



**City of Gainesville
Department of Doing
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:	February 2, 2021
ITEM NO:	#11 under New Business
PROJECT NAME AND NUMBER:	HP-21-00007, 824 SE 1 st Avenue
APPLICATION TYPE:	Quasi-Judicial: Reroof from shingle to metal
RECOMMENDATION:	Staff recommends approval of the application with the condition that the finish be Galvalume or a light to medium gray paint finish.
CITY PROJECT CONTACT:	Jason Simmons

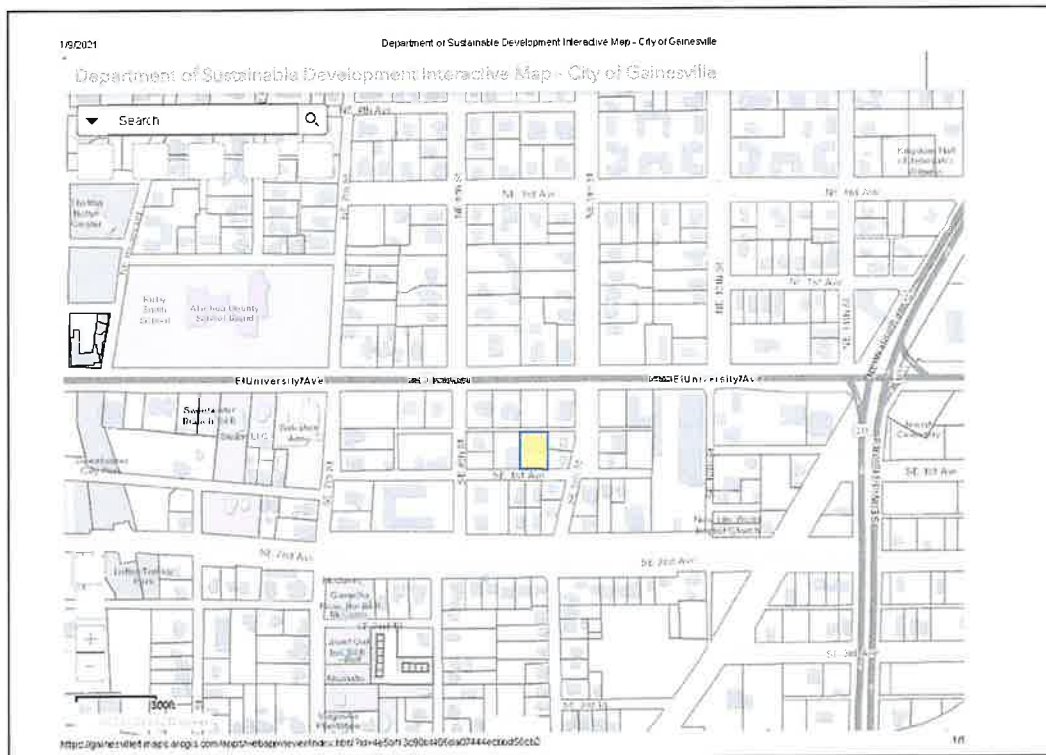


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Anthony C. Vargas
Property Owner(s): Anthony C. Vargas

SITE INFORMATION:

Address: 824 SE 1st Avenue
Parcel Number(s): 12639-000-000
Existing Use(s): Multiple-Family Residential
Zoning Designation(s): Urban 3
Historic District Southeast Residential Historic District
Historic District Status: Non-contributing
Date of construction: 1978 per ACPA

PURPOSE AND DESCRIPTION:

Anthony C. Vargas, owner. Certificate of Appropriateness to reroof an existing multiple-family building with a metal roof. Located at 824 SE 1st Avenue. This building is a non-contributing structure to the Southeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing multiple-family building is a one-story, non-contributing structure, that was built in 1978. It is a 4-unit building with approximately 2,966 square feet of heated space and 3,692 square feet of total area. The existing gable/hip roof has asphalt shingles.

PROPOSED

The proposal would install a 29 gauge Ultra-Rib panel metal roof over the existing asphalt shingle roof with a synthetic underlayment between the old and the new roofing material. The proposed roofing is Galvalume in color and is manufactured by Tri-County Metals. (See Exhibit 3).

REVIEW

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. The Historic Preservation Board discussed and adopted a policy on April 2, 2013 concerning styles of metal roofing which would be allowed within the historic districts. The Historic Preservation Board approves metal roofing on a case-by-case basis

depending on the style and use of the building. Recommended metal roofing for most buildings in the historic district is a 5-V crimp or standing seam metal, as spacing of these roofs is more sympathetic with historic metal roofs, and exposed fasteners are not as numerous or visible. The existing structure is a non-contributing multiple-family building that sits back approximately 80 feet from the paved area of SE 1st Avenue. Adjacent contributing structures to the east of the subject property have metal roofs, as do two homes across the street from the multiple-family building that are not in the historic district. The proposed metal roofing is compatible with the surrounding neighborhood.

Basis for Approval – Secretary of the Interior’s Standards for Rehabilitation

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-3.5 of the Land Development Code and the Secretary of Interior’s Standards for Rehabilitation which serves as the basis for the City of Gainesville’s Historic Preservation Rehabilitation and Design Guidelines. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

The ***Historic Preservation Rehabilitation and Design Guidelines***, based on the Secretary of Interior Standards for Rehabilitation, which has become the authoritative guidelines for rehabilitation, list the following:

Roof and Roof Structures

Applicable Secretary Standards

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

In planning roof repairs, it is important to identify significant features and materials and treat them with sensitivity under Standards 2 and 5. Under Standard 6, significant features and materials should be repaired rather than replaced. If replacement of a deteriorated feature is necessary, the new materials should closely match the original.

Roofs perform an essential function in keeping a building weather tight. As a result, they are particularly subject to change. In the local district the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all-original wood shingle coverings have been removed and often replaced with ornamental sheet metal. Such historic changes to roofs have gained significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and not significant, there is greater flexibility. The existing roof may be retained, or replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style in compliance with Standards 6 and 9. In reviewing replacement of non-historic roof surfacing, it is important to keep in mind, Standard 9. Even if the existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Rooftop additions are another common change to historic buildings. They are generally not suitable for smaller buildings of three stories or less or for buildings with very distinctive rooflines. They can, however, meet Standard 9 if certain conditions are met. The addition should be designed to be distinguished from the historic portion of the building; be set back from the wall plane; and be placed so it is inconspicuous when viewed from the street.

Recommended

1. Alterations to the configuration or shape of a historic roof should be confined to portions of the building not visible from the right-of-way.
2. Repointing of chimney mortar joints shall match the existing composition, joint size, and profile.
3. Retain and preserve the roof's shape, historic roofing materials and features.
4. Preserve the original roof form in the course of rehabilitation.
5. Provide adequate roof drainage and insure that the roofing material provides a weather tight covering for the structure.
6. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.
7. Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.
8. Design rooftop additions, when required for a new use that are set back from a wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

1. Removal of existing chimneys is discouraged. Removal of historic or architectural roofing features should be avoided, if possible. If removal is unavoidable, replacement material should match the existing fabric in composition, design, color, texture and other visual qualities.

2. Mortar with high Portland cement content shall not be used.
3. Masonry surfaces shall not be sandblasted.
4. Avoid applying paint or other coatings to roofing materials, which historically have not been painted.

RECOMMENDATION

Staff recommends approval of the reroof from shingle to metal with the condition that the finish be Galvalume or a light to medium gray paint finish.

LIST OF EXHIBITS:

- | | |
|-------------------------|--|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Roof and Roof Structures</i> |
| <u>Exhibit 2</u> | COA Application |
| <u>Exhibit 3</u> | Product Information |

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

THE **HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES**, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

Roof and Roof Structures

Applicable Secretary Standards

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
- 9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

The roof shape of the building, structure or object shall be visually compatible with the buildings to which it is visually related. It is important to identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape as hipped, gambrel or mansard; decorative features such as cupolas, cresting and chimneys; and roofing materials such as slate, clay and tile.

Roofs are highly visibly components of historic buildings in Gainesville's Historic Districts. They are an integral part of a building's overall design and often help define its architectural style. Examples include mansard and belvederes which are primary features of the Second Empire and the Airplane Bungalow styles, respectively. Materials such as clay tile and ornamental metals which cover roofs in Gainesville are also significant and should be preserved in the course of rehabilitating a building.

Roof forms comprise an important part of streetscapes in the historic district and create a unified rhythm with neighboring buildings. The most numerous residential roof types are gable, hip, or a combination. Other common examples are pyramidal, gambrel, and clipped

gable (jerkinhead). Flat roofs with parapets predominate in commercial buildings in the Pleasant Street District.

In planning roof repairs, it is important to identify significant features and materials and treat them with sensitivity under Standards 2 and 5. Under Standard 6, significant features and materials should be repaired rather than replaced. If replacement of a deteriorated feature is necessary, the new materials should closely match the original.

