



# Village of Palm Springs

226 Cypress Lane  
Palm Springs, FL 33461  
Phone (561) 584-8200 [www.vpsfl.org](http://www.vpsfl.org)

## SECTION 1524

### WINDBORNE DEBRIS REGION – REQUIRED OWNERS NOTIFICATION FOR ROOFING CONSIDERATIONS

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, Building (and Chapter 6 of the Florida Existing 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 space indicates that the item has been explained.

**1. Aesthetics – workmanship:** The provisions of Chapter 15 (Roof Assemblies) are for the purpose of providing that the roofing system meets the wind resistance and water intrusion performance standards. Aesthetics (appearance) 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.

**2. Renailing wood decks:** When replacing roofing, the existing wood roof deck has to be renailed in accordance with the current provisions of Chapter 16 (Structural Design) of the Florida Building Code. (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. The owner 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 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 the requirements of: Chapter 6 of the *Florida Existing Building Code* and 15 of the *Florida Building Code* and the *Florida Building Code, Plumbing*.

**7. 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. **Exception:** Attic spaces, designed by a Florida-licensed engineer or registered architect to eliminate the attic venting, venting shall not be required.

Owner's/Agent's Signature:

Date:

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Contractor's Signature:

Permit Number:

Property Address: