



**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:

November 10, 2020

ITEM NO:

#5 under New Business

PROJECT NAME AND NUMBER:

HP-20-00091, 307 NE 4th 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

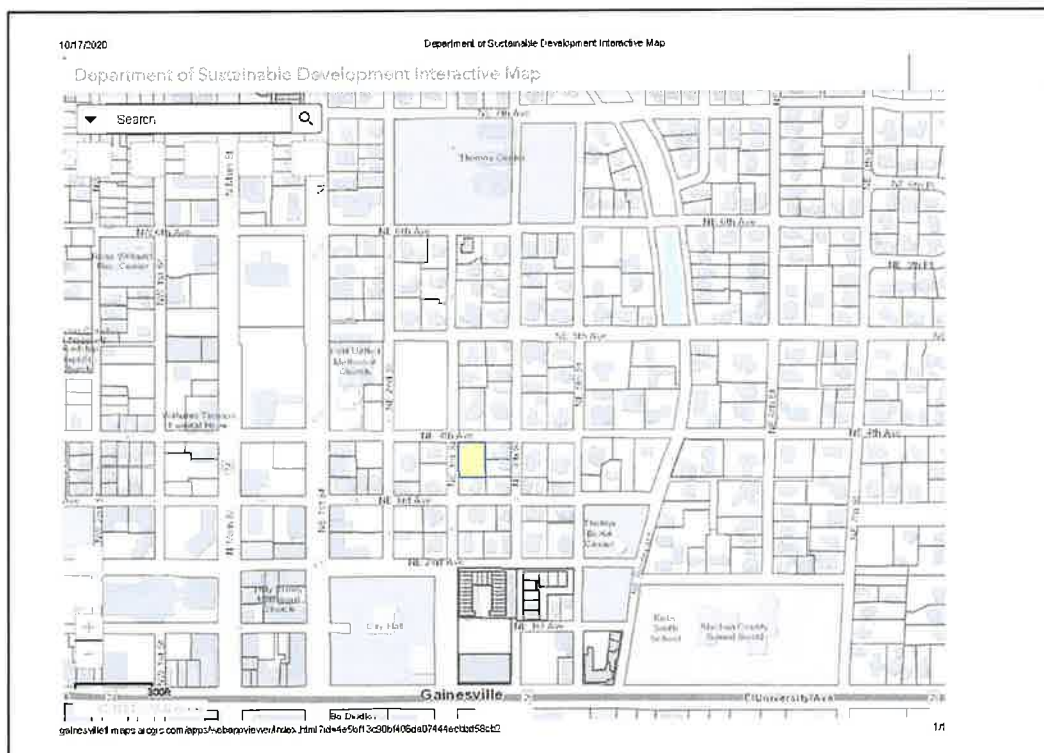


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Cooper & Mai Dean
Property Owner(s): Cooper & Mai Dean

SITE INFORMATION:

Address: 307 NE 4th Avenue
Parcel Number(s): 14779-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): Urban 2
Historic District Northeast Residential
Historic District Status: Non-Contributing
Date of construction: c. 2000, ACPA

PURPOSE AND DESCRIPTION:

Cooper & Mai Dean, owners. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 307 NE 4th Avenue. This building is a non-contributing structure to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing single-family dwelling is a two-story house with a shingle roof. The house is a non-contributing structure that was built in 2000 according to the Alachua County Property Appraiser's data. The property is zoned Urban 2 and is approximately 0.31 acres in size. The house is approximately 4,880 square feet in total area, 3,557 square feet in heated area.

PROPOSED

The proposal is to install a Tri County Metals TCM-LOK ribbed standing seam metal roof over the existing single-layer shingle roof. This is a hidden fastener system that will have 24 gauge Galvalume panels (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.

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.

LIST OF EXHIBITS:

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

HP 20- 00091

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

HISTORIC PRESERVATION BOARD (HPB)

Certificate of Appropriateness (COA) Application

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352 390 5022
www.cityofgainesville.org
HPB@cityofgainesville.org

USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Board-level review or a Staff-level review.

FEES

Once application is submitted it will be reviewed for completeness. Once verified complete, an Invoice will be emailed to the applicant.