Roofs perform an essential function in keeping a building weathertight. As a result, they are particularly subject to change. In the local district the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all original wood shingle coverings have been removed and often replaced with ornamental sheet metal. Such historic changes to roofs have gained significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and non-significant, there is greater flexibility. The existing roof may be retained, or replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style in compliance with Standards 6 and 9. In reviewing replacement of non-historic roof surfacing, it is important to keep in mind, Standard 9. Even if the existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Recommended

1. Alterations to the configuration or shape of a historic roof should be confined to portions of the building not visible from the right-of-way.
2. Repointing of chimney mortar joints shall match the existing composition, joint size, and profile.
3. Retain and preserve the roof's shape, historic roofing materials and features.
4. Preserve the original roof form in the course of rehabilitation.
5. Provide adequate roof drainage and insure that the roofing material provides a weathertight covering for the structure.
6. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.
7. Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.
8. Design rooftop additions, when required for a new use that are set back from a wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

1. Removal of existing chimneys is discouraged. Removal of historic or architectural roofing features should be avoided, if possible. If removal is unavoidable, replacement material should match the existing fabric in composition, design, color, texture and other visual qualities.
2. Mortar with high portland cement content shall not be used.
3. Masonry surfaces shall not be sand-blasted.
4. Avoid applying paint or other coatings to roofing materials which historically have not been painted.

Staff Approval Guidelines

Additions and alterations to the roof that meet all of the following conditions can be approved by staff:

Vents and pipes for water heaters, dryers, stoves, etc., are appropriate;

Skylights which are located on portions of the roof not visible from the right-of-way and have flat surfaces and do not destroy or damage historic roofing features, shapes or materials;

Solar collectors, antennae and satellite dishes which are placed on portions of the roof not visible from the right-of way and do not destroy or damage historic roofing features, shapes or materials;

Replacing non-historic roofing material with a material of similar composition and design provided that the entire structure will be covered;

Replacing historic roofing material with a material of similar composition and design provided that the entire structure will be covered;

Chimneys that are designed in a manner appropriate to the period of the house, placed on the side elevation, located on the exterior of the building and do not destroy or damage historic roofing features, shapes or materials; and

Alterations to non-historic portions of contributing buildings provided they are compatible in scale, design and materials but distinguishable from the historic portions.

Board Approval Guidelines

Rooftop additions are not discouraged if they do not destroy significant historic or architectural fabric and if their design is compatible in size, scale, color, materials and character of the property and the neighborhood.

Rooftop additions should be inconspicuous when viewed from the street and be clearly distinguished from what is historic.

Dormers should be added to portions of the building not visible from the right-of-way. When a dormer must be constructed, the new dormer should generally match the appearance of existing dormers or, if none are present, draw inspiration from the architectural details on the building such as roof pitch, molding or window style. Contemporary dormers would generally detract from the overall historic character of the building.

Roof decks and balconies should only be added to portions of the building not visible from the right-of-way and constructed in a subordinate manner to the historic building.

Roof decks and balconies should be composed of materials that are sympathetic with the historic building.

Roof windows and skylights should be placed on portions of the building not visible from the right-of-way. Flat skylights which project minimally from the roof, are the recommended treatment.

The design of roofing features, shapes or materials which seek to replicate or duplicate a missing historic feature must be documented through historical, physical or photographic sources.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Planning & Development Services 306 N.E. 6th Avenue
Gainesville, Florida 32601
352.334.5022 Fax 352.334.3259
www.cityofgainesville.org/planningdepartment

REQUIREMENTS

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRE-APPLICATION CONFERENCE 334.5022

REVIEW THE CHECKLIST FOR A COMPLETE SUBMITTAL (If all requirements are not submitted it could delay your approval)

PLEASE PROVIDE ONE (1) DISK OR USB FLASH DRIVE CONTAINING ALL OF THE FOLLOWING:

1 ORIGINAL SET OF PLANS TO SCALE SHOWING ALL DIMENSIONS AND SETBACKS,

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED SURVEY

PHOTOGRAPHS OF EXISTING CONDITIONS

ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING OFFICE (RM 210, THOMAS CENTER-B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS.

FAILURE TO COMPLETE THE APPLICATION AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY

RECEIVED

STAMP

PROJECT TYPE: Addition Alteration Demolition New Construction Relocation
Repair Fence Re-roof Other

PROJECT LOCATION:

Historic District: Duck Pond Area (Gainesville Kings Addn)

Site Address: 824 SE 1st Ave, Gainesville, FL 32601

Tax Parcel # 12639-000-000

OWNER	APPLICANT OR AGENT
Owner(s) Name <u>Anthony C Vargas</u> Corporation or Company	Applicant Name
Street Address	Corporation or Company
P.O. Box 5128 City State Zip	Street Address
Gainesville, FL 32627-5128 Home Telephone Number	City State Zip
352-337-1330 Cell Phone Number	Home Telephone Number
Fax Number	Cell Phone Number
E-Mail Address <u>Anthony.Vargas@level2group.com</u>	Fax Number
	E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 638.25

EZ Fee: \$ 319.13

HP # 21-00007

Contributing Y N

Zoning Urban 3

Pre-Conference Y N

Application Complete Y N

Enterprise Zone Y N

Request for Modification of Setbacks

Y N

- Staff Approval—No Fee (HP Planner initial _____)
- Single-Family requiring Board approval (See Fee Schedule)
- Multi-Family requiring Board approval (See Fee Schedule)
- Ad Valorem Tax Exemption (See Fee Schedule)
- After-The-Fact Certificate of Appropriateness (See Fee Schedule)
- Account No. 001-660-6680-3405
- Account No. 001-660-6680-1124 (Enterprise Zone)
- Account No. 001-660-6680-1125 (Enterprise—Credit)

Received By Jason Simmons

Date Received 1/8/21

DID YOU REMEMBER?

CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE

REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

CHECK TO SEE IF YOU WOULD BE ELIGIBLE FOR A TAX EXEMPTION FOR REHABILITATION OF A HISTORIC PROPERTY

THE HPB MEETINGS ARE HELD MONTHLY AT CITY HALL, 200 EAST

UNIVERSITY AVE, GAINESVILLE, FL 32601, CITY HALL AUDITORIUM AT 5:30PM. THE SCHEDULE OF MEETINGS IS AVAILABLE ON THE PLANNING DEPARTMENT WEBSITE.

THE HISTORIC PRESERVATION OFFICE STAFF CAN PROVIDE ASSISTANCE AND GUIDANCE ON THE HP BOARD'S REVIEW PROCESS, AND ARE AVAILABLE TO MEET WITH PROPERTY OWNERS OR AGENTS. IF YOU NEED ASSISTANCE, PLEASE CONTACT THE HISTORIC PRESERVATION PLANNER AT (352) 334-5022 OR (352) 334-5023.

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

PERSONS WITH DISABILITIES WHO REQUIRE ASSISTANCE TO PARTICIPATE IN THE MEETING ARE REQUESTED TO NOTIFY THE EQUAL OPPORTUNITY DEPARTMENT AT 334-5051 (TDD 334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE. FOR ADDITIONAL INFORMATION, PLEASE CALL 334-5022.

OVERVIEW

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at www.cityofgainesville.org/planningdepartment and within the Land Development Code, Section 30-112.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at www.cityofgainesville.org/planningdepartment – Citizen Advisory Boards – Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 day s prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit. After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSED DEADLINE DATE.

1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that Certificates of Appropriateness are only valid for one year from issuance.
4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).

SIGNATURES

Owner  Date 1/4/2021
Applicant or Agent _____ Date _____

PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

Existing Roof System has Asphalt Shingles which has reached it's lifespan of service and showing signs of water intrusion

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

Installation of 29ga. Galvalume in Color Ultra-Rib Panel system with Synthetic Underlayment between the old and new

DEMOLITIONS AND RELOCATIONS (If Applicable)

Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

n/a

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b. Please describe the zoning modification and attach completed, required forms.

n/a

A pre-application conference with the Historic Preservation Planner is required before the submission of a Certificate of Appropriateness (COA) application. A concept review with the City of Gainesville's Historic Preservation Board is optional.

For a single-family structure, accessory structures and all other structures which require Historic Preservation Board review, there is an application fee. Fees vary by the type of building and change annually. Please consult with planning staff or online at www.cityofgainesville.org/planningdepartment to determine the amount of the application fees for your project. There is no fee for a staff approved Certificate of Appropriateness. Please consult the FAQ's *Living and Developing in a Historic District* and the *Historic Preservation Rehabilitation and Design Guidelines* for restoration & rehabilitation that is staff approvable. The COA review time period will not commence until your application is deemed complete by staff.

The application is due by 11:00 a.m. on the application deadline date as noted on the attached annual meeting and cut-off schedule.

THIS CHECKLIST IS A GUIDE TO BE USED FOR PROPER COA SUBMITTAL. SOME ITEMS MAY NOT APPLY TO YOUR PERMIT APPLICATION.

Please provide all documents on one (1) disk or USB Flash Drive. One full sized printed set of drawings may also be requested on a case-by-case basis. Materials will not be returned to applicant.

