



## COLLIER COUNTY BUILDING REVIEW & PERMITTING GROWTH MANAGEMENT DIVISION

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Date: August 2, 2010

To Whom It May Concern,

There has been much debate among insurance companies on what validation process we have used in Collier County. Most of the insurance and wind mitigation forms specify that structures shall comply with either the 2001 FBC (Implementation Date March 1, 2002) or the South Florida Building Code 1994. Let me preface by saying that the SFBC 1994 was adopted to serve the Miami-Dade Area, which is considered a high velocity wind area. Collier County never adopted SFBC 1994 because it is not in a high-velocity wind zone. Collier County always used, at least as far back as 1969 the Southern Building Code Congress International or SBCCI as it is commonly referred to. We also had our own Collier County Construction Code Ordinance, which was more restrictive than SBCCI, Ord. 92-70, which was amended by Ord. 93-62, with an adopted date of 14 September 1993. This ordinance detailed the strapping and attachment of trusses, bracing of gable walls, design of reinforced tie beams, window and door attachments, etc. which were designed specifically for hurricane protection. This ordinance also required during construction additional inspections were required to insure compliance with Chapter 1205 and the American Society of Civil Engineers Standard 7 (ASCE-7).

Roof coverings per Ord. 93-62 were to be installed on ½ “4 ply CDX plywood or 19/32 osb. 30 lb. felt paper ASTM-D-226 minimum, with 4” minimum lap. Shingles were to be Class” A” 25 yr. with a minimum weight of 230 lbs. **self sealing**. All shingles were to be fastened with 6 nails 1/1/4 “ with 3/8” head.

Roof coverings per FBC 2001 basically state that the shingle has self-sealing strips. When you look at ASTM D 3161 and ASTM D 3462 as suggested in FBC 2001 it states that “the shingle shall be supplied with a factory-applied self-sealing adhesive, or be designed to be locked together during installation of the shingles”. It does not mention “strips”. FBC 2001 states that the shingle shall be fastened with not less than 4 fasteners. The minimum weight of the shingle is not mentioned but to my recollection it was Class”A” 20 yr.

In summary if you compare to what Collier County Ord. 93-62 adopted and what FBC 2001 states, Collier County was certainly equal and in some instances more restrictive.

The FBC 2007 *Existing Building Code* Sect. 611.8.1. states:

“Where required by Section 611.8, the intersection of roof framing with the wall below shall provide sufficient resistance to meet the uplift loads specified in Table 611.8.1 either because of existing conditions or through retrofit measures. ***As an alternative to an engineered design, the prescriptive retrofit solutions provided in Sections 611.8.1.1 through 611.8.1.7 shall be accepted as meeting the mandated roof-to-wall retro fit requirements.***”

Exceptions:

- 1) ***Where it can be demonstrated (by code adoption date documentation and permit issuance date) that roof to wall connections and /or roof-to-foundation continuous load path requirements was required at the time of original construction.***

- 2) Roof-to wall connections shall not be required unless evaluation and installation of connections at gable ends or all corners can be completed for 15 percent of the cost of the roof replacement. This statement shall be construed to mean that regardless of the 15 percent calculation all gables shall be braced and all corners shall be tied.

Conclusion: It is my opinion that Collier County having adopted an ordinance No. 93-62 that amends Section 1205 wind loads of Chapter 12, minimum design loads of Collier County Ordinance No. 92-70, meets or exceeds the criteria as set forth in FBC 2007 *Existing* and it is in accordance with FBC 2001. All structures which were permitted or constructed after the adopted date of Sept. 14, 1993 shall be deemed to comply with the required standards.



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