CITIZENS PROPERTY INSURANCE CORPORATION

BUILDING TYPE II AND III MITIGATION INSPECTION FORM

This Mitigation Inspection Form must be completed to capture mitigation features applicable to a Type II (4 to 6 story) or Type III (7 or more story) building. This Inspection Form is required for either residential condominium unit owners or commercial residential applicants requesting mitigation credits in such buildings.

WIND LOSS MITIGATION INFORMATION		(BHC, Inc., A Condominium Association) Beacon House Tower One Condominium Association	
PREMISES #:		SUBJECT OF INSURANCE:	POLICY #:
BUILDING #:		STREET ADDRESS: **East Building - 2170 Gulf Shore Boulevard N., Naples, FL 34102**	
# STORIES:	7	BLDG DESCRIPTION: **Reinforced concrete walls with Reinforced concrete roof deck**	
BUILDING TYPE: ☐ II (4 to 6 stories) ☒ III (7 or more stories)			**Year Built: 1965**

Terrain Exposure Category must be provided for each insured location.

I hereby certify that the building or unit at the address indicated above **TERRAIN EXPOSURE CATEGORY** as defined under the Florida Building Code is (Check One): ☒ **Exposure C** or ☐ **Exposure B**

Certification below for purposes of **TERRAIN EXPOSURE CATEGORY** above does not require personal inspection of the premises.

Certification of Wind Speed is required to establish the basic wind speed of the location (Complete for Terrain B only if Year Built On or After Jan.1, 2002).

I hereby certify that the basic **WIND SPEED** of the building or unit at the address indicated above based upon county wind speed lines defined under the Florida Building Code (FBC) is (Check One): ☐ **≥100** or ☐ **≥110** or ☒ **≥120**

Certification of Wind Design is required when the buildings is constructed in a manner to exceed the basic wind speed design established for the structure location (Complete for Terrain B only if Year Built On or After Jan.1, 2002).

I hereby certify that the building or unit at the address indicated above is designed and mitigated to the Florida Building Code (FBC) **WIND DESIGN** of (Check One): ☐ **≥100** or ☐ **≥110** or ☒ **≥120**

Certification for the purpose of establishing the basic **WIND SPEED or WIND SPEED DESIGN** above does not require personal inspection of the premises.

Specify the type of mitigation device(s) installed:

NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photo documenting the existence of each visible and accessible construction or mitigation attribute marked in Sections 1 through 4 must accompany this form.

1. Roof Coverings **Naples Re-Roof Permit Attached To This Report**

Roof Covering Material: **Thermoplastic (TPO) Membrane** **Date of Installation:** **Application Date: 11-01-2024**

☐ **Level A (Non FBC Equivalent) – Type II or III**

One or more roof coverings that do not meet the FBC Equivalent definition requirements below.

☒ **Level B (FBC Equivalent) – Type II or III**

Single-Ply, Modified Bitumen, Sprayed Polyurethane foam, Metal, Tile, Built-up, Asphalt Shingle or Rolled Roofing, or other roof covering membranes/products that at a minimum meet the 2001 or later Florida Building Code or the 1994 South Florida Building Code and have a Miami-Dade NOA or FBC 2001 Product Approval listing that is/was current at the time of installation.

All mechanical equipment must be adequately tied to the roof deck to resist overturning and sliding during high winds. Any flat roof covering with flashing or coping must be mechanically attached to the structure with face fasteners (no clip/cleat systems), and asphalt roof coverings on flat roofs must be 10 years old or less.

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**

CITIZENS PROPERTY INSURANCE CORPORATION

BUILDING TYPE II AND III MITIGATION INSPECTION FORM

2. Roof Deck Attachment

☐ **Level A – Wood or Other Deck Type II only**

Roof deck composed of sheets of structural panels (plywood or OSB).
Or
Architectural (non-structural) metal panels that require a solid decking to support weight and loads.
Or
Other roof decks that do not meet Levels B or C below.

☐ **Level B – Metal Deck Type II or III**

Metal roof deck made of structural panels fastened to open-web steel bar joists and integrally attached to the wall.

☒ **Level C – Reinforced Concrete Roof Deck Type, II or III**

A roof structure composed of cast-in-place or pre-cast structural concrete designed to be self-supporting and integrally attached to wall/support system.

3. Secondary Water Resistance **See Attached Re-Roof Permit & NOA**

☒ **Underlayment** A self-adhering polymer modified bitumen roofing underlayment (thin rubber sheets with peel and stick underside located beneath the roof covering and normal felt underlayment) with a minimum width of 6" meeting the requirements of ASTM D 1970 installed over all plywood/OSB joints to protect from water intrusion. All secondary water resistance products must be installed per the manufacturer's recommendations. Roofing felt or similar paper based products are not acceptable for secondary water resistance.

☐ **Foamed Adhesive**

A foamed polyurethane sheathing adhesive applied over all joints in the roof sheathing to protect interior from water intrusion.