A completed application may include the following:

SUBMITTAL REQUIREMENT CHECKLIST

		Applicant	HP Planner
Survey and Site Plan	A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information.	<input type="checkbox"/>	<input type="checkbox"/>
Drawings to Scale <ul style="list-style-type: none"> ▪ Elevations ▪ Floor Plan ▪ Square Footage ▪ Dimensions & Height ▪ Materials & Finishes 	One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. A scaled line elevation drawing & footprint drawing is required for all new construction.	<input type="checkbox"/>	<input type="checkbox"/>
Photographs	Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. Photos shall be submitted in jpeg or PDF format. (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)	<input type="checkbox"/>	<input type="checkbox"/>
Specific Items	Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship.	<input type="checkbox"/>	<input type="checkbox"/>
Modification of Existing Zoning	Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b.	<input type="checkbox"/>	<input type="checkbox"/>
Demolition Report	In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c.	<input type="checkbox"/>	<input type="checkbox"/>
Notarized Consent Letter	Notarized letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property.	<input type="checkbox"/>	<input type="checkbox"/>

CERTIFICATE OF APPROPRIATENESS

(TO BE COMPLETED BY CITY STAFF)

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

HISTORIC PRESERVATION PLANNER _____ DATE _____

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP _____ AT THE _____ MEETING. THERE WERE _____ MEMBERS PRESENT.

THE APPLICATION WAS APPROVED DENIED BY A _____ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

THE BASIS FOR THIS DECISION WAS:

This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

CHAIRPERSON _____ DATE _____

It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.

After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

The improvements to your historic property may qualify for a property tax exemption. The City of Gainesville permits an Ad Valorem property tax exemption for renovations, rehabilitations, and restorations to contributing properties within Historic Districts.

The amount of the exemption shall be determined by the Alachua County Property Appraiser based upon its usual process for post-construction inspection and appraisal of property following rehabilitation or renovation. The duration of the exemption shall continue regardless of any change in the authority of the City to grant such exemptions or any change in ownership of the property. In order to retain an exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption was granted.

This is an excerpt from the Code of Ordinances ARTICLE IV. TAX EXEMPTION FOR HISTORIC PROPERTIES Sec. 25-61—66

An Overview of the Application Process:

An applicant (owner of record or authorized agent) seeking an ad valorem tax exemption for historic properties must file with the city manager or designee the two-part Historic Preservation Property Tax Exemption Application with "Part 1: Preconstruction Application" (Part 1) completed. In addition, the applicant shall submit the following:

- A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.
- An application fee of not more than five hundred dollars (\$500.00) to be determined by the city manager or designee based on the estimated cost of the work to be performed and the administrative costs to be incurred by the city in processing the application and monitoring compliance.

The City of Gainesville Historic Preservation Board (HPB) shall review Part 1 applications for exemptions. The HPB shall determine whether the property is an eligible property and whether the Part 1 proposed improvement is consistent with the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.

Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.

On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefore, shall be provided in writing to the applicant and to the city commission.

A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. If the exemption is granted, the city commission shall adopt an ordinance.

The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee.

The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser. Please submit Part 2 applications by the **October** Historic Preservation Board deadline in order to ensure enough time for it to go before the City Commission and be processed by the Tax Appraiser's office.

To qualify for an exemption, the property owner must enter into a covenant with the City of Gainesville for the term for which the exemption is granted. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns.

Violation of the covenant or agreement will result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3), as amended.

Please review City of Gainesville's Code of Ordinances Section 25-61 for qualification and process information.

This information is available online at www.municode.com for the City of Gainesville, FL Chapter 25 Section 25-61—25-65.

For an application form, please contact the Planning Department at (352) 334-5022 or (352) 334-5023.



PLANNING


P.O. Box 490, Station 11
Gainesville, Florida 32602-0490

352.334.5022

352.334-5023

Fax: 352.334.3259

www.cityofgainesville.org/planningdepartment

Owners Name: <div style="text-align: center;">Anthony Vargas</div>			
Address: 824 SE 1st Ave, G'ville, FL		Phone: 352-337-1330	
		Email: Anthony.Vargas@level2group.com	
Agent Name:			
Address:		Phone:	
		Email:	
Parcel No.: 12639-000-000			
Acreage:	S:	T:	R:
<p>I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.</p>			
Property owner signature: <u><i>Anthony Vargas</i></u>			
Printed name: <u>Anthony C Vargas</u>			
Date: <u>January 4, 2021</u>			
<p>The foregoing affidavit is acknowledged before me this <u>4th</u> day of <u>January</u>, 2021, by <u>Anthony C Vargas</u>, who is/are personally known to me, or who has/have produced <u>FL - DL</u> as identification.</p>			
 <p>ULYSEES EARL RUSHING III Commission # GG 255861 Expires December 11, 2022 Bonded True Budget Notary Services</p>		NOTARY SEAL <u><i>Ulysees Rushing</i></u>	
Signature of Notary Public, State of <u>FL</u>			
<div style="border: 1px solid black; width: 200px; height: 150px; margin: 0 auto; display: flex; flex-direction: column; justify-content: space-around; align-items: center;"> RECEIVED STAMP </div>			

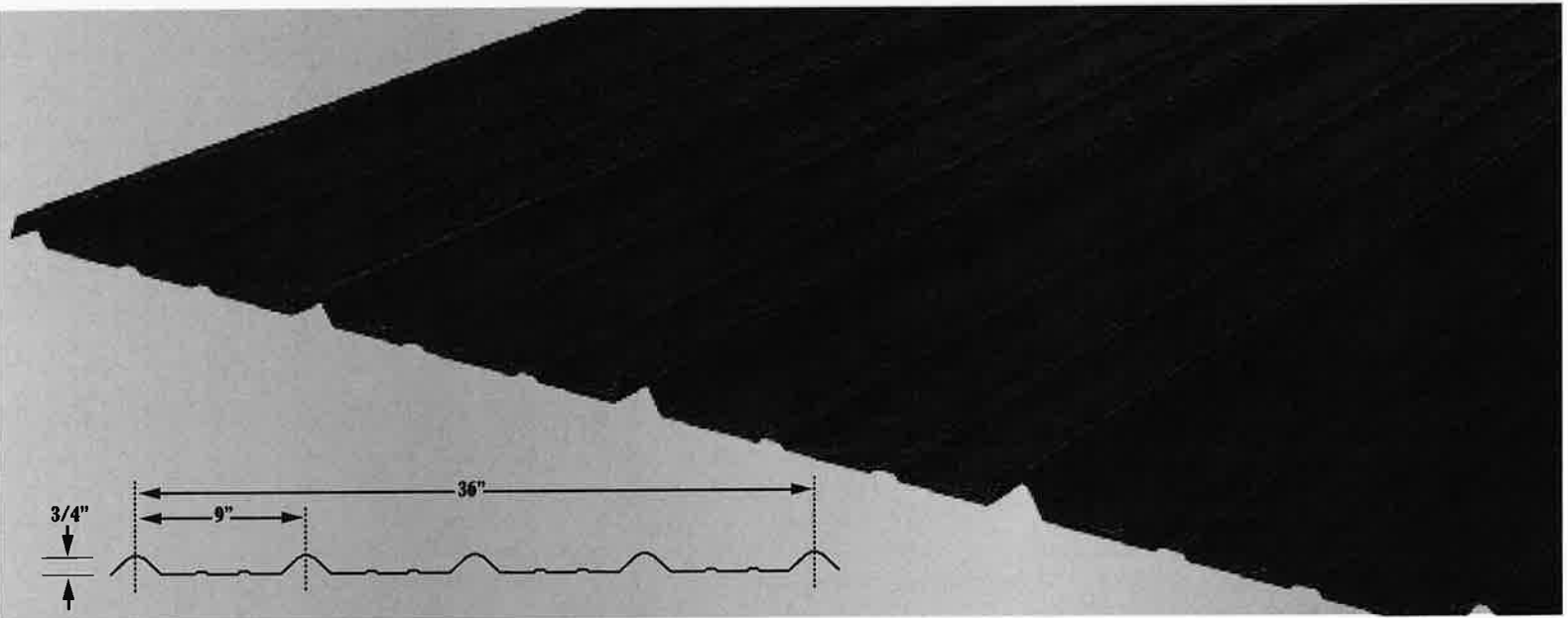


HISTORIC
Alteration or Repair Demolition
New Construction
California State Historic Landmark
1248



Saturday, January 30, 2021 3:27:31 PM - Front - 824 SE 1st Avenue - Windows Photo Viewer

TRI COUNTY METALS



AVAILABLE IN



CORE DEFENDER



ENERGY STAR PARTNER

GALVALUME®

www.TriCountyMetals.com

ULTRA RIB INSTALLATION MANUAL

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IMPORTANT NOTICE/SAFETY/STORAGE



IMPORTANT NOTICE

- This manual is to aid the installer with the installation of the Ultra Rib panel. Due to the different complexities of roofs and roofing situations, it is difficult to create a manual that covers every situation that the installer may encounter.
- This manual is to serve as a guideline to properly installing the Ultra Rib panel.
- Check with local building codes prior to installing metal roofing.
- Any questions you may have regarding proper installation of the Ultra Rib panel should be directed to a Tri County Metals representative.

TOOLS RECOMMENDED

Variable Speed Drill or Screw Gun, Snips, Magnetic Bit, Extension Ladder, Turbo Shears
(we stock these for purchase), Tape Measure, Hand Bending Tools, Chalk Line, String Line, Drill Bits, Tool Belt, and Utility Knife

SAFETY

- Failure to observe proper roofing safety can result in serious injury or death. Extreme caution should be used at all times when installing metal roofing. The information in this manual is to show the correct placement of the metal roofing parts. It is the responsibility of the erector to perform the placement of these parts in a safe manner. Refer to OSHA guidelines for applicable safety requirements.
- Never walk on a wet metal roof.
- Never walk on an unfastened roof panel.

