MIAMI LAKES
Growing Beautifully

6601 Main St • Miami Lakes, Florida, 33014
Office: (305) 827-4015 • Fax: (305) 558-9884
Website: www.miamilakes-fl.gov

BUILDING PERMIT APPLICATION

Job Address: 14628 Balgowan Road
Unit #:
Folio #: 32- 2022 -010 -0880 Owner-Builder: ☐

Master Permit #: _____ Sub Permit #: _____ Revision #: _____

OWNER INFORMATION

NAME: Elba M Ramirez
Address: 14628 Balgowan Rd.
City, State, Zip: Miami Lakes, FL 33016
Phone #: (954) 804-1175 Cell #: N/A
Email Address: Brett@Nextroofingteam.com

CONTRACTOR INFORMATION

Company Name: Next Roofing
Qualifier Name: Brett Lowy
License # CCC 1331837
Address 16780 SW 62 St.
City, State, Zip SW Ranches, FL 33331
Phone #: (954) 804-1175 Cell #: (954) 804-1175
Email Address: Brett@nextroofingteam.com

LEGAL USE/ WORK

Current Use of Property: SFH
Job Description Roof Replacement

JOB COST $ 15,000.00 AREA/LENGTH: 1,774 SF/LF

Residential ☒ Multi-Family ☐ Commercial ☐ Industrial ☐
Code in Effect: _____
Occupancy: _____
Construction Type: Roof
Flood Zone/B.F.E.: _____ F.F.E.: _____

ARCHITECT/ ENGINEER

Firm Name:
A/E of record:
License # N/A
Address
City, State, Zip
Phone #: Cell #:
Email Address:

Permit Type -- Check only One				
☐ Building	☐ Electrical	☐ Mechanical	☐ Plumbing/Gas	
☐ Paving/Drainage	☐ Sign	☒ Roofing	☐ P/W	

Change to Permit -- Check only One		
☐ Extension	☐ Renewal	☐ Revision
☐ Change Contractor	☐ Shop Drawing	☐ Cancellation

Application is hereby made to obtain a permit to do work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards, of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, MECHANICAL, PLUMBING, SIGNS, WELLS, POOLS, RE-ROOFING, SHUTTERS, WINDOWS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc. I understand that in signing this application I am responsible for the supervision and completion of the construction including scheduling of inspections and obtaining final inspections in accordance with the plans and specification WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR ATTORNEY OR LENDER BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. OWNER/CONTRACTOR AFFIDAVIT: I Certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

X _____ 04-29-20
Signature of Owner or Owner's Agent — Date

X _____ 4/30/20
Signature of Qualifier — Date

Print Name of Owner or Owner's Agent Elba M Ramirez

STATE OF Florida COUNTY OF Broward

Sworn to and subscribed before me this April 30 2020
by Elba M Ramirez (SEAL)
Personally known ☑ or I.D. _____

CURTIS NEWBANKS
MY COMMISSION # GG 132466
EXPIRES: August 7, 2021
Bonded Thru Notary Public Underwriters

Print Name of Qualifier Brett Lowy

STATE OF Florida COUNTY OF Broward

Sworn to and subscribed before me this April 30 2020
by Brett Lowy (SEAL)
Personally known ☑ or I.D. _____

CURTIS NEWBANKS
MY COMMISSION # GG 132466
EXPIRES: August 7, 2021
Bonded Thru Notary Public Underwriters

NOTICE: In addition to the requirements of this permit, there may be additional deed restrictions enforced by the homeowner's associations that may be applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

NOTE: This application will be void if there are no reviews after six(6) months.

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HOMEOWNER'S ASSOCIATION/COMMERCIAL/ARCHITECTURAL CONTROL COMMITTEE ("HOA/ACC") AFFIDAVIT

****NOTE: Whether you have an HOA or not, it is a requirement to complete this affidavit as part of your permit application submittal package.****

The undersigned individual, being duly sworn, deposes and says that:

1. He/She is the owner of property located at 14628 Balgowan Rd. (*identify address*), which is part of the Lake Carol HOA (*identify neighborhood/subdivision/Homeowner Association "HOA"/Architectural Control Committee "ACC" if applicable*) and has submitted the attached building permit application to the Town of Miami Lakes; and

2. He/She is owner of property which may be subject to certain conditions and deed restrictions; and

3. He/She is fully informed regarding any applicable deed restrictions and HOA/ACC requirements for building on or making changes to their property; and

4. He/She is aware that the Town recommends, although not required, that the he/she secure any required approvals from their HOA/ACC, prior to submitting this building permit application; and

5. He/She acknowledges that the issuance of a building permit does not independently satisfy any applicable HOA/ACC approval requirements and that the Town does not enforce any deed restrictions upon said property.