4. Opening Protection **N/A - Some of the common area glazed openings are not rated or protected**

☐ **Class A (Hurricane Impact)** – All glazed openings (windows, skylights, sliding glass doors, doors with windows, etc) less than 30 feet above grade must be protected with impact resistant coverings (e.g. shutters), impact resistant doors, and/or impact resistant glazing that meet the Large Missile (9 lb.) impact requirements of:

- ☐ **SSTD12;**
- ☐ **ASTM E 1886 and ASTM E 1996;**
- ☐ **Miami-Dade PA 201, 202, and 203;**
- ☐ **Florida Building Code TAS 201, 202 and 203.**

All glazed openings less than 30 feet above grade shall meet the Large Missile Test standard referenced above. All glazed openings between 30 and 60 feet above grade must meet the Small Missile Test of the respective standard. For buildings located in the HVHZ (High Velocity Hurricane Zone) all glazed openings greater than 60 feet above grade must also meet the Small Missile Test of the respective standard.

☐ **Class B (Basic Impact)** – All glazed openings (windows, skylights, sliding glass doors, doors with windows, etc) less than 30 feet above grade must be protected with impact resistant coverings (e.g. shutters), impact resistant doors, and/or impact resistant glazing that meet the Large Missile (4.5 lb.) impact requirements of:

- ☐ **ASTM E 1886 and ASTM E 1996**

All glazed openings less than 30 feet above grade shall meet the Large Missile Test standard referenced above. All glazed openings between 30 and 60 feet above grade must meet the Small Missile Test of the respective standard. For buildings located in the HVHZ (High Velocity Hurricane Zone) all glazed openings greater than 60 feet above grade must also meet the Small Missile Test of the respective standard.

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**

CITIZENS PROPERTY INSURANCE CORPORATION

BUILDING TYPE II AND III MITIGATION INSPECTION FORM

CERTIFICATION

I certify that I hold an active license as a: (*CHECK ONE OF THE FOLLOWING*)

☒ **General or building contractor licensed under Section 489.111, Florida Statutes.**

☐ **Building code inspector certified under Section 468.607, Florida Statutes.**

☐ **Professional architect licensed under Section 481.213, Florida Statutes.**

☐ **Professional engineer licensed under Section 471.015, Florida Statutes.**

I also certify that I personally inspected the premises at the Location Address listed above on the inspection date provided on this Mitigation Inspection Form. In my professional opinion, based on my knowledge, information and belief, I certify that the above statements are true and correct.

This Mitigation Inspection Form and the information set forth in it are provided solely for the purpose of verifying that certain structural or physical characteristics exist at the Location Address listed above and for the purpose of permitting the Named Insured to receive a property insurance premium discount on insurance provided by Citizens Property Insurance Corporation and for no other purpose. The undersigned does not make a health or safety certification or warranty, express or implied, of any kind, and nothing in this Form shall be construed to impose on the undersigned or on any entity to which the undersigned is affiliated any liability or obligation of any nature to the named insured or to any other person or entity.

Name of Company:	R3 of Florida, LLC			**Phone:**	239-810-7793
Name of Inspector	Richard Verblaauw	**License Type**	CGC	**License #**	CGC1505916
Inspection Date:	01-22-2025				
Signature:				**Date:**	01-22-2025
Applicant /Insured's Signature *:				**Date:**	

***Applicant /Insured's signature must be from the Board President and another member of the board for condo and homeowner's associations or an officer of the named insured for all other business entities.**

"Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree."

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**

Uniform Mitigation Verification Inspection Form

Maintain a copy of this form and any documentation provided with the insurance policy

Inspection Date: **01-22-2025**		
Owner Information		
Owner Name: **(BHC, Inc., A Condominium Association) Beacon House Tower One Condominium Association**		Contact Person:
Address: **East Building - 2170 Gulf Shore Boulevard N.**		Home Phone:
City: **Naples**	Zip: **34102**	Work Phone:
County: **Collier**		Cell Phone:
Insurance Company:		Policy #:
Year of Home: **1965**	# of Stories: **7**	Email:

NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photograph must accompany this form to validate each attribute marked in questions 3 though 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

1. **Building Code**: Was the structure built in compliance with the Florida Building Code (FBC 2001 or later) OR for homes located in the HVHZ (Miami-Dade or Broward counties), South Florida Building Code (SFBC-94)?
   - ☐ A. Built in compliance with the FBC: Year Built _____. For homes built in 2002/2003 provide a permit application with a date after 3/1/2002: Building Permit Application Date (MM/DD/YYYY) ____/____/_____
   - ☐ B. For the HVHZ Only: Built in compliance with the SFBC-94: Year Built _____. For homes built in 1994, 1995, and 1996 provide a permit application with a date after 9/1/1994: Building Permit Application Date (MM/DD/YYYY) ___/___/_____
   - ☑ C. Unknown or does not meet the requirements of Answer "A" or "B"

2. **Roof Covering:** Select all roof covering types in use. Provide the permit application date OR FBC/MDC Product Approval number OR Year of Original Installation/Replacement OR indicate that no information was available to verify compliance for each roof covering identified.