Type of Review	Fee	EZ Fee
Certificate of Appropriateness (COA): Staff Review	FREE	FREE
Certificate of Appropriateness (COA): Board Review - Single Family Structure or its Accessory Structure	\$127.50	\$63.75
Certificate of Appropriateness (COA): Board Review - All Other Structures	\$638.25	\$319.13
After-the-Fact Certificate of Appropriateness (COA): If work begun prior to issuance of a COA	\$473.25 + above applicable fee	\$473.25 + above applicable fee

BASIS FOR REVIEW

All applications, whether Staff or Board review, are reviewed for consistency with the City of Gainesville Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

PROJECT TYPE:

- ☐ New Construction ☐ Addition ☐ Alteration ☐ Demolition ☐ Fence
☐ Relocation ☐ Repair ☒ Re-roof ☐ Sign ☐ Request to lift demolition delay
☐ Other: ☐ Amendment to COA (HP ____ - ____)

APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

☐ Staff Approval

☒ Board Approval: ☐ Conceptual or ☐ Final

PROPERTY INFORMATION: Property information can be found at the [Alachua County Property Appraiser's Website](#)

Historic District: ☒ Northeast (Duckpond) ☐ Southeast ☐ Pleasant Street
☐ University Heights (North) ☐ University Heights (South) ☐ Not in an HD
 Site Address 307 NE 4th Ave., Gainesville, FL 32601
 Parcel ID #(s) 14779-000-000

OWNER OF RECORD

As recorded with the [Alachua County Property Appraiser](#)

APPLICANT OR AGENT

If other than owner, if an agent will be representing the owner, an [Owner's Authorization For Agent Representation](#) form must be included.

Owner(s) Name
Cooper & Mai Dean

Applicant Name

Company (if applicable)

Company (if applicable)

Street Address
307 NE 4th Ave.

Street Address

City State Zip
Gainesville, FL 32601

City State Zip

Telephone Number
352-281-0628

Telephone Number

E-Mail Address
maicarrolldean@gmail.com

E-Mail Address

Historic Preservation Board Meetings are held the 1st Tuesday of the month at 5:30PM in the City Commission Chambers (200 E. University Ave.)

Application Deadline (12:30PM)	Dec 02 2019	Jan 06 2020	Feb 03 2020	Mar 02 2020	Apr 09 2020	May 04 2020	Jun 04 2020	Jul 06 2020	Aug 03 2020	Sep 07 2020	Oct 05 2020	Nov 02 2020
Meeting Date	Jan 07 2020	Feb 04 2020	Mar 03 2020	Apr 07 2020	May 05 2020	Jun 02 2020	Jul 07 2020	Aug 04 2020	Sep 01 2020	Oct 06 2020	Nov 03 2020	Dec 01 2020

IMPORTANT NOTES



PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 5 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).



CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPB as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Board during the conceptual design process. The HPB will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPB to seek final approval of their projects. There is no additional fee for this review above the Certificate of Appropriateness fee.



APPLICATION REQUIREMENTS

- ☐ A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property, for new construction and any change to existing footprint (no older than two years);
- ☐ 1 digital set of elevations & plans (to scale);
- ☐ Photographs;
- ☐ Any additional backup materials, as necessary;
- ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;
- ☐ For window replacement, a Window Survey must be completed.

PROJECT DESCRIPTION

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).

Install Galvalume finish TCM-LOK ribbed standing seam metal roof over existing single-layer shingle roof.

FL Product # 23302.1
Code Approval

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	TriCounty	TCM-LOK 24 gauge	Galvalume
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.

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 have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), 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 Department of Sustainable Development 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 the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Board meeting.
5. I/We understand that the 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).
6. I/We understand 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 Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPB before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HPB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the HPB; otherwise the decision of the HPB will be final.
9. I/We understand that Certificates of Appropriateness are only valid for **one (1) year** from issuance.



