VILLAGE OF PINECREST
Building & Planning Department

HIGH-VELOCITY HURRICANE ZONES REQUIRED OWNER'S 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 this chapter 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) EV (initial) **Renailing Wood Decks:**

When replacing roofing, the existing wood roof deck may have to be renailed in accordance with the current provisions of Chapter 16 (High-Velocity Hurricane Zones) of the Florida Building Code, Building. (The roof deck is usually concealed prior to removing the existing roof system.)

2) EV (initial) **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.

3) EV (initial) **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.

Owner's / Agent's Signature — Date: 3/3/25 — Contractor's Signature

VILLAGE OF PINECREST
Building & Planning Department

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 ex- plain to the owner the content of this form. The owner's initials in the designated space indicates that the item has been explained.

1. **Aesthetics-workmanship:** The workmanship provisions of Chapter 15 (High Velocity Hurricane Zone) 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 may have to be renailed in accordance with the current provisions of Chapter 16 (High Velocity Hurricane Zones) of the Florida Building Code. (The roof deck is usually concealed prior to removing the existing roofsystem).

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 wa- ter 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 flow 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 airflow through the interior of the structural assembly (the building itself). The existing amount of attic ventilation shall not be reduced.

8. **Existing Solar Systems:** The re-installation of an existing roof mounted photovoltaic system requires a separate permit. Permit must be obtained in order to finalize the roofing permit.

Eva Vacaro — 3/3/25

OWNER'S/AGEN'TS SIGNATURE — DATE

CONTRACTOR'S SIGNATURE — PERMIT NUMBER

12940 SW 63 AVE — PINECREST — FLA — 33156

PROPERTY ADDRESS — STATE — ZIP

Revised 1/2024

Florida Building Code 8th Edition (2023)

High Velocity Hurricane Zone Uniform Roofing Application Form for Village of Pinecrest

INSTRUCTION PAGE

COMPLETE THE NECESSARY SECTIONS OF THE UNIFORM ROOFING PERMIT APPLICATION FORM AND ATTACH THE REQUIRED DOCUMENTS BELOW:

Roof System	Required Sections of the Permit Application Form	Attachments Required See List Below
Low Slope Application	A,B,C	1,2,3,4,5,6,7
Asphaltic Shingles	A,B,D	1,2,4,5,6,7
Concrete or Clay Tile	A,B,D,E	1,2,3,4,5,6,7
Metal Roofs	A,B,D	1,2,3,4,5,6,7
Wood Shingles and Shakes	A,B,D	1,2,4,5,6,7
Other	As Applicable	1,2,3,4,5,6,7

ATTACHMENTS REQUIRED:

1.	Fire Directory Listing Page
2.	From Product Approval: Front Page Specific System Description Specific System Limitations General Limitations Applicable Detail Drawings
3.	Design calculations per Chapter 16, or if applicable, RAS 127 or RAS 128
4.	Other Component Product Approval
5.	Municipal Permit Application
6.	Owner's Notification for Roofing Considerations (Reroofing Only)
7.	Any Required Roof Testing / Calculation Documentation

Florida Building Code 8th Edition (2023)

High Velocity Hurricane Zone Uniform Roofing Application Form for Village of Pinecrest

Section A (General Information)

Master Permit Number: BL2023-1722 Process Number: _____

Contractor's Name: EMERALD ROOFIG INC.