Naples Re-Roof Permit Attached To This Report

2.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	No Information Provided for Compliance
☐ 1. Asphalt/Fiberglass Shingle	___/___/_____			☐
☐ 2. Concrete/Clay Tile	___/___/_____			☐
☐ 3. Metal	___/___/_____			☐
☐ 4. Built Up	___/___/_____			☐
☑ 5. Membrane	11/01/2024	Thermoplastic (TPO) Membrane	2025	☐
☐ 6. Other_____	___/___/_____			☐

   - ☑ A. All roof coverings listed above meet the FBC with a FBC or Miami-Dade Product Approval listing current at time of installation OR have a roofing permit application date on or after 3/1/02 OR the roof is original and built in 2004 or later.
   - ☐ B. All roof coverings have a Miami-Dade Product Approval listing current at time of installation OR (for the HVHZ only) a roofing permit application after 9/1/1994 and before 3/1/2002 OR the roof is original and built in 1997 or later.
   - ☐ C. One or more roof coverings do not meet the requirements of Answer "A" or "B".
   - ☐ D. No roof coverings meet the requirements of Answer "A" or "B".

3. **Roof Deck Attachment**: What is the **weakest** form of roof deck attachment?
   - ☐ A. Plywood/Oriented strand board (OSB) roof sheathing attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by staples or 6d nails spaced at 6" along the edge and 12" in the field. -OR- Batten decking supporting wood shakes or wood shingles. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that has an equivalent mean uplift less than that required for Options B or C below.
   - ☐ B. Plywood/OSB roof sheathing with a minimum thickness of 7/16"inch attached to the roof truss/rafter (spaced a maximum of 24"inches o.c.) by 8d common nails spaced a maximum of 12" inches in the field.-OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance than 8d nails spaced a maximum of 12 inches in the field or has a mean uplift resistance of at least 103 psf.
   - ☐ C. Plywood/OSB roof sheathing with a minimum thickness of 7/16"inch attached to the roof truss/rafter (spaced a maximum of 24"inches o.c.) by 8d common nails spaced a maximum of 6" inches in the field. -OR- Dimensional lumber/Tongue & Groove decking with a minimum of 2 nails per board (or 1 nail per board if each board is equal to or less than 6 inches in width). -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure.**

or greater resistance than 8d common nails spaced a maximum of 6 inches in the field or has a mean uplift resistance of at least 182 psf.

- ☑ D. Reinforced Concrete Roof Deck.
- ☐ E. Other: _____
- ☐ F. Unknown or unidentified.
- ☐ G. No attic access.

4. **Roof to Wall Attachment:** What is the **WEAKEST** roof to wall connection? (Do not include attachment of hip/valley jacks within 5 feet of the inside or outside corner of the roof in determination of WEAKEST type)
   - ☐ A. Toe Nails
     - ☐ Truss/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the top plate of the wall, or
     - ☐ Metal connectors that do not meet the minimal conditions or requirements of B, C, or D

   Minimal conditions to qualify for categories B, C, or D. All visible metal connectors are:
     - ☐ Secured to truss/rafter with a minimum of three (3) nails, **and**
     - ☐ Attached to the wall top plate of the wall framing, or embedded in the bond beam, with less than a ½" gap from the blocking or truss/rafter **and** blocked no more than 1.5" of the truss/rafter, **and** free of visible severe corrosion.
   - ☐ B. Clips
     - ☐ Metal connectors that do not wrap over the top of the truss/rafter, **or**
     - ☐ Metal connectors with a minimum of 1 strap that wraps over the top of the truss/rafter and does not meet the nail position requirements of C or D, but is secured with a minimum of 3 nails.
   - ☐ C. Single Wraps
     Metal connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with a minimum of 2 nails on the front side and a minimum of 1 nail on the opposing side.
   - ☐ D. Double Wraps
     - ☐ Metal Connectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond beam, on either side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured with a minimum of 2 nails on the front side, and a minimum of 1 nail on the opposing side, **or**
     - ☐ Metal connectors consisting of a single strap that wraps over the top of the truss/rafter, is secured to the wall on both sides, and is secured to the top plate with a minimum of three nails on each side.
   - ☑ E. Structural Anchor bolts structurally connected or reinforced concrete roof.
   - ☐ F. Other: _____
   - ☐ G. Unknown or unidentified
   - ☐ H. No attic access

5. **Roof Geometry:** What is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of the host structure over unenclosed space in the determination of roof perimeter or roof area for roof geometry classification).
   - ☐ A. Hip Roof Hip roof with no other roof shapes greater than 10% of the total roof system perimeter. Total length of non-hip features: _____ feet; Total roof system perimeter: _____ feet
   - ☑ B. Flat Roof Roof on a building with 5 or more units where at least 90% of the main roof area has a roof slope of less than 2:12. Roof area with slope less than 2:12 **100%** sq ft; Total roof area **100%** sq ft
   - ☐ C. Other Roof Any roof that does not qualify as either (A) or (B) above.