STORAGE/HANDLING

- **Important:** Moisture trapped between stacked sheets may cause water stains or white rust to form under the paint, which can affect the life and service of the metal.
- If metal is not used immediately, store in a well ventilated dry location.
- Any outdoor storage is at the customer's own risk! If outdoor storage cannot be avoided the likelihood of damage may be reduced by protecting the metal using a canvas of waterproof paper.
- Fan sheets lightly at the bottom to allow for air circulation.
- **Keep the sheets off the ground** by using an insulator such as wood.
- **Never cover the metal with plastic** as this will cause condensation to form.



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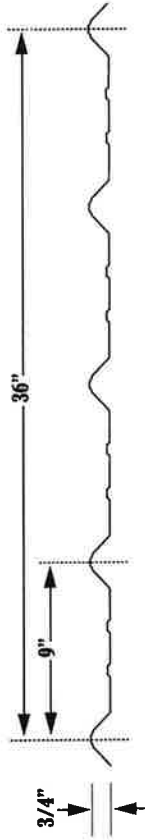


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ULTRA RIB PRODUCT INFORMATION

Pg. 2

Pg. 3



Applications: Residential, Light Commercial, Industrial, Agricultural
Gauge: 26 gauge and 29 gauge - exceeds FL Bldg Codes specifications
Minimum Slope: 2 / 12

Panel Profile: 36" net coverage, 5 ribs 9" on-center, 3/4" high rib
Substrate: Galvalume® steel sheet, conforming to ASTM A792

Finish: Mill Finish AZ55 Acrylic Coated Galvalume®, 25 year limited warranty

TCM exclusive paint systems:

Core Defender Paint System® 40 / 30 year limited warranty.
 Max Defender Paint System® 35 / 30 year limited warranty.

GAUGE	SUBSTRATE	APPROVAL #
26	15/32 Plywood	4595.16
29	15/32 Plywood	4595.17
29	1x4 Wood Purlins over 15/32 Plywood	4595.18
29	1x4 Wood Purlins over 15/32 Plywood/Shingles	4595.19
29	7/16 OSB	4595.20
29	15/32 Plywood/Shingles	4595.21
29	1x4 Wood Purlins over 15/32 Plywood/Shingles	4595.22
29	5" OC Open Framing Steel Purlin	9903.3

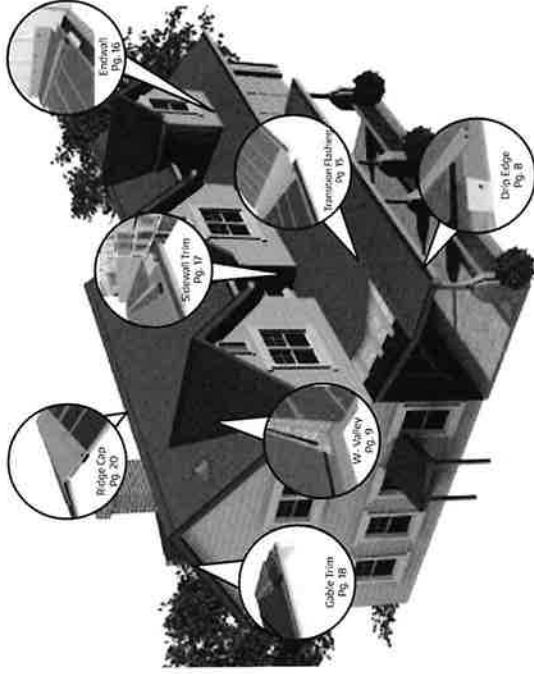
PLEASE NOTE: For other installation configurations, please inquire with your salesperson for site-specific accommodations.

RECOMMENDED ACCESSORIES:
 Lifetime WoodZac or Woodbinder fasteners
 (250 screws / bag)

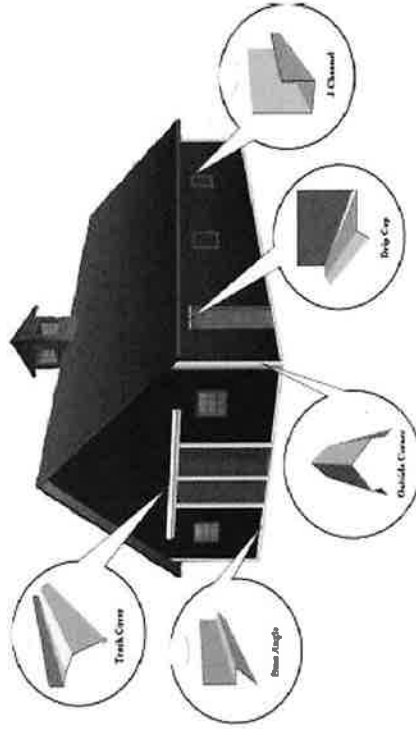


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ROOFING ANATOMY



SIDING TRIM



Please refer to the drawing above when ordering siding

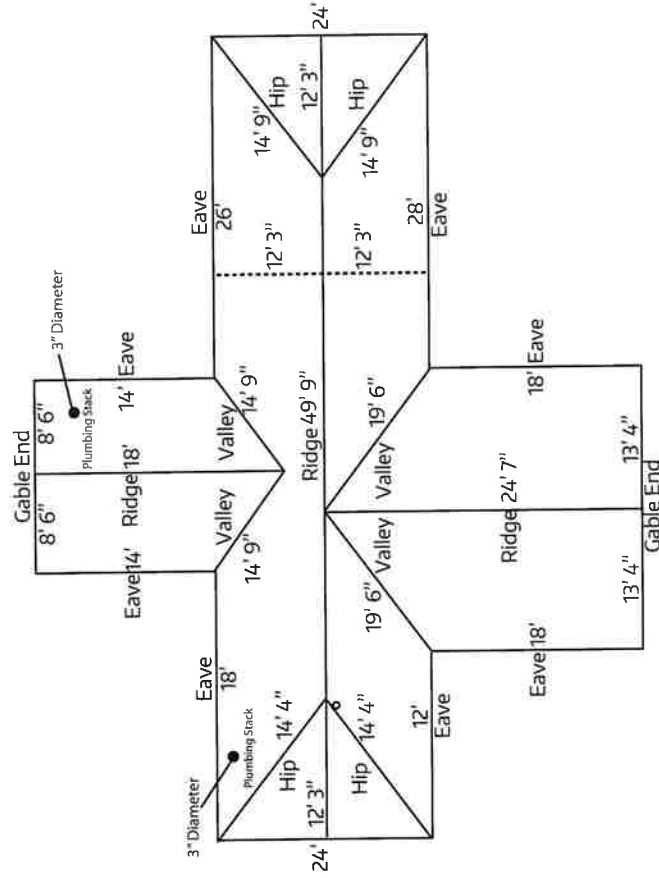


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MEASURING YOUR ROOF FOR AN ESTIMATE



- > Start by sketching a birds eye view of your roof. This can be aided by using Google Earth or similar online programs.
- > Identify each part of your roof similar to the drawing below.
- > Once you have drawn your roof and identified each part, measure each line and include it on the drawing.
- > Include on the drawing the location of plumbing stacks (if any) and the diameter of the pipe.



ROOFING INSTALLATION



The order that items appear in this manual corresponds to the order that they should be installed. Please read carefully and if you have any questions regarding what you read in this manual, please feel free to call us.

Important: This manual should only serve as a guide to how the metal roofing should be installed. The installer must check with local building codes before any installation of the roof begins.

UNDERLAYMENT INSTALLATION

- > Starting at the eave, run the underlayment horizontally at the eave. Fasten underlayment every 6" at the edges and stagger one row of fasteners every 12" through the middle of the underlayment.
- > Endlaps should be staggered every 6'
- > Overlap each row of underlayment 4"
- > See Florida building codes for specific installation.

WE RECOMMEND AND STOCK THESE UNDERLAYMENTS:

Ultra HT - High Temperature Underlayment and Synthetic Roof Underlayment

FIELD CUTTING PANELS AND TRIM

- > Trim pieces can be cut with a quality pair of snips.
- > Metal panels can be cut using tin snips, Turbo shears, or scoring the panel with a utility knife. The use of a metal cutting blade can be used but the panel must be cut facing down to avoid hot particles from the Skill saw shavings landing on the panel and damaging the finish. Always remove the shavings off the roof, as they will rust.