10/2/20

Applicant (Signature)

Date

Cooper Dean, Mai Dean

Applicant (Print)



Please submit this application and all required supporting materials via email to cogolanning@cityofgainesville.org

Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call

352 393-5022

TO BE COMPLETED BY CITY STAFF		Date Received 10/5/20	Received By: Jason Simmons
HP 20- 00091			
Zoning: Urban 2			
Contributing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Staff Approval — No Fee	
Pre-Conference?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Single Family Structure or its Accessory Structure	
Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Multi-Family requiring Board approval	
Enterprise Zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Ad Valorem Tax Exemption	
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> After-The-Fact Certificate of Appropriateness	
		<input type="checkbox"/> Account No. 001-660-6680-3405	
		<input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone)	
		<input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise—Credit)	



Reroof - Shingle to metal

Legend

307 NE 4th Ave

Google Earth

© 2020 Google

9.50 ft



Reroof - Shingle to metal

Legend



307 NE 4th Ave



Google Earth

© 2020 Google

10 ft



EXHIBIT
tabbles®
3

TCM-LOK
Make Your Next Roof Your Last

www.TriCountyMetals.com



TCM 7/2020

**TRI COUNTY
METALS**

TCM-LOK

Make Your Next Roof Your Last

OVERVIEW

This panel is manufactured at our TCM plant.

Applications: Residential, Light Commercial

Gauge: 24 gauge, 26 gauge and .032 Aluminum
1.5" only available in 24 gauge

Minimum Slope: $\frac{1}{4}$ / 12 - Tube sealant recommended
on pitches below 2 / 12

Panel Profile: 16" and 15" net coverage

Substrate: Galvalume® steel sheet, conforming
to ASTM A792 and .032 Aluminum

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.

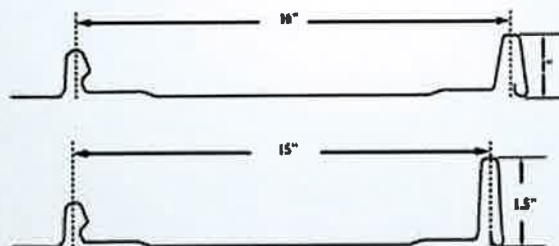
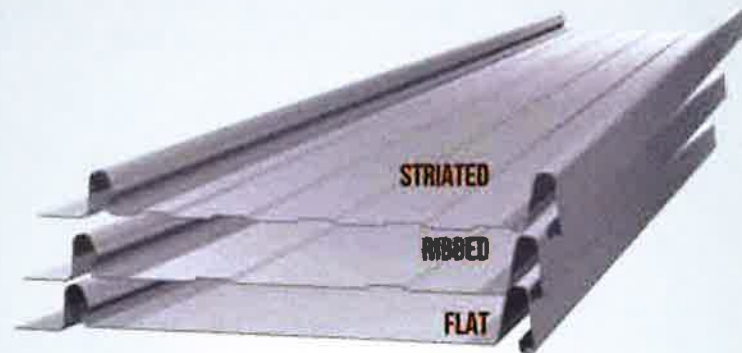
Coastal Defender Paint System® 25 year limited warranty.

COLORS

Contact your salesperson for availability information.



Make Your Next Roof Your Last



BENEFITS

- ✓ Superior Energy Star service colors with stability proven through extensive Valspar® testing.
- ✓ Galvalume® Mill finish or painted with TCM exclusive paint system are proven to have long life and low life cycle cost.
- ✓ Hidden fastener system for long life and low maintenance.
- ✓ FL Building code approved to withstand winds up to 150mph.

Florida Product Approvals 1" 24 Gauge #4595.8, and #4595.15, 1 1/2" 24 Gauge #4595.9 / 1" 26 Gauge #22302.1, and #4595.14

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

Trenton 352-463-8400
Ocala 352-622-5500
Brooksville 352-587-8120
Jacksonville 904-490-6004

Live Oak 386-330-0101
Tallahassee 850-574-4001
DeLand 386-738-2579



valspar

FLORIDA DEPARTMENT OF
Business & Professional Regulation



Product Approval
USER: Public User

- BCIS Home
- Log In
- User Registration
- Hot Topics
- Submit Surcharge
- Stats & Facts
- Publications
- Contact Us
- BCIS Site Map
- Links
- Search