6. **Secondary Water Resistance (SWR):** (standard underlayments or hot-mopped felts do not qualify as an SWR)
   - ☑ A. SWR (also called Sealed Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the sheathing or foam adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling from water intrusion in the event of roof covering loss.
   - ☐ B. No SWR.
   - ☐ C. Unknown or undetermined.

Inspectors Initials RD **Property Address** East Building - 2170 Gulf Shore Boulevard N.

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**

7. **Opening Protection:** What is the **weakest** form of wind borne debris protection installed on the structure? **First**, use the table to determine the weakest form of protection for each category of opening. **Second**, (a) check one answer below (A, B, C, N, or X) based upon the lowest protection level for ALL Glazed openings **and** (b) check the protection level for all Non-Glazed openings (.1, .2, or .3) as applicable.

Opening Protection Level Chart **Place an "X" in each row to identify all forms of protection in use for each opening type. Check only one answer below (A thru X), based on the weakest form of protection (lowest row) for any of the Glazed openings and indicate the weakest form of protection (lowest row) for Non-Glazed openings.**		Glazed Openings				Non-Glazed Openings	
		Windows or Entry Doors	Garage Doors	Skylights	Glass Block	Entry Doors	Garage Doors
N/A	Not Applicable- there are no openings of this type on the structure		✘	✘	✘		✘
A	Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights)					✘	
B	Verified cyclic pressure & large missile (4-8 lb for windows doors/2 lb for skylights)						
C	Verified plywood/OSB meeting Table 1609.1.2 of the FBC 2007						
D	Verified Non-Glazed Entry or Garage doors indicating compliance with ASTM E 330, ANSI/DASMA 108, or PA/TAS 202 for wind pressure resistance						
N	Opening Protection products that appear to be A or B but are not verified						
	Other protective coverings that cannot be identified as A, B, or C						
X	No Windborne Debris Protection	✘					

☐ **A. Exterior Openings Cyclic Pressure and 9-lb Large Missile (4.5 lb for skylights only)** All Glazed openings are protected at a minimum, with impact resistant coverings or products listed as wind borne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level A in the table above).

- Miami-Dade County PA 201, 202, **and** 203
- Florida Building Code Testing Application Standard (TAS) 201, 202, **and** 203
- American Society for Testing and Materials (ASTM) E 1886 **and** ASTM E 1996
- Southern Standards Technical Document (SSTD) 12
- For Skylights Only: ASTM E 1886 **and** ASTM E 1996
- For Garage Doors Only: ANSI/DASMA 115

☐ A.1 All Non-Glazed openings classified as A in the table above, or no Non-Glazed openings exist

☐ A.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level B, C, N, or X in the table above

☐ A.3 One or More Non-Glazed Openings is classified as Level B, C, N, or X in the table above

☐ **B. Exterior Opening Protection- Cyclic Pressure and 4 to 8-lb Large Missile (2-4.5 lb for skylights only)** All Glazed openings are protected, at a minimum, with impact resistant coverings or products listed as windborne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level B in the table above):

- ASTM E 1886 **and** ASTM E 1996 (Large Missile – 4.5 lb.)
- SSTD 12 (Large Missile – 4 lb. to 8 lb.)
- For Skylights Only: ASTM E 1886 **and** ASTM E 1996 (Large Missile - 2 to 4.5 lb.)

☐ B.1 All Non-Glazed openings classified as A or B in the table above, or no Non-Glazed openings exist

☐ B.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level C, N, or X in the table above

☐ B.3 One or More Non-Glazed openings is classified as Level C, N, or X in the table above

☐ **C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007** All Glazed openings are covered with plywood/OSB meeting the requirements of Table 1609.1.2 of the FBC 2007 (Level C in the table above).

☐ C.1 All Non-Glazed openings classified as A, B, or C in the table above, or no Non-Glazed openings exist

☐ C.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level N or X in the table above

☐ C.3 One or More Non-Glazed openings is classified as Level N or X in the table above

Inspectors Initials RD **Property Address** East Building - 2170 Gulf Shore Boulevard N.

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**

☐ **N. Exterior Opening Protection (unverified shutter systems with no documentation)** All Glazed openings are protected with protective coverings not meeting the requirements of Answer "A", "B", or C" or systems that appear to meet Answer "A" or "B" with no documentation of compliance (Level N in the table above).

- ☐ N.1 All Non-Glazed openings classified as Level A, B, C, or N in the table above, or no Non-Glazed openings exist
- ☐ N.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level X in the table above
- ☐ N.3 One or More Non-Glazed openings is classified as Level X in the table above

☑ **X. None or Some Glazed Openings** One or more Glazed openings classified as Level X in the table above.

MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR.
Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form.