WE RECOMMEND AND STOCK THESE TOOLS:

- Midwest Cutting Snips
- Turbo Shears
- Turbo Shears HD
- 6" Hand Seamer
- 3" Hand Seamer
- Standing Seam Folding Tool



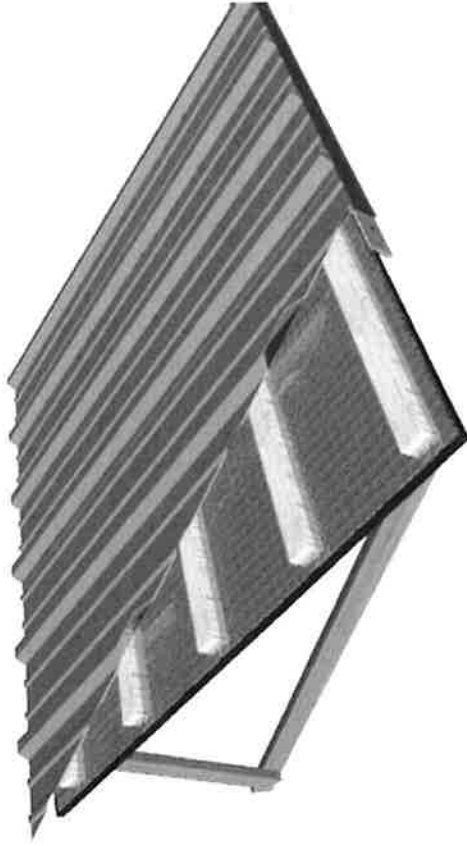
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TCM RADIANT BARRIER INSTALLATION

Pg. 6



Note : SILVER SIDE UP

1. Fasten TCM Radiant Barrier to roof using plastic caps every 12" on center on the edges and one row through the center every 12" on center (the purpose of fastening the TCM Radiant Barrier is to hold the TCM Radiant Barrier in place prior to installing purlins.
2. Starting at the eave, run the TCM Radiant Barrier up and over the ridge to the other side. if you are venting the ridge it is easier to cut the TCM Radiant Barrier back along the entire ridge after you have installed the entire roof and 1 x 4's (if applicable).
3. Tape all seam edges with TCM Radiant Barrier tape. **(Optional)**
4. Once TCM Radiant Barrier has been installed over the entire roof, then you are ready for purlins.
5. A 3/4" air space is required with the use of TCM Radiant Barrier for it to work effectively.

One roll of double bubble = 500 sq. ft. (4' wide x 125' long)

RECOMMENDED ACCESSORIES:

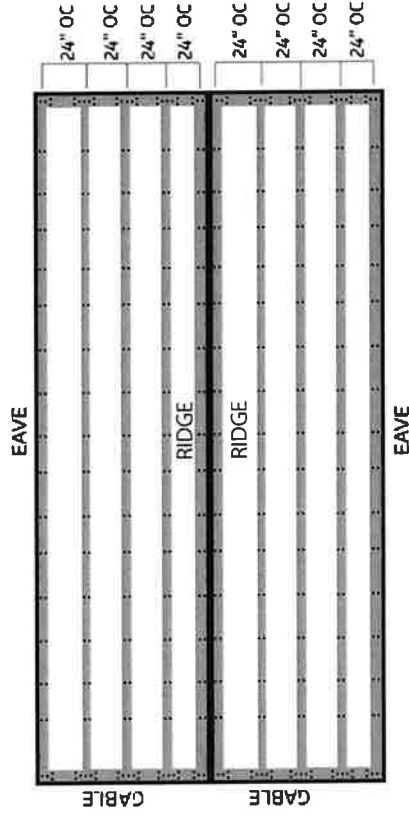
TCM Radiant Barrier Foil Tape (2" x 150' roll)

TRI COUNTY METALS

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PURLIN SPACING

Pg. 7



DO NOT USE PRESSURE TREATED PURLINS. PRESSURE TREATED PURLINS ARE CORROSIVE TO METAL ROOFING

- > The purpose of the purlins is to provide a solid foundation for the metal roofing panels and trim to be screwed to. Therefore, good judgment should be used in order for there to be a solid surface that can be screwed to.
- > Purlins must be attached to the truss using either 2 #9 x 3" deck screws spaced every 2 feet into roofs trusses or 1.8d x 2 3/8" ring shank nail staggered every 4" on center.
- > Purlin spacing is 2 foot on center.
- > Purlins must be installed to support the entire width and length of the ridge, eave, hip, valley, transition, sidewall, endwall and gable ends.
- > You will also need to install purlins around penetrations such as plumbing pipes, electrical pipes and skylights to fasten roof boots. (see page 21 for roof boot installation)

* Please read ahead in this book for purlin placement on trim detail pages.

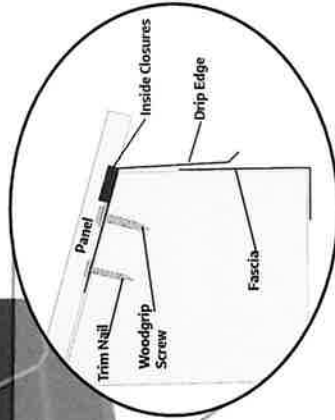
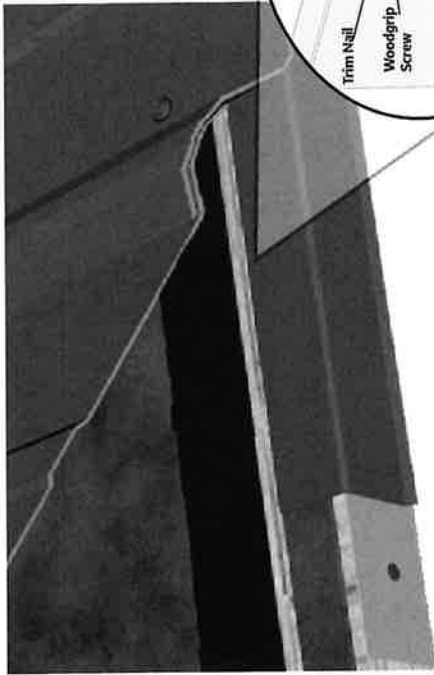
Recommended Wood (non pressure treated)

One purlin = 1" x 4" x 12' #2 Yellow Pine

TRI COUNTY METALS

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DRIP EDGE



Pg. 8

Pg. 9

Notes:

1. Attach Drip Edge flashing to roof deck or purlins with 1 1/4" galvanized roofing nail 24" on center.
2. Install inside closures on the top edge of the drip edge flashing.
3. Overlap drip edge flashing a minimum of 3"
4. Allow drip edge to run past corner of roof 3" so it can be folded to ensure maximum weather tightness.
5. Attach roofing panel at eave with a minimum #9 x 1 1/2 Woodgrip Screw in the flat adjacent to each rib. (See fastener pattern on page 10)
6. Panel ends should hang past the eave 2"-3" or 1" for gutters.

* Purlin placement should be directly above fascia board along the eave line.

RECOMMENDED ACCESSORIES:

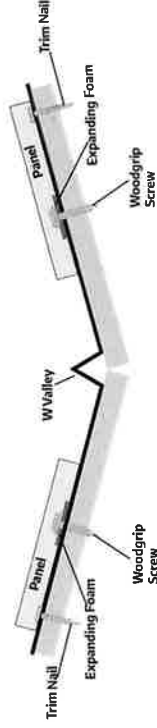
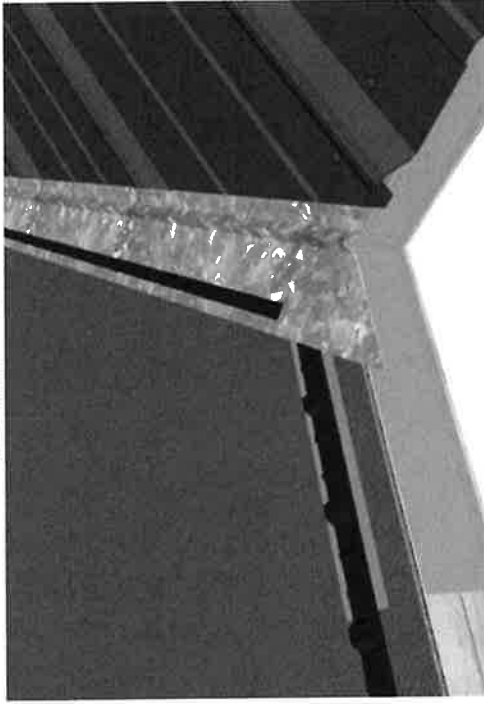
Inside Closures (1 closure = 3' of coverage)

Trim Nails (1 box = 1lb)



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W-VALLEY



Note:

1. Starting at the bottom, fasten W-Valley trim flashing to purlins or substrate using 1 1/4" trim nails 1" from trim edge every 24" on center.
2. Allow W-Valley trim flashing to overhang roof edge so it can be trimmed back flush with roof overhang. (If your panels are going to overhang the eave by 2" then you will want your W-Valleys to overhang at least 2")
3. Cut roofing panels so they stop 3" from the diverter in the center of the W-Valley trim flashing.
4. Apply expanding foam tape to the top of the W-Valley Flashing 1" from the bottom edge of the roofing panel.
5. Fasten roofing panel ends to roof using #9 x 1 1/2" Woodgrip Screws.
6. Screws should be installed on each side of every rib, 3" from panel end.

* Purlins should be spaced 1' & 6" from center of valley on both sides.

RECOMMENDED ACCESSORIES:

Expanding Foam (1 roll = 20' of coverage)



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FASTENING SCHEDULE



FASTENING SCHEDULE - THRU RIB



Screw placement both sides of ribs at Eaves, Ridges, Valley Ends, Hip Ends, Transition Ends

Purlin bearing rib side intermediate rows, 2 foot on-center



Screw placement should be through every major rib, starting at panel ends, with each row of screws spaced 24" on-center

Middle Screw Placement



Bottom and Top Edge Screw Placement



PROPER SCREW INSTALLATION



Too Tight

Washer deformed, Sealing material extrudes beyond edge of washer.



Too Loose

Sealing material isn't visible. Not enough Compression.