Job Address: 12940 SW 63 AVE PINECREST, FL 33156

ROOF CATEGORY

☐ Low Slope ☐ Mechanically Fastened Tile ☒ Mortar / Adhesive Set Tile

☐ Asphaltic Shingles ☐ Metal Panel/ Shingles ☐ Wood Shingles / Shakes

ROOF TYPE

☒ New Roof ☐ Repair ☐ Maintenance ☐ Reroofing ☐ Recovering

ROOF SYSTEM INFORMATION

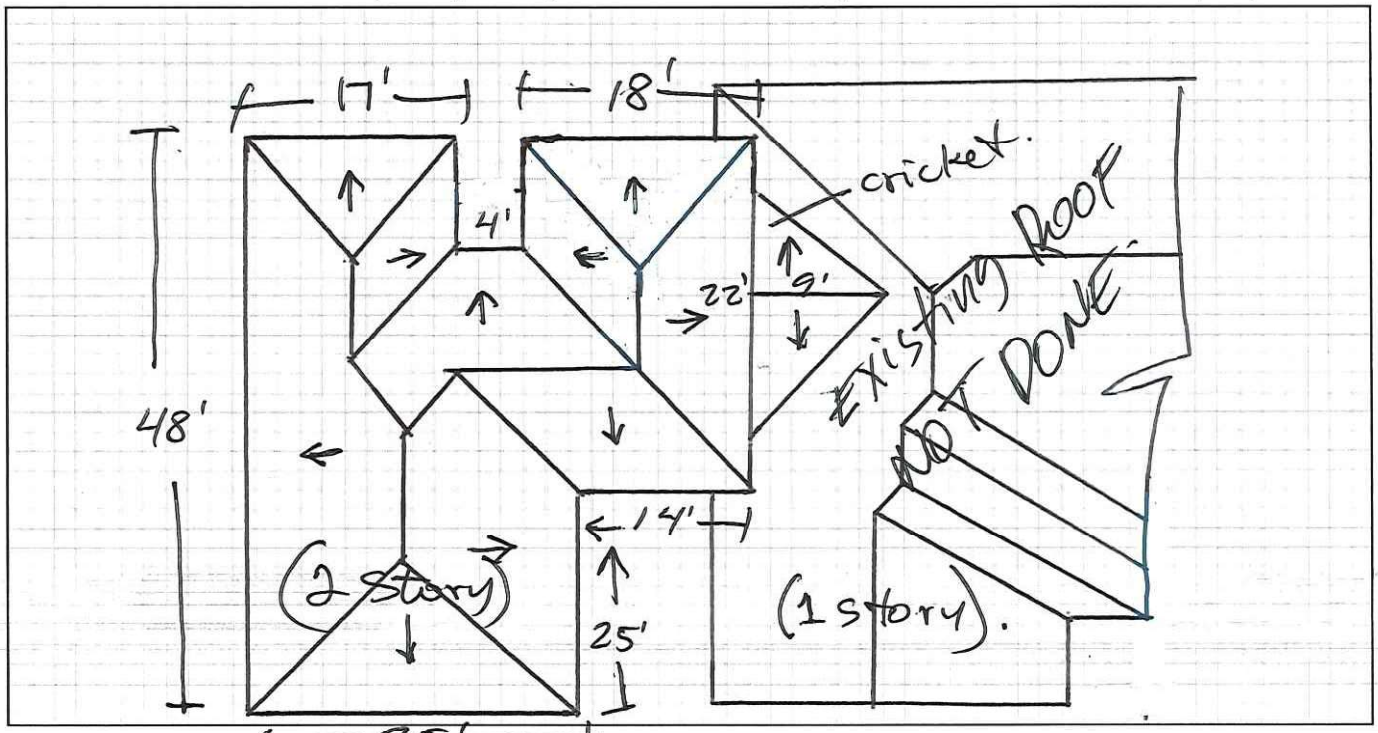
Low Slope Roof Area (ft²)	Steep Sloped Roof Area (ft²)	Total (ft²)
N/A	1830	1830

Are there gas vents on the roof? Yes ☐ No ☑ If Yes what type? ☐ Natural ☐ LPX

Is there an existing roof top Solar System? ☐ Yes ☑ No If yes will it be reinstalled? ☐ Yes ☐ No

Section B (Roof Plan)

Sketch Roof Plan: Illustrate all levels and sections, roof drains, scuppers, overflow scuppers and overflow drains. Include dimensions of sections and levels, clearly identify dimensions of elevated pressure zones and location of parapets.