Qualified Inspector Name:	License Type:	License or Certificate #:
Richard Verblaauw	Certified General Contractor	CGC1505916

Inspection Company:	Phone:
R3 of Florida, LLC	239.810.7793

Qualified Inspector – I hold an active license as a: (check one)

- ☐ Home inspector licensed under Section 468.8314, Florida Statutes who has completed the statutory number of hours of hurricane mitigation training approved by the Construction Industry Licensing Board and completion of a proficiency exam.
- ☐ Building code inspector certified under Section 468.607, Florida Statutes.
- ☑ General, building or residential contractor licensed under Section 489.111, Florida Statutes.
- ☐ Professional engineer licensed under Section 471.015, Florida Statutes.
- ☐ Professional architect licensed under Section 481.213, Florida Statutes.
- ☐ Any other individual or entity recognized by the insurer as possessing the necessary qualifications to properly complete a uniform mitigation verification form pursuant to Section 627.711(2), Florida Statutes.

Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida Statues, must inspect the structures personally and not through employees or other persons. Licensees under s.471.015 or s.489.111 may authorize a direct employee who possesses the requisite skill, knowledge, and experience to conduct a mitigation verification inspection.

I, Richard Verblaauw **(print name) am a qualified inspector and I personally performed the inspection or (*licensed contractors and professional engineers only*) I had my employee (** Richard Davis **(print name of inspector)) perform the inspection and I agree to be responsible for his/her work.**

Qualified Inspector Signature: _____ **Date:** 01-22-2025

An individual or entity who knowingly or through gross negligence provides a false or fraudulent mitigation verification form is subject to investigation by the Florida Division of Insurance Fraud and may be subject to administrative action by the appropriate licensing agency or to criminal prosecution. (Section 627.711(4)-(7), Florida Statutes) The Qualified Inspector who certifies this form shall be directly liable for the misconduct of employees as if the authorized mitigation inspector personally performed the inspection.

Homeowner to complete: I certify that the named Qualified Inspector or his or her employee did perform an inspection of the residence identified on this form and that proof of identification was provided to me or my Authorized Representative.

Signature: **Date:** 01-22-2025

An individual or entity who knowingly provides or utters a false or fraudulent mitigation verification form with the intent to obtain or receive a discount on an insurance premium to which the individual or entity is not entitled commits a misdemeanor of the first degree. (Section 627.711(7), Florida Statutes)

The definitions on this form are for inspection purposes only and cannot be used to certify any product or construction feature as offering protection from hurricanes.

Inspectors Initials RD **Property Address** East Building - 2170 Gulf Shore Boulevard N.

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**

City of Naples

Building Department
295 Riverside Circle
Naples, FL 34102
239 213-5020

Building Permit

ISSUED DATE:	November 20, 2024	**EXPIRATION:**	May 20, 2025
PERMIT NUMBER:	**PRRF2406246**		
APPLICATION DATE:	November 01, 2024		
PERMIT TYPE:	Roof		
BUILDING CODE EDITION:	FBC 8th Edition 2023		
DESCRIPTION OF WORK:	Remove existing singe ply roof system and install new Fibertite Single-Ply roof system on main upper roof. Replace small upper beacon roof with Standing Seam Metal roof system.		
FLOOD ZONE:			
FOLIO:	03180000008:2170 GULF SHORE BLVD N;		
JOB ADDRESS:	2170 GULF SHORE BLVD N, Bld-Unit:EAST, NAPLES, FL		
LEGAL DESCRIPTION:	LEGAL DESCRIPTION NOT AVAILABLE		
COST OF CONSTRUCTION:	$118,028.00		

CONTACT INFORMATION:

Owner:

BEACON HOUSE TOWER ONE A CONDOMINIUM2170 GULF SHORE BLVD N
NAPLES, FL 34102

Applicant:

Richard McCanna
221 27th Street NW
Naples, FL 34120

Contractor:

ROOF DESIGN & SHEET METAL, LLC
221 27TH STREET NW
Naples, FL 34120

CONDITION HOLDS:

#	Type of Hold:	Condition Description
1	Informational	All new and replaced mechanical equipment must be screened from view to the full height of the equipment consistent with all applicable fencing and landscaping requirements and manufacturer's specifications. Screening walls and fences around replacement equipment may exceed the allowable height limitations provided the height is the minimum required to screen from view to the full height of the equipment and the projection into the required yard is the minimum encroachment necessary per manufacturers' specifications.

NOTICE: PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS OR THE DEMOLITION OF A STRUCTURE, FEDERAL AND STATE LAWS REQUIRE THE PERMITEE (EITHER THE OWNER OR THE CONTRACTOR) TO SUBMIT A NOTICE OF THE INTENDED WORK TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). FOR MORE INFORMATION, CONTACT DEP AT (239) 344-5600.