E Ramirez
Signature

Elba M. Ramirez
Print Name

4/30/2020
Date

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared Elba M. Ramirez as owner of said property described herein, on this date executed the foregoing Affidavit for the purposes mentioned in the Affidavit. He/She is personally known to me or has produced _____ as identification.

IN WITNESS OF THE FOREGOING, I have set my hand and official seal at in the State and County aforesaid on this 30 day of April, 2020.

My Commission Expires:

CURTIS NEWBANKS
MY COMMISSION # GG 132466
EXPIRES: August 7, 2021
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida

***Note: Please be advised that in addition to any written recommendations from your homeowners association (HOA) this affidavit must be filled out.**

Miami Lakes - Lake Carol HOA
c/o The Capin Group
7787 NW 146th Street
Miami Lakes, FL 33016
PH 786.433.3700 / FAX 786.433.3702
info@thecapingroup.com

May 7, 2020

Elba M Ramirez
14628 Balgowan Road
Miami Lakes, FL 33016

Re: Architectural Request

Dear Homeowner:

Your Architectural Modification Request has been approved by the Architectural Committee of the Board of Directors for the items listed below as stated by the request you submitted:

1. Roof replacement (Boral Spanish 'S' Galena Terra Cotta) as stated on the application.

Although approval from the Association has been granted, it is the sole responsibility of the homeowner to acquire any/all additional approvals/permits mandated by Miami-Dade County and the Town of Miami Lakes. The Capin Group and the Board of Directors are not and will not be held responsible for any other required approvals/permits in addition to the HOA approval.

A copy of the additional approvals/permits needs to be submitted to our office as soon as it is obtained.

If there are any changes it must be notified to the Association in writing.

Should you have any additional questions regarding this matter, please contact Fannie Baez at The Capin Group.

For the Board,

Barbara Fandiño Capin

Barbara Fandiño-Capin, CAM
Property Manager for
Miami Lakes – Lake Carol HOA

REQUIRED OWNERS NOTIFICATION FOR ROOFING CONSIDERATIONS

It is the responsibility of the roofing contractor to provide the owner with the required roofing permit, and to explain to the owner the content of this form. The owner's initials in the designated space indicates that the item has been explained.

EW **1. Aesthetics-workmanship:** The workmanship provisions of Chapter 15 (High Velocity Hurricane Zone) are for the purpose of providing that the roofing system meets the wind resistance and water intrusion performance standards. Aesthetics (appearance) are not a consideration with respect to workmanship provisions. Aesthetic issues such as color or architectural appearance, that are not part of a zoning code, should be addressed as part of the agreement between the owner and the contractor.

EW **2. Renailing wood decks**: When replacing roofing, the existing wood roof deck may have to be renailed in accordance with the current provisions of Chapter 16 (High Velocity Hurricane Zones) of the Florida Building Code. (The roof deck is usually concealed prior to removing the existing roof system).

EW **3. Common Roofs:** Common roofs are those which have no visible delineation between neighboring units (i.e. townhouses, condominiums, etc.). In buildings with common roofs, the roofing contractor and/or owner should notify the occupants of adjacent units of roofing work to be performed.

EW **4. Exposed Ceilings:** Exposed, open beam ceilings are where the underside of the roof decking can be viewed from below. The owner may wish to maintain the architectural appearance; therefore, roofing nail penetrations of the underside of the decking may not be acceptable. The owner provides the option of maintaining this appearance.

EW **5. Ponding Water:** The current roof system and/or deck of the building may not drain well and may cause water to pond (accumulate) in low-lying areas of the roof. Ponding can be an indication of structural distress and may require the review of a professional structural engineer. Ponding may shorten the life expectancy and performance of the new roofing system. Ponding conditions may not be evident until the original roofing system is removed. Ponding conditions should be corrected.

EW **6. Overflow scuppers (wall outlets):** It is required that rainwater flow off so that the roof is not overloaded from a buildup of water. Perimeter/edge walls or other roof extensions may block this discharge if overflow scuppers (wall outlets) are not provided. It may be necessary to install overflow scuppers in accordance with the requirements of: Chapter 15 and 16 herein and the Florida Building Code, Plumbing.

EW **7. Ventilation:** Most roof structures should have some ability to vent natural airflow through the interior of the structural assembly (the building itself). The existing amount of attic ventilation shall not be reduced.

Owner's/Agent's Signature: [signature] Date: 4 / 30 / 20

Contractor's Signature: [signature] Permit Number:

Property Address: 14658 Balgowan Rd.

OWNER'S AFFIDAVIT OF EXEMPTION
ROOF TO WALL CONNECTION HURRICANE MITIGATION RETROFIT FOR EXISTING SITE-BUILT SINGLE FAMILY RESIDENTIAL STRUCTURES
PURSUANT TO §553.844 F.S.