Location Map (Referenced from Google Earth) Copy 1
Not to Scale

PROPERTY INFORMATION:

ADDRESS:	12940 SW 63rd AVE, PINECREST, FL 33156
FOLIO No.	20-5013-005-0030
LEGAL DESCRIPTION:	LOT 3, BLOCK 1, OF BAY RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.

LOT INFORMATION:
LOT SIZE = 38,758 SF OR 0.89 ACRES

FLOOD INFORMATION:

COMMUNITY NUMBER:	120425
PANEL NUMBER:	0418
SUFFIX:	L
DATE OF FIRM INDEX:	09/11/2009
FIRM ZONE:	ZONE X
BASE FLOOD ELEVATION:	N/A

H.C.O.P.	= 15.90'
BASE ELEVATION H.C.O.P. + 1'	= 16.90'
EXISTING RESIDENCE F.F.E.L.E.	= 16.47'
NEW ADDITION F.F.E.L.E.V.	= 16.64'

ZONING INFORMATION:

ZONING DISTRICT:	EU-1 (SINGLE FAMILY RESIDENTIAL ESTATES)
USE:	PROPOSED USE = RESIDENTIAL (SINGLE FAMILY)

REFER TO ZONING DIAGRAMS (SHEETS A112, A115 & A116) FOR ZONING CALCULATIONS

SETBACKS:
MAIN HOUSE:

	REQUIRED	PROVIDED
FRONT:	50'-0"	50'-7"
SIDE INTERIOR:	20'-0"	20'-11"
REAR:	25'-0"	107'-10" (ACCETTA)

BUILDING HEIGHT:	
MAXIMUM ALLOWED:	3-STORIES OR 35'-0"
PROPOSED HEIGHT:	29'-6" FROM THE BASE ELEVATION LINE (NGVR + 1FT) TO THE TOP OF THE RIDGE LINE OF THE ROOF.

SCOPE OF WORK DESCRIPTION:

THE SCOPE OF THE WORK UNDER THIS SUBMITTAL SHALL ENCOMPASS THE FOLLOWING:
-DEMOLITION OF EXISTING TENNIS COURT.
-NEW CONSTRUCTION OF 2-STORY ADDITION.
-NEW PAVERS DRIVEWAY.
-NEW ACCESS GATE AND FENCE.
-NEW SEPTIC SYSTEM (FOR NEW ADDITION ONLY).
-NEW CHAIN LINK FENCE AND GATE AT SOUTH SIDE OF NEW ADDITION.

NOTE:
-PERIMETER FENCES AND GATES ARE TO REMAIN AND NOT ALTERED UNDER THIS SUBMITTAL.

CODES IN EFFECT:
FBC 7th EDITION RESIDENTIAL 2020
FBC 7th EDITION MECHANICAL 2020
FBC 7th EDITION ENERGY CONSERVATION 2020
FBC 7th EDITION TEST PROTOCOLS FOR M-HIZ 2020
VILLAGE OF PINECREST ZONING CODE, LATEST EDITION

CONSTRUCTION LEGEND & INFORMATION:

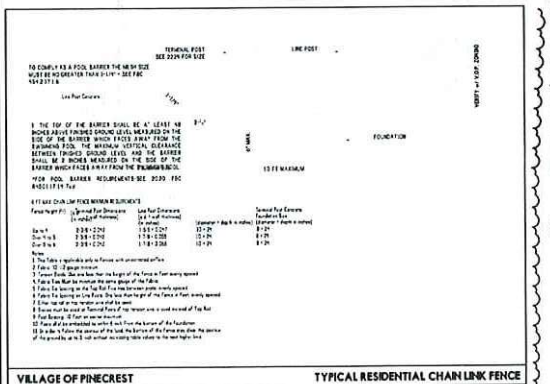
OCCUPANCY CLASSIFICATION:	R-3 (SINGLE FAMILY RESIDENTIAL)
CLASSIFICATION OF WORK:	ADDITION
CONSTRUCTION TYPE:	TYPE V-B NO (NO - SPRINKLERS) 3-STORY, LESS THAN 40'-0" HEIGHT