Correct

Sealing Material is slightly visible at edge of washer. Assembly is weather tight.



We recommend use of Lifetime WoodZac fasteners for your metal roofing system.

Make Your Next Roof Your Last!



We recommend use of Lifetime WoodZac or Woodbinder fasteners for your metal roofing system.

Make Your Next Roof Your Last!



PREDRILLING PANELS



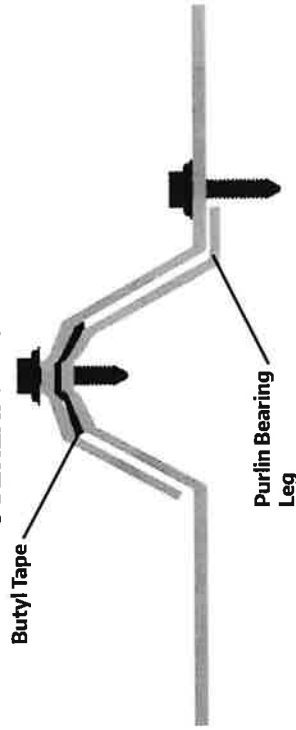
The placement of screws and ease of installation can be aided by predrilling the roofing panels on the ground using a 3/16" drill bit.

You will also benefit from predrilling the panels on the ground by not having metal filings on the roof or unsightly shavings sticking out from under the screws that will rust.

Predrilling holes for the screws will make the roof look better when viewed from the ground. Although screws can be installed on the roof, the tendency is to have wavy rows of screws.

When predrilling panels, it is recommended to only predrill 10 panels of 29 gauge and 7 panels of 26 gauge.

OVERLAPPING PANELS



Notice the purlin bearing leg is installed underneath the overlapping panel.

ATTENTION:

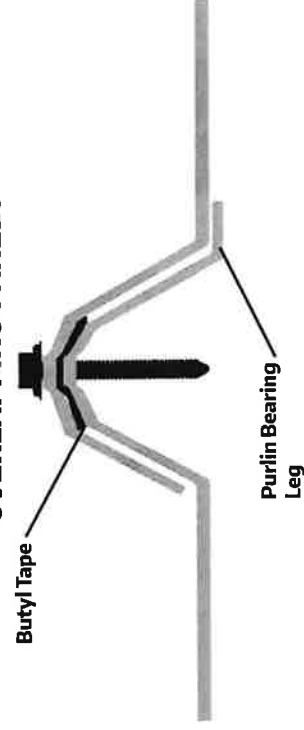
Roofs with less than a 3/12 pitch requires butyl tape to be installed the entire length of the panel overlap and the use of lap screws.



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PREDRILLING PANELS - THRU RIB

OVERLAPPING PANELS



Notice the purlin bearing leg is installed underneath the overlapping panel.

ATTENTION:

Roofs with less than a 3/12 pitch requires butyl tape to be installed the entire length of the panel overlap and the use of lap screws.

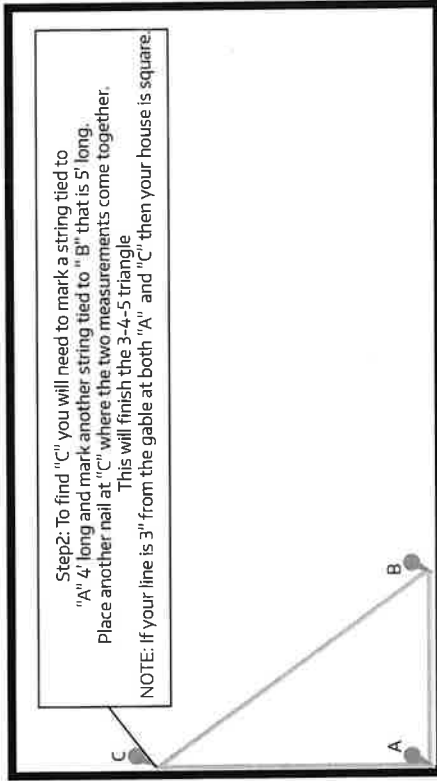


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SQUARING PANELS

RIDGE



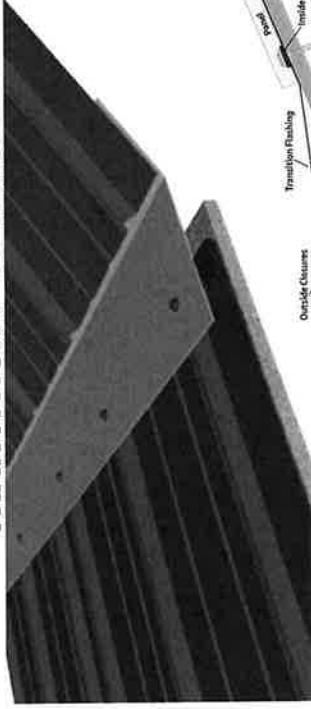
EAVE

Step 1: Temporarily place a nail 3" from the eave and gable as shown here as "A". Measure 3' parallel on the eave line and place another nail shown here as "B".

The 3-4-5 triangle method will work on a larger scale as well. For example if your roof panels are 16' long then you can multiply the 3-4-5 by 4 so you will be measuring 12-16-20. Just make sure that you multiply all measurements by the same number. The next step will be making a chalk line going from your "point A" to "point C". You will want this line to be as close to the edge of the gable as possible so your first panel will be about an 1/8" from the edge of the roof. You will want to measure 9' 6" from your chalk line at the A and C points and make another chalk line. This will help you as you start installing your panels to make sure they are still square with your eave. It is a good idea to continue this process for the entire project and on both sides of your roof.

Note: If your roof length is a few inches over an even multiple of 3' you will want to take that into consideration when you start installing your panel so that you are not short on the other end of the house. For instance, if your house is 42' 4" wide you can get away with 14 panels. You will just make sure you start your first panel 2" away from the gable end.

TRANSITION FLASHING



Please specify roof pitch when ordering.

Notes:

1. Install bottom roofing panels first.
2. After bottom roofing panels have been installed, set one piece of transition flashing down where the top portion (non-hemmed) of the transition flashing lies flat on the upper roof.
3. Measure 1 1/2" from bottom edge of transition flashing.
4. Repeat step 3 on the opposite end of the roof transition.
5. Remove transition flashing and pop a chalk line on line previous marked indicating where outside closures are going to be placed.
6. Install outside closures.
7. After outside closures are installed, install the transition flashing over the outside closures.
8. Fasten transition flashing using #9 x 2" Woodgrip Screw through each major rib of the roofing panel.
9. When overlapping transition flashings, flashings should be attached immediately adjacent to a major rib and not in between two major ribs.
10. Once the bottom half of the transition flashing has been installed completely, install the upper roofing panels next overtop the top part of the transition flashing.
11. Hold roofing panels back two inches from the centerline of the transition flashing.
12. Leave bottom row of screws uninstalled so inside closures can be installed later.
13. Once upper roof panels have been installed (except for bottom row of screws), insert inside closures 1" from edge of roofing panel the entire length.
14. Install bottom row of screws into the metal panel catching the inside closures to hold them into place.
15. Bottom row of screws should be placed adjacent to both sides of every major rib.

RECOMMENDED ACCESSORIES:

Outside Closures, Inside Closures (1 closure = 3' of coverage)

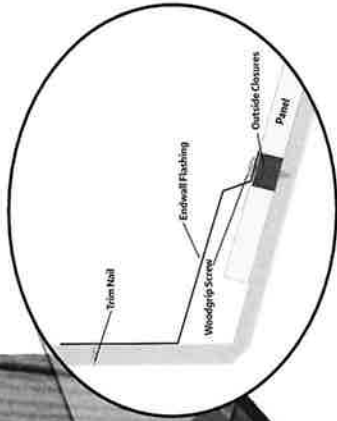
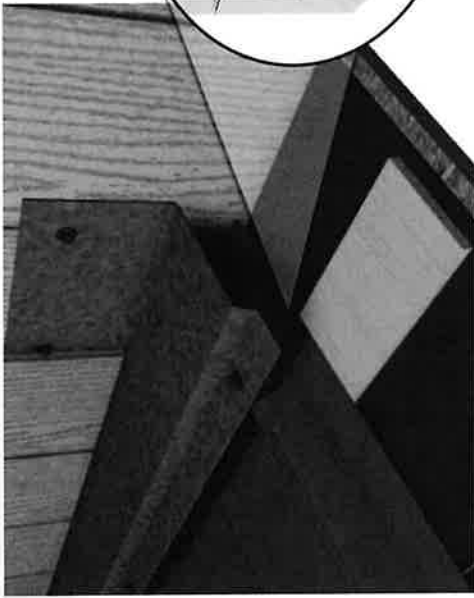


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ENDWALL FLASHING

Pg. 16



Notes:

1. Install outside closures where the flat of the endwall flashing will be fastened to the roofing panels.
2. Attach endwall flashing to roofing panels using #9 x 2" Woodgrip Screw 9" on-center (every rib) to prevent dimpling of endwall flashing.
3. Overlap endwall flashings a minimum of 3" if more than one endwall flashing is required. Two endwall flashing pieces should be attached immediately above a major rib on the roofing panel and not between ribs.
4. It is recommended that the top edge of the endwall flashing be tucked underneath the house siding to provide maximum weather tightness.
5. A counter flashing can be added to the top edge of the endwall flashing to allow the endwall flashing to be inserted into the adjacent wall.
6. As a last resort when the previous two methods can not be performed, a caulk edge can be added to the endwall flashing and then a bead of caulk can be used.