Date: 4/30/20

To: Town of Miami Lakes Building Department
6601 Main Street
Miami Lakes, Florida 33014

Re: Owner's Name: Elba M. Ramirez
Property Address: 14628 Balgowan Rd.
Roofing Permit Number: _____

Dear Building Official:

I, Elba M. Ramirez certify that I am not required to retrofit the roof to wall connections of
Property Owner

my building because:

Property Owner Must Initial Each Applicable Line

✓ The just valuation for the structure for purposes of ad valorem taxation in less than $300,000.00.

_____ The building was constructed in compliance with the provisions of the Florida Building Code (FBC).

_____ The Building has an insured value of less than $300,000 or if the building is uninsured for which documentation of insured value is not presented

E Ramirez
Signature of Property Owner

Elba M. Ramirez
Print Name

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Sworn to and subscribed before me this 30
day of April, 2020, (SEAL)

CURTIS NEWBANKS
MY COMMISSION # GG 132466
EXPIRES: August 7, 2021
Bonded Thru Notary Public Underwriters

✓ Personally known
____ or Produced Identification

When the just valuation of the structure for purposes of ad valorem taxation is equal to or more than $300,000.00, and the building was not constructed in compliance with the FBC, and affidavit of Roof to Wall Connection Hurricane Mitigation Retrofit must be provided.

Florida Building Code 6th Edition (2017)
High-Velocity Hurricane Zone Uniform Permit Application Form

Section A (General Information)

Master Permit No. _____ **Process No.** _____

Contractor's Name Next Roofing Inc.

Job Address 14628 Balgowan Rd.

ROOF CATEGORY

- ☐ Low Slope
- ☐ Asphaltic Shingles
- ☐ Mechanically Fastened Tile
- ☐ Metal Panel/Shingles
- ☒ Mortar/Adhesive Set Tile
- ☐ Wood Shingles/Shakes
- ☐ Prescriptive BUR-RAS 150

Are there Gas Vent Stacks? Yes☐ No☐
Type: Natural☐ LPGX☐

ROOF TYPE

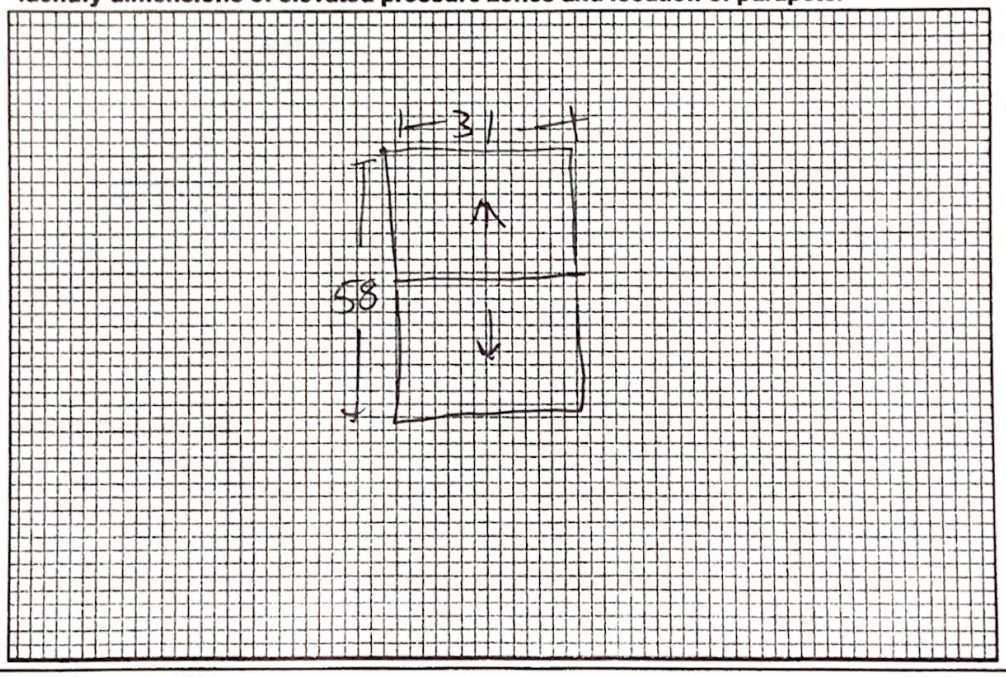
- ☐ New Roof
- ☒ Re-Roofing
- ☐ Recovering
- ☐ Repair
- ☐ Maintenance

ROOF SYSTEM INFORMATION

Low Slope Roof Area (SF)	Steep Sloped Roof Area (SF)	Total (SF)
	1,799	1,799

Section B (Roof Plan)