IN ADDITION TO THE CONDITIONS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS CITY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES OR FEDERAL AGENCIES.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. FS 713.135

NEMO EVALUATION REPORT (NER)

Seaman Corporation
1000 Venture Blvd.
Wooster, OH 44691
(800) 927-8578

SUBJECT:	**FiberTite Roof Systems**
SCOPE:	This NEMO Evaluation Report (henceforth 'NER') is issued under F.A.C. Rule 61G20-3 and the applicable rules and regulations governing Product Approval of construction materials in the State of Florida and ISO/IEC 17065 via NEMO|cert. NEMO Evaluations has evaluated the product described herein for compliance with the Code sections noted herein.
CODE:	2023 Florida Building Code, 8th Edition
JURISDICTION:	Non-HVHZ and HVHZ
NEMO CATEGORY:	Single Ply
FBC CATEGORY:	Roofing
FBC SUB-CATEGORY:	Single Ply Roof Systems
CSI DIVISION:	07 00 00 Thermal and Moisture Protection 07 54 00 Thermoplastic Membrane Roofing 07 54 16 Ketone Ethylene Ester Roofing
METHOD:	Method 1, Option C – Codified Material, Evaluation by Evaluation Entity
COMPLIANCE STATEMENT:	**FiberTite Roof Systems**, as produced by **Seaman Corporation**, have demonstrated compliance with the Code sections noted herein through testing in accordance with the referenced Standards, rational analysis and an ongoing quality assurance program. Compliance is subject to the Installation Requirements and Limitations of Use set forth herein.
QUALITY ASSURANCE:	Evidence of current quality assurance shall be listing and labeling in accordance with the requirements of NEMO|cert.
CONTINUED COMPLIANCE:	This NER is valid until such time the named product(s) change, the referenced Quality Assurance changes, or the evaluated Code provisions change. NEMO Evaluations requires, at minimum, a complete review of this NER with each 3-year Code Cycle.
BUILDING PERMIT REQUIREMENTS:	As required by the Building Official or Authority Having Jurisdiction to evaluate the installation of this product.
ADVERTISEMENT:	"NEMO Evaluated" may be displayed in advertising literature. If any portion of the NER is displayed, it shall be displayed in its entirety.
CERTIFICATION OF INDEPENDENCE:	✓ NEMO ETC, LLC does not have, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products it evaluates. ✓ NEMO ETC, LLC is not owned, operated or controlled by any company manufacturing or distributing products it evaluates. ✓ This is a building code evaluation. NEMO ETC, LLC is not, in any way, the Designer of Record for any project on which this NER, or previous versions thereof, is/was used for permitting or design guidance.

BACK TO TOP

1. CODES, PROPERTIES AND STANDARDS:

Code	Section	Property	Standard
2023 Florida Building Code, 8th Edition	1504.3.1	Wind resistance	FM 4474
	1504.3.1	Wind resistance	UL 1897
	1504.6	Physical properties	ASTM G154
	1504.6	Physical properties	ASTM G155
	1504.7	Impact resistance	FM 4470
	1507.11.2, TAS 110	Material standard	ASTM D6163
	1507.11.2, TAS 110	Material standard	ASTM D6164
	1507.12.2, TAS 110	Material standard	ASTM D6754
	TAS 110	Resistance to Foot Traffic	TAS 114, Section 8.9
	TAS 110	Wind resistance	TAS 114, Appendix C, D or J
	TAS 110	Susceptibility Hail Damage	TAS 114, Appendix F
	TAS 110	Susceptibility to Leakage	TAS 114, Appendix G

2. PRODUCTS:

TABLE 1: EVALUATED MEMBRANES

Type	Product		Material Standard		Manufacturing Location
	Name	Thickness	Reference	Type	
Roof Cover[1]	FiberTite	36-mil	ASTM D6754	N/A	Bristol, TN Wooster, OH
	FiberTite-SM	45, 60-mil			
	FiberTite-XT	50, 60-mil			
	FiberTite-Xtreme	60-mil			
Roof Cover or Cap Ply[1]	FiberTite-FB	36-mil			Wooster, OH
	FiberTite-SM FB	45, 60-mil			
	FiberTite-XT FB	50, 60-mil			
	FiberTite-Xtreme FB	60-mil			
Vapor Barrier or Base Ply	FiberTite-SBS Base		ASTM D6163	I	Arkadelphia, AR
	FiberTite-SBS TG Base		ASTM D6163	I	
	FiberTite-SBS 190 Base		ASTM D6164	I	
	FiberTite-SBS 190 TG Base		ASTM D6164	I	
	FTR SBS Poly 3.0		ASTM D6164	I	Winter Haven, FL
	FTR SBS Poly 3.7		ASTM D6164	I	Little Rock, AR
	FTR SBS Poly 4.0		ASTM D6164	I	Hazleton, PA

TABLE 2: COMPONENTS BY OTHERS (4.1.3)

Type	FiberTite Product	Acceptable Alternate	FBC	NOA
Roofing Fasteners & Plates:	FiberTite #12	Dekfast DF-#12-PH3	FL20311	22-0913.02
	FiberTite #14	Dekfast DF-#14-PH3		
	FiberTite Magnum Fastener	Dekfast DF-#15-PH3		
	N/A	Dekfast DL-SQ1/4		
	N/A	Dekfast PTL-DL-R-2-4B		
	FiberTite Magnum Stress Plate	Dekfast PLT-O-2-1/2-8B		
	FiberTite Magnum-Plus Plate	Dekfast PLT-O-2-3/4-12B		
	FTR Magnum2S	Dekfast PLT-R-2-3/8-6B		
	N/A	Dekfast PLT-H-2-7/8		
	FiberTite 3-in Steel Plate	Dekfast PLT-R-3		
	FTR-IW isoweld	isoweld FI-P-6.8-PVC		
	N/A	isoweld FI-P-16.0-PVC	N/A	N/A
	N/A	isoweld FI-R-20 Sleeve[2]		
	N/A	OMG #12 Standard	FL699	23-0718.03
	N/A	OMG #14 Heavy Duty		
	N/A	OMG CD-10		