UNDER A SEPARATE PERMIT:
-ANY WORK ON THE RIGHT OF WAY
-EXTERIOR WINDOWS AND DOORS
-SWIMMING POOL & POOL EQUIPMENT / LIGHTING
-MECHANICAL, ELECTRICAL & PLUMBING TRADES
-GENERATOR AND GAS TANK
-DRIVEWAYS APPROACH
-ROOFING SYSTEM
-LANDSCAPE IRRIGATION SYSTEM
-ON-SITE SEPTIC SYSTEM

DEFERED SUBMITTALS:
-SEPTIC SYSTEM PERMIT (APPLICATION BY SEPTIC TANK CONTRACTOR)
-SWIMMING POOL, POOL DECK, POOL EQUIPMENT, (BY POOL CONTRACTOR)
-FLOOR & ROOF TRUSSES (ENGINEERED SHOP DRAWINGS SUBMITTAL)
-RAILING (ENGINEERED SHOP DRAWINGS SUBMITTAL)
-EXTERIOR WINDOWS & DOORS (SHOP DRAWINGS SUBMITTAL WITH NOA, PRODUCT APPROVALS, ETC.)
-ROOFING SYSTEM (SHOP DRAWINGS SUBMITTAL WITH PRODUCT APPROVAL SPECS, SYSTEM DETAILS, ETC.)

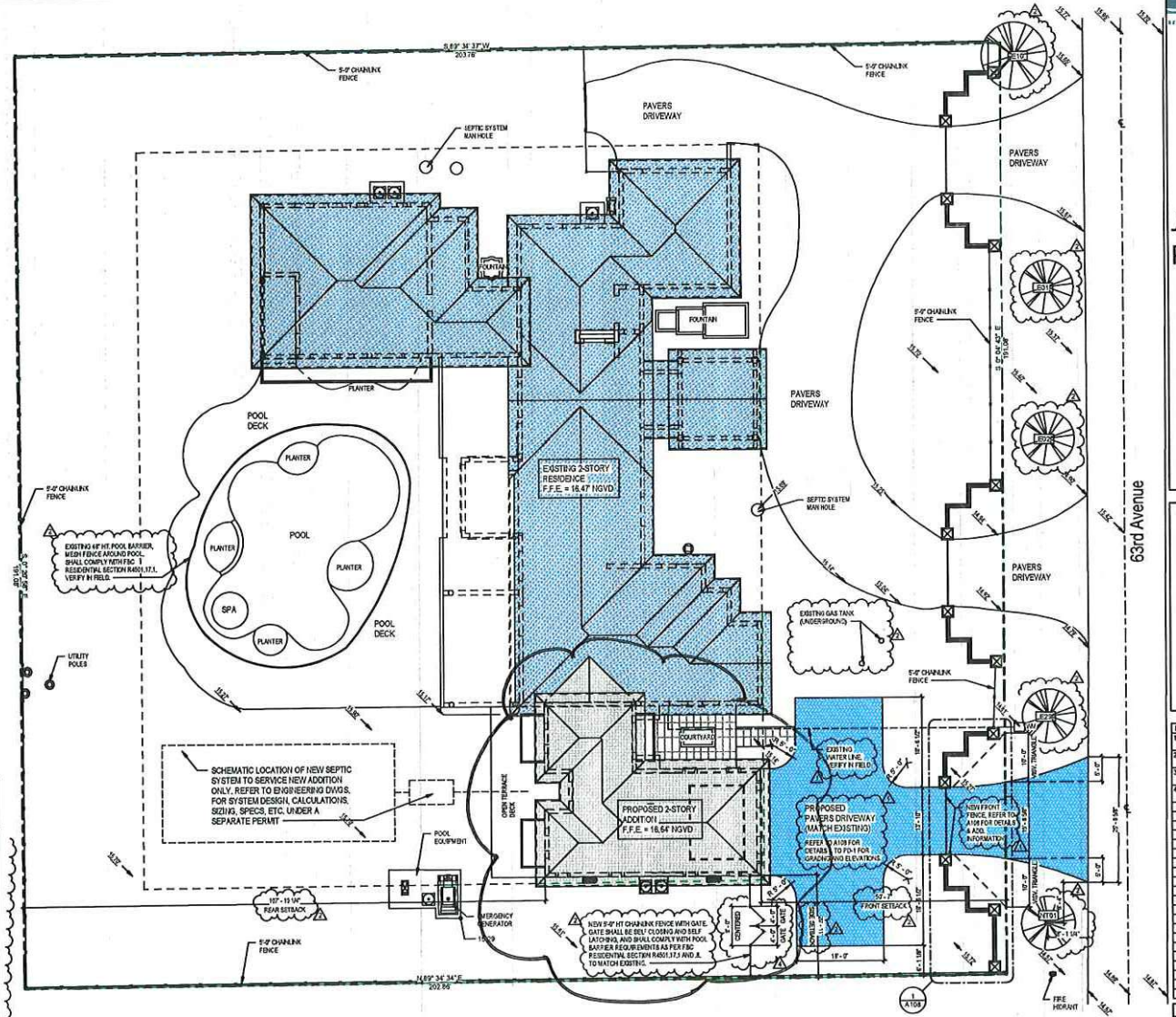
NOTE:
REFER TO SURVEY FOR OTHER EXISTING SITE FEATURES, INCLUDING TREES, UTILITIES, ETC.