* Purlin placement should be approximately 1" from the wall.

RECOMMENDED ACCESSORIES:

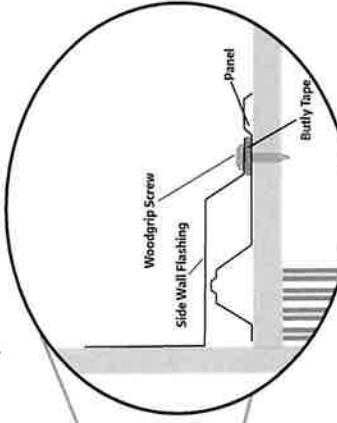
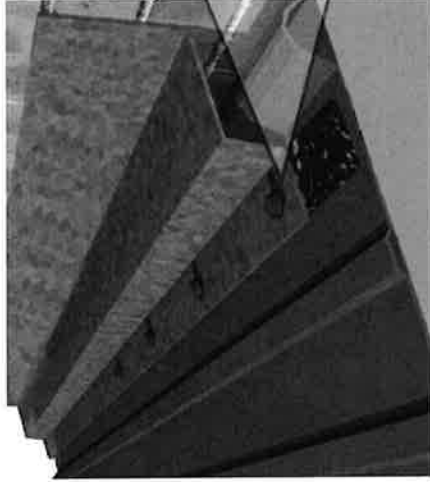
Outside Closures (1 closure = 3' of coverage)
Caulking (1 tube = 31 linear feet (1/4" bead))

TRI COUNTY METALS

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SIDEWALL FLASHING

Pg. 17



Notes:

1. Install butyl tape the entire length along the bottom edge of the sidewall flashing trim where it is on the roofing panels.
2. Allow 1" at the bottom of the sidewall flashing to be cut and folded in for a finished look.
3. When using sidewall flashing around a dormer, allow 1" at the bottom to be wrapped around the endwall flashing.
4. It is recommended that the top leg of sidewall flashing be installed behind the wall siding. If this cannot be done, then using a counter flashing method is preferred.
5. Overlap each piece of sidewall flashing at least 3" or in line with the previous row of roofing panel screws to give it a well finished look.
6. Attach sidewall flashing to roofing panels using #9 x 1 1/2" Woodgrip Screws every 24".

* Purlin placement should be approximately 1" from the wall.

RECOMMENDED ACCESSORIES:

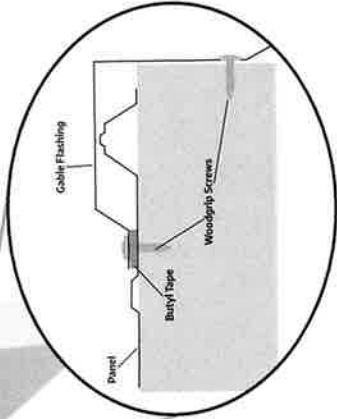
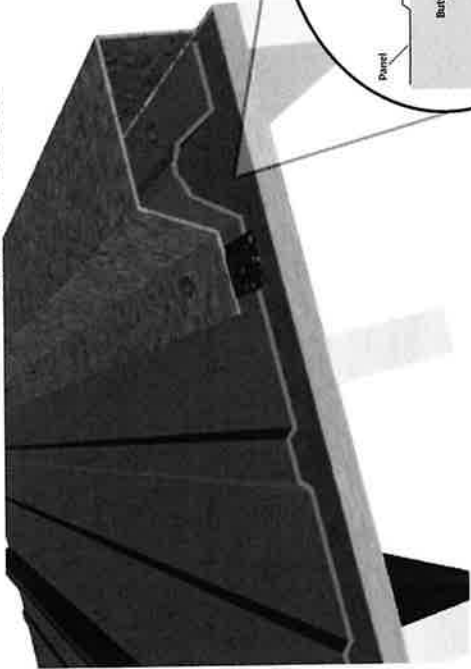
Butyl Tape (1 roll = 50' of coverage)

TRI COUNTY METALS

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GABLE TRIM

Pg. 18



Notes:

1. Install butyl tape to the bottom of the 1" flat on the gable trim the entire length.
2. Starting at the eave, attach gable trim flashing to roofing panel with #9 x 1 1/2" Woodgrip Screw every 16".
3. Overlap gable trim flashing a minimum of 3".
4. Allow gable trim to overhang eave by 1" so gable trim can be folded down to give gable trim a finished look.

* Purlin placement should be approximately 1" from the gable end running parallel with it.

RECOMMENDED ACCESSORIES

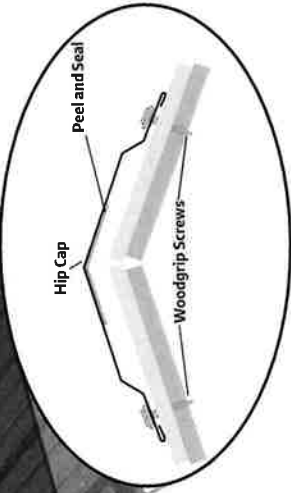
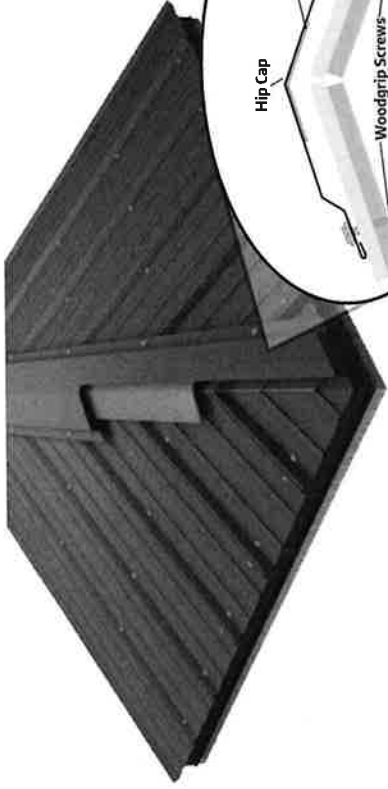
Butyl Tape (1 roll = 50' of coverage)



Make Your Next Roof Your Last!

HIP CAP

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Notes:

1. Cut the metal roofing panels as close as possible to the hip lines of the roof, but not contacting the opposite side's panels. Allow the metal panels to overhang the desired amount at the bottom of the eaves (1-3" recommended).
2. Apply peel and seal starting at the bottom of the hip. Cut the start of the tape to match the overhang of the metal panels. Overlap peel and seal a minimum of 3". When at the top of the hip overlap the peel and seal to the next side of the hip and/or ridge a minimum of 3".
3. When installing the hip-cap start at the bottom of the hip. Either pre-bend or allow the hip-cap to overhang the metal panels along the eave lines so they may be folded to give a finished look. Overlap the hip-caps a minimum of 3". When at the top of the hip installing the hip-cap, trim cap to match hip and/or ridge lines of the adjacent sides of the roof. Then overlapping the previous piece with the next and trimming to fit and lay flat to give a finished look.
4. Attach hip-cap flashing with minimum # 9 x 2" Woodgrip Screws through each rib on both sides of the hip.

RECOMMENDED ACCESSORIES

6" Peel and Seal

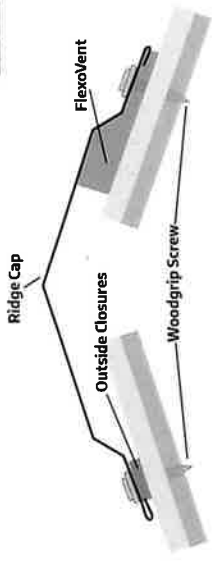
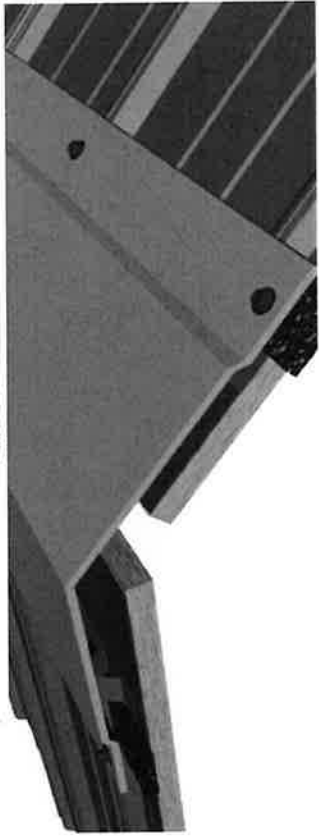


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RIDGE CAP

Pg.20

Pg.21



Please specify roof pitch when ordering.

Notes:

1. Stop panels 2" from center line of ridge for vented ridge installation.
2. Install outside closures or FlexoVent the entire length of the ridge 5" from center line of ridge for a standard ridge cap installation.
3. Attach ridge cap flashing with minimum #9 x 2" Woodgrip Screw 9" on center. Install fasteners at each rib to avoid dimpling the ridge cap flashing.
4. Overlap ridge cap pieces a minimum of 3".
5. Allow ridge cap to hang over gable ends approximately 6" so they can be folded down to give ridge a finished look.

* Purlin placement should be approximately 3" from the center of the ridge line on both sides for the small ridge cap.