[1] *Certified by ISO/IEC 17065 Certification Entity NEMO|cert. for physical properties.*

BACK TO TOP

TABLE 2: COMPONENTS BY OTHERS (4.1.3)

TYPE	FIBERTITE PRODUCT	ACCEPTABLE ALTERNATE	FBC	NOA
ROOFING FASTENERS & PLATES:	FTR Magnum O Fastener	OMG XHD screw	FL699	23-0718.03
	FTR Retro-Driller	OMG RetroDriller		
	N/A	OMG Polymer GypTec Fastener		
	N/A	OMG 3" Galvalume Steel Plate		
	N/A	OMG RhinoBond Insulation Plate (PVC)		
	N/A	OMG RhinoBond TreadSafe Plate (PVC)		
	N/A	OMG RhinoBond TreadSafe Insert[2]		
	N/A	OMG 2 in. Polymer GypTec Metal Barbed Plate		
	N/A	Trufast #12 DP	FL4500	22-1214.02
	N/A	Trufast #14 HD		
	FTR MagnumT Fastener	Trufast #15 EHD		
	FTR PurlinT Fastener	Trufast #12 Purlin Fastener		
	N/A	Trufast ¼" Concrete Spike		
	N/A	Trufast TL Fastener		
	N/A	Trufast 2" TL Seam Plate		
	FiberTite FTR Magnum-R275	Trufast 2-3/4" Barbed Metal Seam Plate (EHD)		
	N/A	Trufast 3" Metal Insulation Plate		
INSULATIONS:	FTR-VALUE A	ACFoam II	FL17989	23-0207.02
	FTR-Value-III-A	ACFoam III		
	FTR-VALUE H	H-Shield	FL5968	19-0521.04
	FTR-Value H Glass Facer	H-Shield CG		
	FTR-VALUE	ENRGY 3	FL4205	23-0509.05
	N/A	Insulfoam IX	FL29563	22-0628.10
	N/A	DensDeck	FL1250	22-1223.04
	N/A	DensDeck Prime		
	N/A	DEXcell FA Glass Mat Roof Board	FL17840	20-0212.01
	N/A	DEXcell Cement Roof Board		
	N/A	SECUROCK Gypsum-Fiber Roof Board	FL4264	21-0923.05
	N/A	SECUROCK Cement Roof Board		
	N/A	Celcore Cellular Concrete	FL2037	23-0718.06
	N/A	Concrecel Lightweight Insulating Concrete	FL5584	21-1229.06
	N/A	Elasti-cell Lightweight Insulating Concrete	None	23-0817.05
	N/A	Mearlcrete	FL13492	19-0729.03
ADHESIVES:	Alpha-Tite Bonding Adhesive	N/A	None	None
	FTR-190e	N/A	None	None
	FTR-290	N/A	None	None
	FTR-390	N/A	None	None
	FTR-490	N/A	None	None
	FTR SBS Adhesive	N/A	None	None
	FiberTite FTR 601	Millennium One Step Foamable Adhesive	FL1800	21-1018.06
	FTR-601 PG	Millennium PG-1 Pump Grade Adhesive		
	N/A	Millennium PG-1 EF ECO		
	N/A	OlyBond 500	FL1608	22-0519.04
	N/A	Polyset Board-Max	FL22256	22-0614.10
	N/A	Polyset Commercial Roof Adhesive	FL1365	
PRIMERS:	FTR SA Primer	ELASTOCOL Stick Zero	FL9779	22-0706.01
	N/A	ELASTOCOL Stick		
ROLL GOODS:	VaporTite	SOPRAVAP'R	None	19-0828.01

[2] When using OMG RhinoBond TreadSafe Insert or SFS isoweld FI-R-20 Sleeve, the insulation shall be of sufficient thickness to accommodate the length of the insert/sleeve without damage thereto during installation.

BACK TO TOP

3. INSTALLATION:

3.1 **FiberTite Roof Systems** shall be installed in accordance with **Seaman Corporation** published installation instructions, subject to the Limitations of Use noted herein.

3.1.1 Fasteners: Unless otherwise noted, fasteners and stress plates shall be as follows, used in any combination. Fasteners shall be of sufficient length for the following engagements.