ALSO REFER TO TREE REMOVAL / RELOCATION PERMIT FOR PALMS TO BE RELOCATED / REMOVED.



VILLAGE OF PINECREST — **TYPICAL RESIDENTIAL CHAIN LINK FENCE**

Revised 3.24.21



Proposed Site Plan
3/32" = 1'-0"

New Stree Trees & Palms List

Mark	Description	Count	Scientific Name	Common Name	Trunk Dia. Inches	Height Feet	Canopy Dia. Feet	Native	Comments
NT01	Tree	1	Quercus Virginiana	Oak	4	16	8	Yes	Street Tree, 5'-0" Clear Trunk

REFER TO PROVIDED TREE SURVEY FOR ADDITIONAL INFORMATION AND ALL OF THE OTHER TREES AND PALMS INSIDE THE PROPERTY.

NOVUS Archetype
architecture / interior / planning
NOVUS Archetype, LLC
12721 SW 30th ST, MIAMI, FL 33175
PH: (305) 505-5910
email: julio@novusarchetype.com
AA26001450
Qualifier: Julio Pulido, AIA
License #: AR93904
Qualifier: Salvador Ben Mrad, NCARB
License #: AR99606

STATE OF FLORIDA — JULIO PULIDO — AR93904 — REGISTERED ARCHITECT

Julio Pulido — Digitally signed by Julio Pulido — Date: 2024.07.11 21:23:18 -04'00'

Eva Vaccaro

2-Story Addition

12940 SW 63 Ave Pinecrest Fl 33156

No.	Description	Date
1	Revision 1 Bldg. Dpmt. Comments & Owner Changes	03-18-24
2	Revision 2 Bldg. Dpmt. Comments 2	05-28-24
3	Revision 3 Bldg. Dpmt. Comments 3 (Zoning)	07-10-24
4	Revision 4 Bldg. Dpmt. Comments 4 (Zoning)	07-13-24

Project number	-
Date	12-20-2022
Drawn by	SM
Checked by	SM, JP

SHEET TITLE

Proposed Site Plan

SHEET No.