► OFFICE OF THE
SECRETARY

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > **Application Detail**

FL #

FL23302-R0

Application Type

New

Code Version

2017

Application Status

Approved

Comments

Archived

Product Manufacturer

Tri County Metals

Address/Phone/Email

301 SE 16th Street
Trenton, FL 32693
(352) 463-8400
chrisw@tricountymetals.com

Authorized Signature

Chris Weatherilt
chrisw@tricountymetals.com

Technical Representative

Address/Phone/Email

Quality Assurance Representative

Address/Phone/Email

Category

Roofing

Subcategory


Metal Roofing

Compliance Method

Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer
☐ Evaluation Report - Hardcopy Received

Florida Engineer or Architect Name who developed the Evaluation Report

Florida License
Quality Assurance Entity
Quality Assurance Contract Expiration Date
Validated By

PE-62240
Keystone Certifications, Inc.
05/25/2024
Yoosef Lavi, P.E.
 Validation Checklist - Hardcopy Received

Certificate of Independence

[FL23302_R0_COI_CertificateIndependence.pdf](#)

Referenced Standard and Year (of Standard)

<u>Standard</u>	<u>Year</u>
UL 1897	2012
UL 580	2006

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method

Method 1 Option D

Date Submitted

09/29/2017

Date Validated

10/06/2017

Date Pending FBC Approval

10/06/2017

Date Approved

12/12/2017

Date Revised

10/13/2020

Summary of Products

FL #	Model, Number or Name	Description
23302.1	TCM Lok	Max 15.75" wide, 26 ga. concealed fastener roof panel over min 15/32" thick plywood deck or 7/16" thick OSB.
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: +N/A/-112.5 Other: Uplift load of 67.5 psf at fastener spacing of 4.5" o.c. in 15/32" plywood or 7/16" OSB. Uplift load of 112.5 psf at fastener spacing of 4.5" o.c. with structural sealant in 15/32" plywood or 7/16" OSB.		Installation Instructions FL23302 R0 II EvaluationReportC2198 1.pdf Verified By: Bala Sockalingam PE 62240 Created by Independent Third Party: Yes Evaluation Reports FL23302 R0 AE EvaluationReportC2198 1.pdf Created by Independent Third Party: Yes

[Back](#)
[Next](#)

Contact Us :: [2601 Blair Stone Road, Tallahassee FL 32399](#) Phone: 850-487-1824

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Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click [here](#).

Product Approval Accepts:



Credit Card
Safe



**EVALUATION REPORT OF
TRI COUNTY METALS
'26 GA. TCM LOK'**

**FLORIDA BUILDING CODE 6TH EDITION (2017)
FLORIDA PRODUCT APPROVAL
FL 23302.1
ROOFING
METAL ROOFING**

**Prepared For:
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**This report consists of
Evaluation Report (3 Pages including cover)
Installation Details (1 Page)**