Sketch Roof Plan: **Illustrate all levels and sections, roof drains, scuppers, overflow scuppers and overflow drains. Include dimensions of sections and levels, clearly identify dimensions of elevated pressure zones and location of parapets.**



Florida Building Code 6th Edition (2017)
High-Velocity Hurricane Zone Uniform Permit Application Form

Section D (Steep Sloped Roof System)

Roof System Manufacturer: Boral Roofing LLC

Notice of Acceptance Number: 19-0925.03

Minimum Design Wind Pressures, If Applicable (From RAS 127 or Calculations):

P1: -39.1 **P2:** -68.1 **P3:** -100.7

Maximum Design Pressure (From the NOA Specific System): 38.7

Method of tile attachment: Polyurethane Foam Adhesive

Steep Sloped Roof System Description

Deck Type: 5/8" Plywood

Type Underlayment: #30 Felt ASTM D226 TYPE II Tamco Nailed to Deck Per FBC headlap is 4" (ch. 1518.4)

Roof Slope: 4 : 12

Insulation: N/A

Fire Barrier: N/A

Ridge Ventilation? N/A

Fastener Type & Spacing: 1-5/8" LC. 32GA RS Nails @ 12" OC Field 6" OC laps / 6" OC Corner Side laps

Adhesive Type: N/A

Type Cap Sheet: Boral TileSeal NOA 19-0109.08 Backnailed @ 12" O.C. Max

Mean Roof Height: 10'

Roof Covering: Galera Spanish 15"

Type & Size Drip Edge: 3x3 GalV Drip Edge 26GA. attached w/ 1-1/4" RS Nails @ 4" O.C.

Florida Building Code 6th Edition (2017)
High-Velocity Hurricane Zone Uniform Permit Application Form

Section E (Tile Calculations)

For Moment based tile systems, choose either Method 1 or 2. Compared the values for M_r with the values from M_f. If the M_f values are greater than or equal to the Mr values, for each area of the roof, then the tile attachment method is acceptable.

Method 1 "Moment Based Tile Calculations Per RAS 127"

(P_1: -39.1 x λ 0.235 = 9.18) – Mg: 6.03 = M_{r1} 3.15 NOA M_f 38.7

(P_2: -68.1 x λ 0.235 = 16.00) – Mg: 6.03 = M_{r2} 9.97 NOA M_f 38.7

(P_3: -100.7 x λ 0.235 = 23.66) – Mg: 6.03 = M_{r3} 17.63 NOA M_f 38.7

Method 2 "Simplified Tile Calculation Per Table Below"

Required Moment of Resistance (M_r) From Table Below _____ NOA M_f _____

M_r Required Moment Resistance*					
Mean Roof Height —— Roof Slope	15'	20'	25'	30'	40'
2:12	34.4	36.5	38.2	39.7	42.2
3:12	32.2	34.4	36.0	37.4	39.8
4:12	30.4	32.2	33.8	35.1	37.3
5:12	28.4	30.1	31.6	32.8	34.9
6:12	26.4	28.0	29.4	30.5	32.4
7:12	24.4	25.9	27.1	28.2	30.0

***Must be used in conjunction with a list of moment based tile systems endorsed by the Broward County Board of Rules and Appeals.**

For Uplift based tile systems use Method 3. Compared the values for F' with the values for F_r. If the F' values are greater than or equal to the F_r values, for each area of the roof, then the tile attachment method is acceptable.

Method 3 "Uplift Based Tile Calculations Per RAS 127"

(P_1: ____ x l: ____ = ____ x w: = ____) – W: ____ x cos θ: ____ = F_{r1}: ____ NOA F'____

(P_2: ____ x l: ____ = ____ x w: = ____) – W: ____ x cos θ: ____ = F_{r2}: ____ NOA F'____

(P_3: ____ x l: ____ = ____ x w: = ____) – W: ____ x cos θ: ____ = F_{r3}: ____ NOA F'____

Where to Obtain Information		
Description	**Symbol**	**Where to find**
Design Pressure	P1 or P2 or P3	RAS 127 Table 1 or by an engineering analysis prepared by PE based on ASCE 7
Mean Roof Height	H	Job Site
Roof Slope	θ	Job Site
Aerodynamic Multiplier	λ	NOA
Restoring Moment due to Gravity	M_g	NOA
Attachment Resistance	M_f	NOA
Required Moment Resistance	M_r	Calculated
Minimum Attachment Resistance	F'	NOA
Required Uplift Resistance	F_r	Calculated
Average Tile Weight	W	NOA
Tile Dimensions	l= length w= width	NOA
All calculations must be submitted to the Building Official at the time of permit application.		