with a pitch of 2:12 or greater.

Q. Do cement or clay tile roofs require a secondary water barrier?

A. No, tile roof systems that have an approved tile underlayment system consisting of an ASTM # 30 basesheet with an ASTM # 90 capsheet or an approved base-sheet with a self-adhering polymer modified capsheet, shall be deemed to meet the requirements of a secondary water barrier.

Q. What are examples of a secondary water barrier?

A. (1) Covering all joints of a plywood deck with a minimum 4” strip of self-adhering polymer modified bitumen tape, then followed by an approved basesheet installed over the modified bitumen tape and the roof deck.

(2) A #30 ASTM basesheet installed with nails and tin caps and covered with either an approved self-adhering polymer bitumen cap-sheet or an approved cap-sheet installed with hot asphalt.

Q. Can a roof deck be covered with full sheets of self-adhered membrane that are installed directly to the sheathing?

A. No, in the High Velocity Hurricane Zone (HVHZ), full sheets of self adhering membranes can only be installed over a mechanically attached base sheet.

Q. What is a base sheet?

A. It is the bottom or first ply of a roof assembly that has been mechanically attached to the sheathing.

Q. What type of a secondary water barrier can be installed over a tongue and groove wood sheathing roof deck?

A. An approved base sheet installed with nails and tin caps and covered with either a self-adhered polymer modified cap sheet or an approved capsheet using hot mopped asphalt may be installed over the basesheet. These types of applications are deemed to meet the requirements of a secondary water barrier.

Q. Is the Building Inspector required to inspect the installation of the self-adhered tape installed over plywood joints, prior to installation of the base sheet for site built single family residences?

A. No, an “**Affidavit of Compliance for the Roof Decking Attachment and Secondary Water Barrier**”, to the Roofing Inspector at the time of first inspection. This affidavit shall be completed by the roofing permit holder.

Q. Where can a copy of the “**Affidavit of Compliance for the Roof Decking Attachment and Secondary Water Barrier**” be found?

A. At the Miami-Dade County Building Department’s website at www.miamidade.gov/building/ and by clicking on the forms/applications/checklist link and scrolling down to the roofing forms.

Q. When are single family residences exempt from the requirements of strengthening the roof to wall connections required by section 201.3 in the Hurricane Mitigation Manual when replacing an existing roof?

A. (1) When the just valuation for the structure for purposes of ad valorem taxation is less than \$300,000.

(2) When the residence was constructed in compliance with the provisions of the Florida Building Code (FBC) or with the provisions of the 1994 edition of the South Florida Building Code (1994 SFBC).

Q. How does the owner demonstrate exemption from the requirements of section 201.3 in the Hurricane Mitigation Manual when replacing an existing roof?

A. By providing to the Roofing Inspector at the time of the first inspection the **“Owner Affidavit of Exemption from Roof to Wall Connection Retrofit”**. This affidavit shall be completed by the property owner.

Q. Where can a copy of the **“Owner Affidavit of Exemption from Roof to Wall Connection Retrofit”** be found?

A. At the Miami-Dade County Building Department’s website at www.miamidade.gov/building/ and by clicking on the forms/applications/checklist link, and scrolling down to the roofing forms.

Q. On non-exempt structures that require mandated retrofits of the roof to wall connection, what is the maximum required dollar cost of these improvements per Florida Statute 553.844?

A. Mandated retrofits of roof to wall connections shall not be required beyond a 15 per cent increase of the reroofing cost. Example: Replacement of the existing roof cost is \$10,000.00 X 15% = \$1,500.00 this amount is required to be spent on roof to wall connection retrofits.

Q. Where can details or information be found regarding roof to wall connection retrofits?

A. In section 201.3 in of the Hurricane Mitigation Manual.

Q. Can a Roofing Contractor install the roof to wall connections retrofits?

A. No, only a licensed general, building, or residential contractor shall perform this type of work.

Q. Is a building permit required by the Miami-Dade County Building Department for the retrofits of the roof to wall connection?

A. No, an **“Affidavit of Compliance with Roof to Wall Connection”** shall be provided to the Roofing Inspection at the time of the first Roofing Inspection. This affidavit shall be completed by the licensed general, building, or residential contractor.

Q. Is an inspection of the completed roof to wall connections required to be made prior to “drying- in” the roof sheathing?

A. No, an **“Affidavit of Compliance with Roof to Wall Connection”** shall be provided to the Roofing Inspection at the time of the first Roofing Inspection. This affidavit shall be completed by the licensed general, building, or residential contractor.

Q. Where can a copy of the **“Affidavit of Compliance with Roof to Wall Connection”** be found?

A. At the Miami-Dade County Building Department’s website at www.miamidade.gov/building/ and by clicking on the forms/applications/checklist link and scrolling down to the roofing forms.