A105

Florida Building Code 8th Edition (2023)

High Velocity Hurricane Zone Uniform Roofing Application Form for Village of Pinecrest

Section C (Low Sloped Roof Systems)

Fill in Specific Roof Assembly Components and Identify manufacturer
(If a component is not used, identify as "NA")

System Manufacturer: _____

Product Approval # _____

Design Wind Pressures, from RAS 128 or Calculations:

Zone 1': -63 Zone 1: _____ Zone 2: _____

Zone 3: _____

Max. Design Pressure, from the specific product approval system: _____

Deck

Type: _____

Gauge / Thickness: _____

Slope: _____

Anchor/ Base Sheet & No. of Ply(s): _____

Anchor/ Base Sheet Fastener/ Bonding Material:

_____

Insulation Base Layer: _____

Base Insulation Size and Thickness: _____

Base Insulation Fastener/ Bonding Material:

_____

Top Insulation Layer: _____

Top Insulation Size and Thickness: _____

Top Insulation Fastener/Bonding Material:

_____

Base Sheet(s) & No. of Ply(s): _____

Base Sheet Fastener/ Bonding Material:

_____

Ply Sheet(s) and No. of Ply(s): _____

Ply Sheet Fastener/ Bonding Material:

_____

Top Ply: _____

Top Ply Fastener/ Bonding Material:

Surfacing:

_____

_____

Fastener Spacing for Anchor/Base Sheet Attachment:

Zone 1' _____" oc @ Laps,# Rows _____@_____" oc

Zone 1 _____" oc @ Laps, # Rows _____@_____" oc

Zone 2 _____" oc @ Laps# Rows _____@_____" oc

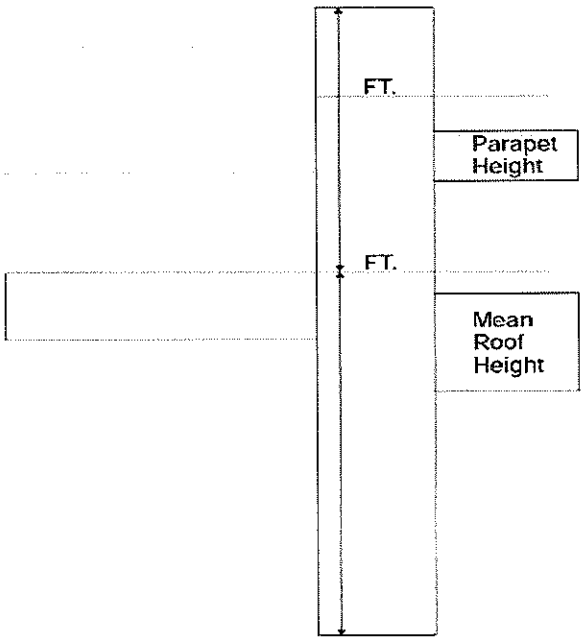
Zone 3 _____" oc @ Laps, # Rows _____ @ _____" oc

Number of Fasteners Per Insulation Board

Zone 1': _____ Zone1: _____ Zone 2: _____ Zone 3: _____

Illustrated Components Noted and Details as Applicable: Woodblocking, Gutter, Edge Termination, Stripping, Flashing, Continuous Cleat, Cant Strip, Base Flashing, Counterflashing, Coping, Etc.

Indicate: Mean Roof Height, Parapet Height, Height Base Flashing, Component Material, Material Thickness, Fastener Type, Fastener Spacing or Submit Manufactures Details that Comply with RAS 111 and Chapter 16.



