

Largo, Florida, November 28, 2017

A Countywide Board of Adjustment and Appeals meeting regarding provisions of the Florida Building Code was held in the Board Conference Room, 12600 Belcher Road, Suite 102, Largo, Florida at 10:00 A.M. on this date with the following members present:

Rick Dunn, Chair, PCCLB Interim Chairman  
Mike Bowman, President, Dunedin Refrigeration  
Chuck Goldsmith, Chief Executive Officer, C. B. Goldsmith & Associates  
David Howdeshell, Building Division Chief, Pinellas County  
E. Mike McCarthy, Associate Vice President, McCarthy & Associates

Also Present:

Gay Lancaster, PCCLB Interim Executive Director  
Carl Brody, Senior Assistant County Attorney  
Chris Bartlett, Board Reporter, Deputy Clerk

CALL TO ORDER

Chair Dunn called the meeting to order at 10:03 A.M. and at his request, the members and others in attendance introduced themselves.

OPENING COMMENTS

Chair Dunn noted that the Board will consider several local technical amendments related to the release of the 6th Edition of the Florida Building Code; that all previous amendments will become null and void once the 6th Edition goes into effect on January 1; and that he will present each amendment individually for the Board's consideration.

Chair Dunn noted that the existing Coastal Construction Control Line agreement could be revised within the next twelve months; and that any related amendments should still be approved for January 1 regardless of any pending revisions to the agreement. Ms. Lancaster stated that the Flood Plain Ordinance was brought to the Board in October and was subsequently recommended, and Attorney Brody stated that it will be readopted at the next Pinellas County Construction Licensing Board meeting on December 11; whereupon, Chair Dunn indicated that the ordinance should be considered a part of today's recommendations, and discussion ensued.

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stricken and replaced with the amendment; and that the word “Residential” should be stricken from the amendment’s title. Mr. Goldsmith stated that the Residential Code should contain a note referencing the section in the Building Code, and discussion continued.

Thereupon, Mr. Howdeshell moved that the Local Technical Amendment for Section 3109 in the Florida Building Code be recommended for adoption by first removing the word “Residential” from its title, and that the “R” be removed from the reference to 322.1.11 in the Residential Code so as to properly reference the Building Code.

Following discussion, Mr. Goldsmith seconded the motion. Upon call for the vote, the motion carried unanimously.

PROPOSED AMENDMENT FOR SECTION 1510.10 MECHANICAL UNITS – RECOMMENDED FOR ADOPTION

Chair Dunn related that Section 1510.10 is part of the Florida Building Code and Mr. Bowman provided background information regarding the proposed changes, noting that higher efficiency equipment has become larger over time; and that newer two-ton units are between 30 and 36 inches wide where older units might be between 18 and 24 inches.

Mr. Bowman related that without the accommodation, repairing one unit would require all other units sitting on the same roof rack to be disconnected in order to raise the rack to the required height; and that this would burden the customer with having to pay an extra two to three thousand dollars.

Mr. Goldsmith indicated that from a roofer’s perspective, an elevation of only 14 inches would make it difficult or impossible to re-roof under the units; and that a number of roofing contractors have voiced their concerns. Mr. Howdeshell noted that when a building needs a new roof, the contractor removes all mechanical units from the roof as part of the project; and that a partial re-roof is normally at the expense of the homeowners’ association and not on one individual, and discussion ensued.

Chair Dunn stated that he would accept the amendment as written; whereupon, Mr. Bowman moved, seconded by Mr. Howdeshell, that the Local Technical Amendment for Section 1510.10 be recommended for adoption.

Responding to query by Chair Dunn, Mr. Goldsmith indicated that a height of 24 inches is listed in the existing code; and that he would accept a 24-inch minimum height for units between 48 and

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PROPOSED AMENDMENT FOR SECTION M1411.3 RESIDENTIAL – CONDENSATE DISPOSAL –  
RECOMMENDED FOR ADOPTION

Chair Dunn related that the amendment adds language that requires pipe insulation within unconditioned areas and Mr. Bowman added that it is now being required on vertical-type installations where it used to be limited to horizontal-type applications, and discussion ensued.

Mr. Bowman moved, seconded by Mr. Howdeshell and carried unanimously, that Local Technical Amendment for Section M1411.3 be recommended for adoption.

PROPOSED AMENDMENT FOR SECTION P2705 RESIDENTIAL - INSTALLATION – RECOMMENDED FOR  
ADOPTION

Mr. Howdeshell related that there are two locations within the Residential Building Code that address fixture spacing; and that the Section P2705 amendment refers to Section 307.1 Building Planning in order to ensure compliance with both sections.

Following brief discussion, Mr. Howdeshell moved, seconded by Mr. Bowman and carried unanimously, that the Local Technical Amendment for Section P2705 be recommended for adoption.

PROPOSED AMENDMENT FOR SECTIONS P2903.1, P2903.11, AND P2903.2B RESIDENTIAL - WATER  
SUPPLY SYSTEM DESIGN CRITERIA – RECOMMENDED FOR ADOPTION

Mr. Howdeshell related that in the 2001 version of the Florida Building Code, table 2903.2B provided information on the sizing of the water service pipe to a building, and allowed for fixture unit calculations to help size the internal piping; and that the table was removed by the Legislature along with other Florida-specific information in conjunction with adhering to the ICC International Building Code. He noted that as a result, setting the size of water pipe currently requires an engineer or a person with specific knowledge and use of Appendix A in the Plumbing Code.

Mr. Howdeshell indicated that the purpose of the Residential Code is for affordable construction; that the current requirement does not support affordable construction; and that the amendment would provide a sizing table to assist in sizing water service pipes more easily; whereupon, he moved, seconded by Mr. Bowman, that Local Technical Amendments for Sections P2903.1, P2903.11, and P2903.2B be recommended for adoption.

Responding to queries by Mr. Goldsmith, Mr. Howdeshell noted that the Residential Code does not allow for buildings above three stories tall; that the table includes a footnote stating that