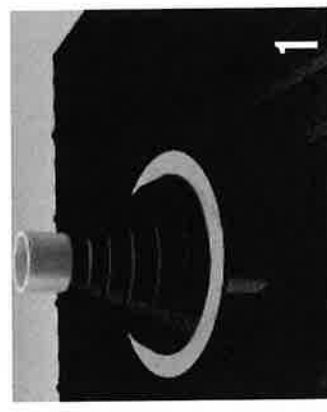
Recommended Accessories:

- Outside Closures (1 closure = 3' of coverage)
- Profile Vent (sold by the 1' piece)
- Flex-O-Vent (1 box = 20' of coverage)
- FlexPro (1 box = 20' of coverage)

ROOF BOOT INSTALLATION

Pg.20

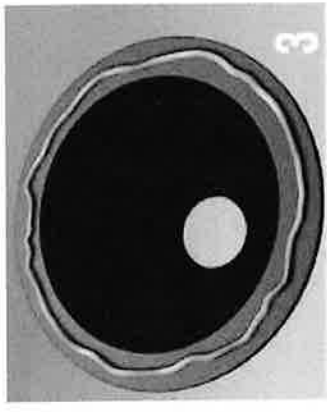
Pg.21



Choose appropriate Master Flash with opening at least 20% smaller than pipe diameter. If necessary trim opening to 20% smaller than pipe diameter.



Slide Master Flash down over pipe. (A nonpetroleum base lubricant will ease installation.)



Apply sealant between base and roof.



Use fasteners to complete sealing. Space screws no more than 3" apart around the pipe.



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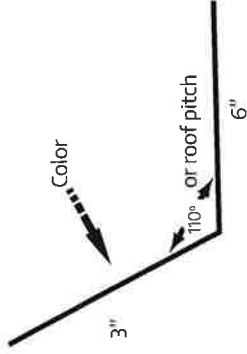
SPECIAL TRIM INFORMATION

Pg.22

Tri County Metals can manufacture special trim designs separate from those designs included in the manual.

If your project requires special trim, please provide us with the following information:

1. A drawing of the trim design.
2. Clearly marked dimensions of each leg of the drawing.
3. Clearly marked degrees of each angle or roof pitch.
4. Clearly indicate the color side.



TRIM MANUFACTURING SPECIFICATIONS

- > Hem size must be 1/2" or larger.
- > Bends on hemmed legs need to be greater than 1/2" or else the hem obstructs the break.
- > Smashed parts need to be at least 1/4".
- > Maximum bend break can do is 137 degrees.
- > When bending angles opposite of one another, like that of a Z Flashing, the middle part of the Z must be at least 1/2" or larger.
- > When bending two 90 degree bends on the same side, one leg has to be equal to or less than the length of the material between the two bends.
- > For trim pieces that have to slide over another piece where the inside dimensions are critical, please indicate "CRITICAL" measurement.

CARE AND MAINTENANCE

Pg.23

To maintain the original finish of the metal roofing panels, the only regular maintenance necessary is that of annual washing. Mild solutions of biodegradable cleaner or household ammonia will aid in the removal of most dirt, and the following are recommended levels:

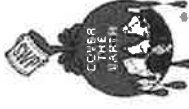
- 1) One cup of Simple Green®, or other non-toxic biodegradable cleaner, which contain less than 0.5% phosphate, dissolved into two gallons of warm water.

NOTE: The use of detergents containing greater than 0.5% phosphate is not recommended for use in general cleaning of building panels. NEVER BLEND CLEANSERS OR DETERGENTS WITH BLEACH.

- 2.) One cup of household ammonia dissolved into five gallons of water (room temperature). Working from the bottom to the top of the metal roofing panels, the panels may be washed with either solution. The use of a well soaked cloth, sponge, brush (with very soft bristles), or a low pressure spray washer is advised.

We do not recommend the use of scouring powders or industrial solvents, since these agents may damage the film. Solvent containing cleaners such as Fantastic®, however, are very effective and can be used without concern. If mildew or other fungal growth is a problem and cannot be removed as outlined above, household bleach, mixed at a concentration of one cup of bleach to five gallons of water, along with one cup of a mild soap (e.g., Ivory) to aid wetting, is recommended.

Once the metal roofing panels is washed, thorough rinsing with clear water is necessary to eliminate the possibility of residue. Failure to remove all residues from these cleaning steps may damage the film.



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POLICIES



RETURN POLICY: All Tri County Metals trim is manufactured from either our Mill finish Galvalume® or TCM exclusive painted metal systems and is returnable as long as it is deemed by our Company's Production Manager as being in good, clean and resalable condition, free from scratches, marks and other damages. Tri County Metals reserves the right to charge a 20% restocking fee. The same general principle applies also to the return of other accessories such as screws, boots, closures, etc.

Trim that is custom made (different than the stated specifications in this manual, including L Flashing and Fascia are not returnable, and is considered the property of the customer once it has been made, whether paid for or not. This Policy also pertains to metal roofing and siding panels, which cannot be returned.

PAYMENT: Tri County Metals accepts cash, check, Visa, MasterCard, Discover Card and America Express. Personal checks require the check writers drivers license # and date of birth.

Returned checks will be assessed a \$35 dollar return check fee.

DELIVERY POLICY: Delivery charges apply to all orders where delivery is requested. Please call for details.

SALES TAX: All orders picked up at Tri County Metals, and all orders delivered within the State of Florida, are subject to State Sales Tax. Tax Exemptions should be verified prior to delivery or customer pick up. Orders delivered out of state are tax exempt.

WARRANTED PRODUCTS: Request written warranty for details.

INDEMNITY: All prices and designs are subject to change without notice.

DISCLAIMER: While we have made every attempt at accuracy in this manual, we are not responsible for typo, graphic, printing or technical errors.

The success of Tri County Metals has been, and will continue to be, because of our valued customers. We strive to be a company where contractors as well as home owners are welcome. We will assist you in calculating the materials needed to complete your project and at a price you can afford. We understand that our customer's time is important and we make every effort to get you in and out as quickly and efficiently as possible. Quality, price, service and availability are the mainstays of our business and we don't plan on changing it.



Make Your Next Roof Your Last!



Please select: Quote Request Order



Name: _____ Address: _____ Phone: _____
 Email: _____ Job Name: _____
 Pickup Location: _____ Delivery Location: _____

Enter Panel Sizes: Quantity Feet Inches

5V Gauge: _____ Color: _____ Ultra-Rib Gauge: _____ Color: _____ PBR Gauge: _____ Color: _____
 TCM-Lok Gauge: _____ Color: _____ SL-Lok Gauge: _____ Color: _____ MS-Lok Gauge: _____ Color: _____

Panels

INSULATION/VENTILATION	QTY	TRIM	QTY
TCM Radiant Barrier		Drip Edge	
TCM Radiant Tape		Ridge Cap	
FlexPro		Flat Ridge Cap	
Flex-O-Vent		Hip Cap	
SEALANTS		Gable Rake	
6" Peel and Seal		W-Valley	
TCM Roof Sealant		Sidewall	
Expanding Foam		Endwall	
Tacky Tape 1/2"		Flat Endwall	
Inside Closures		Transition Flashing	
Outside Closures		Chimney Flashing	
		Panel Starter	
		Z-Flashing	
		Eave Cleat	

FASTENERS	Woodgrip Screw QTY	WoodZac QTY	Woodgrip XG QTY	FLASHINGS	QTY Standard	QTY High Temp
1"				ROOFBOOTS		
1 1/2"				#3, 3/4" - 5"		
Z				Color:		
Pancakes				#5, 4 1/4" - 7 1/2"		
Tek Screws				#7, 6" - 11"		
Lap Screws				#9, 9" - 18"		
				Electrician Boot		
				TouchUp Paint Pens		
				SPREW PAINT		
				Clothes/Wvents		

Notes: _____

Please sketch out your trim and include clear dimension measurements, pitch needed / degrees of each angle needed, and an arrow to help the fabricator know on what side the paint color needs to be oriented.

Specialty Trim 1 (attach drawing or draw in box)

Specialty Trim 2 (attach drawing or draw in box)

QTY: _____ Ga: _____ Color: _____ Stretched Out: _____

QTY: _____ Ga: _____ Color: _____ Stretched Out: _____

Use-Only
 1042 20th St
 Office # (850) 330-1000
 Fax # (850) 330-0887

Traverse
 301 SE 15th St
 Office # (850) 463-8600
 Fax # (850) 463-8885

North
 301 Highway 90
 Office # (850) 330-1000
 Fax # (850) 330-0887

Tallahassee
 Highway 90
 Office # (850) 330-1000
 Fax # (850) 330-0887

Bradenton
 4700 Bradenton Ave
 Office # (941) 833-2279
 Fax # (941) 833-2279

Deland
 1721 Lynch Ave
 Office # (386) 333-2279
 Fax # (386) 333-2279

Jacksonville
 6555 Duval Ave
 Office # (904) 450-6000
 Fax # (904) 450-6000

TRI COUNTY METALS

Toll Free: 877-766-3309

Trenton
Tel: 352-463-8400

Live Oak
Tel: 386-330-0101

Ocala
Tel: 352-622-5500

Tallahassee
Tel: 850-574-4001

Brooksville
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**ULTRA RIB
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