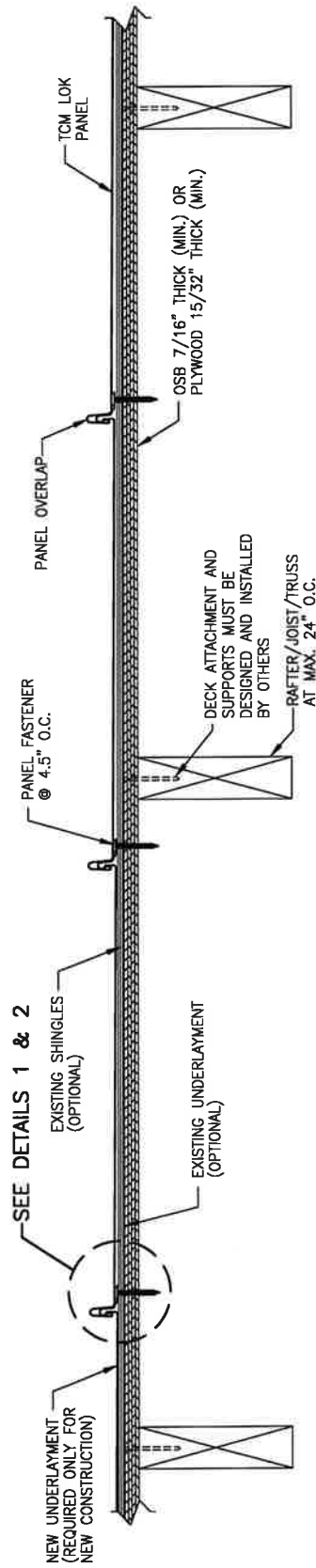
**Report No. C2198-1
Date: 9.29.2017**



Manufacturer:	Tri County Metals
Product Name:	TCM Lok Panel
Panel Description:	Max. 15.75" wide coverage with 1" high ribs
Materials:	Min. 26 ga., 50 ksi steel. Galvanized coated steel (ASTM A653) or Galvalume coated steel (ASTM A792) or painted steel (ASTM A755).
Deck Description:	Min. 7/16" thick OSB or min. 15/32" thick APA rated plywood or min. 3/4" thick wood plank (min SG of 0.42) for new and existing constructions. Designed by others and installed as per FBC 2017.
New Underlayment:	Minimum underlayment as per FBC 2017 Section 1507.4.5.1. Required for new construction and optional for reroofing construction.
Existing Underlayment: (Optional)	One layer of asphalt shingles over one layer of #30 felt. For reroofing construction only.
Slope:	1/2:12 or greater in accordance with FBC 2017 Section 1507.4.2
Design Uplift Pressure: (Factor of Safety = 2)	67.5 psf at seam fastener spacing of 4.5" o.c. along seam 112.5 psf at seam fastener spacing of 4.5" o.c. along seam with 3/8" diameter continuous bead sealant in panel seam.
Panel Fastener:	#10-12 pancake head wood screws along panel seam. Fastener shall be of sufficient length to penetrate through the deck a minimum of 1/4". Fasteners can be located in fastener slots or through solid portion of fastening flange.
Seam Sealant:	Titebond® WeatherMaster Metal Roof Sealant. In lieu of WeatherMaster, adhesive/sealant with greater or equal tensile properties may be used.
Test Standards:	Roof assembly tested in accordance with UL580-06 'Uplift Resistance of Roof Assemblies' & UL1897-12 'Uplift Tests for Roof Covering Systems'.
Code Compliance:	The product described herein has demonstrated compliance with FBC 2017 Section 1507.4.
Product Limitations:	Design wind loads shall be determined for each project in accordance with FBC 2017 Section 1609 or ASCE 7-10 using allowable stress design. The maximum fastener spacing listed herein shall not be exceeded. The design pressure for reduced fastener spacing may be computed using rational analysis prepared by a Florida Professional

Engineer. This evaluation report is not applicable in High Velocity Hurricane Zone. Fire classification is not within scope of this Evaluation Report. Refer to FBC 2017 Section 1505 and current approved roofing materials directory or ASTM E108/UL790 report from an accredited laboratory for fire ratings of this product.

Supporting Documents: UL580 & UL1897 Test Reports
PRI Construction Materials Technologies
TCM-002-02-01, Reporting Date 9/25/17

ALLOWABLE UPLIFT PRESSURE

FASTENER SPACING ALONG RIB (IN)	SEAM SEALANT DIAMETER (IN)	PRESSURE (PSF)
4.5	NONE	67.5
4.5	3/8	112.5

GENERAL NOTES:

1. ARCHITECTURAL ROOF PANEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC).
2. ROOF PANELS ARE TO BE MIN. 26 GA., EFFECTIVE COVERING WIDTH OF PANEL = 15.75".
3. ROOF PANELS SHALL BE INSTALLED OVER SHEATHING & STRUCTURE AS SPECIFIED ON THIS DRAWING.
4. REQUIRED DESIGN WIND LOADS SHALL BE DETERMINED FOR EACH PROJECT. THIS PANEL SYSTEM MAY NOT BE INSTALLED WHEN THE REQUIRED DESIGN WIND LOADS ARE GREATER THAN THE ALLOWABLE WIND LOAD TABLE.
5. ALL FASTENERS MUST BE IN ACCORDANCE WITH THIS DRAWING & THE FLORIDA BUILDING CODE. IF A DIFFERENCE OCCURS BETWEEN THE MINIMUM REQUIREMENTS OF THIS DRAWING & THE CODE, THE CODE SHALL CONTROL.
6. RAFTERS/JOISTS/TRUSSES MUST BE DESIGNED TO WITHSTAND WIND LOADS AS REQUIRED FOR EACH APPLICATION AND ARE THE RESPONSIBILITY OF OTHERS.

