The meeting was called to order by Chair Nick D’Andrea at 1:05 p.m. with a quorum of eight voting members: Steve Bassett, Ron Bailey, Philip Fairey, Richard Reynolds, Do Kim, Chris Schulte, Nick D’Andrea and Craig Parrino.

The Agenda was moved and approved unanimously.

The Matrix of questions/issues derived from the March 16, 2005, issues was approved unanimously.

Rick Dixon, Executive Director of the Florida Building Commission, provided a Legislative report. Initial review of SB 442 indicates that the International Residential Code (IRC) provisions for unvented attics would be required to be included in the Florida Building Code by November 1, 2005, if it becomes law(see below). This would require a special expedited code adoption process, with rule development workshop in August and a rule adoption hearing at the October Commission meeting.

SB 442, Section 33. Because of the water intrusion experienced during the recent hurricanes, the Florida Building Commission shall integrate standards pertaining to ventless attic spaces as adopted by the International Code Council into the Florida Building Code. Section 553.73, Florida Statutes, notwithstanding, the commission is authorized to adopt amendments to the Florida Building Code, 2004 edition, to integrate the provisions subject only to the rule adoption procedures contained in chapter 120, Florida Statutes. The commission must adopt the provisions into the code no later than November 1, 2005.

Discussion ensued as to whether there is any latitude in the law or whether the IRC language must be adopted verbatim. Some provisions of the R806.4 of the IRC do not pertain to Florida climatic conditions. There are also contradictions of terms in R806.4 when compared with like provisions in the Florida Building Code (FBC). The IRC provisions are somewhat out of context and should be considered in the context of the IRC. Dixon indicated he would ask the Commission’s attorney for clarification.

The Commission’s facilitator, Jeff Blair, had planned to use a ranking tool to determine which threshold issues needed to be addressed before the work group could achieve consensus on the issue of unvented attics. Rather, he asked for a straw poll of working group members as to whether they would recommend to the Florida Building Commission that criteria for unvented attics be added to the Florida Building Code. The vote went 7 to 1 in favor of that recommendation. The dissenting vote, Chris Schulte, indicated that he was not dead set against adding it to the code, he just wanted to work through certain issues to resolve them first.
It was suggested that threshold issues of concern be listed as needing further consideration. Threshold issues of concern include:

2. Inability to see areas of bad wood because insulation covers the wood. Detection of leaks in roof system is a concern during re-roofing. If rotted, could become a safety hazard.
3. Water intrusion concerns based on hurricane water moisture report.
4. Determine whether it is conditioned or unconditioned space. Placement of insulation is an issue per the definition of “attic” in Chapter 13. Are supply and return ducts required?
5. The code should specify which types of insulation may be used.
6. Frequency of re-roof is a concern. Reynolds stated that this is not an issue because other factors are more important.

Discussion on the threshold issues of concern ensued. The literature review consultant pointed out that there is no additional data on re-roofing. When the roof temperature goes up, the life of the materials is affected (unvented attics, radiant barriers, desert heat). Color of shingles is a larger factor than whether the attic is vented. Sandwich options such as double decking with intermediate insulation were supported. The literature shows no degradation of the roof deck attributed to unvented attics. Some shingle manufacturers warrant their shingles for use in unvented attics. Bailey stated that his insulated unvented attic had major damage to the roof during last season’s hurricanes; during repair, when the sheathing was pulled off, the deck stayed in place. There are other products and techniques for constructing unvented attics beyond those specified in the IRC. Unvented attics would be added as an option, not as a requirement.

Blair asked for a vote to determine whether the working group would support recommending to the Commission the addition of unvented attics to the Code, with the understanding that at least one of the members has threshold concerns. A list of the concern should be included with the recommendation. The vote was 8 – 0 in favor of the recommendation. In general, the groups supports allowing invented attics in the Code, and listed threshold concerns to pass-on to the Commission. It should be noted, that on balance, a consensus of the members support allowing unvented attics in the Code.

The meeting was adjourned by 2:00 p.m.