Florida Building Code 8th Edition (2023)

High Velocity Hurricane Zone Uniform Roofing Application Form for Village of Pinecrest

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Section D (Steep Sloped Roof System)

Roof System Manufacturer: WESTLAKE ROYAL ROOFING, LLC

Product Control Number: 24-1008.12

Minimum Design Wind Pressures, From Applicable RAS 127 Table or Calculations:

Zone 1: -63 Zone 2: -74 Zone 3: -97

Slope Range: ☐ ≥ 2:12 to ≤ 4:12 ☐ > 4:12 to ≤ 6:12 ☑ > 6:12 to ≤ 12:12

Roof Shape: ☑ All Hip Roof ☐ Gable Roof or Partial Gable/Hip Roof

Deck Type: COX PLYWOOD 5/8 = 19/32"

Underlayment Type: (1) POLYSTICK TU PLUS DIRECT DECK.

Roof Slope: 7" : 12

Insulation: N/A

Fire Barrier: N/A

Ridge Ventilation? N/A

Fastener Type & Spacing: 1 1/4 R/S NAILS + 15/8 TIN CAPS. Backnailed as per NOA.

Cap Sheet Type: N/A

Mean Roof Height: 23' FT

Cap Sheet Attachment: N/A

Roof Covering: Saxony 900 Flat Roof Tiles.

Drip Edge Type & Size: 3x3 Galv. 26ga Drip Edge
W/1-1/4 R/S Nails @ 4" O.C.

Florida Building Code 8th Edition (2023)
High Velocity Hurricane Zone Uniform Roofing Application Form for Village of Pinecrest
Section E (Tile Calculations)

For Moment based tile systems, choose Method 1. Compare the values for M_r with the values from M_f. If the M_f values are greater than or equal to the M_r values for each area of the roof, then the tile attachment method is acceptable.

Method 1* "Moment Based Tile Calculations per RAS 127"

Enter positive uplift pressures when using this table

(Zone 1: -63 x λ .315 = 19.84) – Mg: 6.95 = Mr_1 12.89 Product Approval Mf: 65

(Zone 2: -74 x λ .315 = 23.31) – Mg: 6.95 = Mr_2 16.36 Product Approval Mf: 65

(Zone 3: -97 x λ .315 = 30.55) – Mg: 6.95 = Mr_3 23.6 Product Approval Mf: 65

Tile attachment method: TILE-BOND Adh. 25 Screws. ***Alternate Tile attachment method:*** 1st Row W/#8 Screws and 5th Row W/#8 Screws

For Uplift Based tile systems use Method 3. Compare the values for F' with the values for Fr. If the F' values are greater than or equal to the Fr values for each area of the roof, then the tile attachment method is acceptable.

Method 3* "Uplift Based Tile Calculations per RAS 127"

(Zone 1: ____ x L = ____ x W = ____) – (w) x cos θ ____) = Fr_1 ____ Product Approval F': ____

(Zone 2: ____ x L = ____ x W = ____) – (w) x cos θ ____) = Fr_2 ____ Product Approval F': ____

(Zone 3: ____ x L = ____ x W = ____) – (w) x cos θ ____) = Fr_3 ____ Product Approval F': ____

***Method 2 "Simplified Tile Calculations" only applicable in Broward County.**

Where to obtain information		
Description	**Symbol**	**Where to Find**
Design Pressure	Zones 1, 2, 3	From the applicable Table in RAS- 127 or be an engineering analysis prepared by a PE based upon ASCE 7
Mean Roof Height	H	Job Site
Roof Slope	θ	Job Site
Aerodynamic Multiplier	λ	Product Approval / Notice of Acceptance
Restoring Moment due to Gravity	M_g	Product Approval / Notice of Acceptance
Attachment Resistance	M_f	Product Approval / Notice of Acceptance
Required Moment Resistance	M_r	Calculated
Minimum Attachment Resistance	F'	Product Approval / Notice of Acceptance
Required Uplift Resistance	F_r	Calculated
Average Tile Weight	w	Product Approval / Notice of Acceptance
Tile Dimensions	L=Length W= Width	Product Approval / Notice of Acceptance
All calculations must be submitted to the Building Official at the time of permit application.		