FASTENER REFERENCES			
ROOF DECK	PARTS		FASTENER ENGAGEMENT
Wood, engineered sheathing or plank	Fastener Options:	FiberTite #12, FiberTite #14, FiberTite Magnum Fastener, FTR Magnum O Fastener, FTR MagnumT Fastener, OMG #12 Standard, OMG #14 Heavy Duty or OMG XHD, SFS Dekfast DF-#12-PH3, Dekfast DF-#14-PH3 or Dekfast DF-#15-PH3, Trufast #12 DP, Trufast #14 HD or Trufast #15 EHD	Min. 0.75-inch penetration (engineered sheathing) or min. 1-inch embedment (plank)
	Plate Options:	FiberTite 3-in Steel Plate, OMG 3" Galvalume Plate, SFS Dekfast PLT-R-3 or Trufast 3" Metal Insulation Plate	
Steel	Fastener Options:	FiberTite #12, FiberTite #14, FiberTite Magnum Fastener, FTR Magnum O Fastener, FTR MagnumT Fastener, OMG #12 Standard, OMG #14 Heavy Duty or OMG XHD, SFS Dekfast DF-#12-PH3, Dekfast DF-#14-PH3 or Dekfast DF-#15-PH3, Trufast #12 DP, Trufast #14 HD or Trufast #15 EHD	Min. 0.75-inch penetration
	Plate Options:	FiberTite 3-in Steel Plate, OMG 3" Galvalume Plate, SFS Dekfast PLT-R-3 or Trufast 3" Metal Insulation Plate	
Structural Concrete	Fastener Options:	FiberTite #14, OMG #14 Heavy Duty or OMG CD-10, SFS Dekfast DF-#14-PH3, Trufast #14 HD or Trufast ¼" Concrete Spike	Non-HVHZ: Min. 1-inch embedment HVHZ: Min. 1.25-inch embedment
	Plate Options:	FiberTite 3-in Steel Plate, OMG 3" Galvalume Plate, SFS Dekfast PLT-R-3 or Trufast 3" Metal Insulation Plate	

3.1.2 Insulation:

(a) Unless otherwise noted, insulation may be any one layer or combination of FBC Approved (Local or Statewide) board(s) that meet FBC 1505 and, for foam plastic, FBC Chapter 26, when installed with the roof cover.

(b) For Structural Concrete Deck or Recover Applications using System Type C-1 the base insulation layer is optional and using System Type C-2, D-1 or D-2, the insulation is optional. Alternatively, an FBC Approved (Local or Statewide) insulation board or coverboard may be used as a separation layer. Board products shall be preliminarily attached prior to roof cover installation, see Section 3.1.2(d). The separator component shall be documented as meeting FBC 1505 and, for foam plastic, FBC Chapter 26, when installed with the roof cover in Recover applications.

(c) Minimum 200 psi, minimum 2-inch thick FBC Approved (Local or Statewide) lightweight insulating concrete may be substituted for, or installed below, rigid insulation board for System Types B-1, C-1, C-2, D-1 or D-2, whereby fasteners are installed through the lightweight insulating concrete to engage the structural deck. The structural deck shall be of equal or greater type, thickness and strength to the steel and structural concrete deck listings. Roof decks and structural members shall be in accordance with FBC requirements to the satisfaction of the Authority Having Jurisdiction. This is a wind uplift resistance allowance and does not purport to address non-wind-uplift-related issues, such as deck venting or moisture levels within the LWIC and the potential effect on overlying components.

(d) Preliminary insulation attachment:

- Non-HVHZ: Unless otherwise noted, use FBC Approved (Local or Statewide) roofing fasteners and plates and refer to Section 2.2.10.1.3 of FM Loss Prevention Data Sheet 1-29.
- HVHZ: Unless otherwise noted, use FBC HVHZ Approved roofing fasteners and plates minimum four fasteners per 4 x 8 ft board or minimum two fasteners per 4 x 4 ft board.

(e) Lightweight insulating concrete (LWIC) shall be cast in accordance with FBC Section 1917 to the satisfaction of the Authority Having Jurisdiction. For systems where specific LWIC is referenced, refer to current LWIC Florida Product Approval or NOA for specific deck construction and limitations. Unless otherwise noted, for systems where specific LWIC is not referenced, the minimum design mix shall be 300 psi. In all cases, the minimum top-coat thickness is 2-inches. For LWIC over structural concrete, reference is made to FBC Section 1917.4.1, Point 1. For "pre-existent" LWIC references, listings were established through testing over lightweight concrete cast using only foaming agent (ASTM C896), water and Portland cement (ASTM C150), with no proprietary additives, in accordance with procedures adopted by Miami-Dade BCCO (FBC CER1592). Use of these listings in new construction or re-roof (tear-off) applications is at the discretion of the Designer or Record and Authority Having Jurisdiction.

BACK TO TOP

3.1.3 Insulation Adhesives:

(a) Unless otherwise noted, insulation adhesive application rate is continuous ribbons, maximum 12-inch o.c. Ribbons shall be applied and insulation boards shall be set in accordance with the manufacturer's published instructions. When multiple layers(s) of insulation and/or coverboard are installed in ribbon-applied adhesive, boards shall be staggered from layer-to-layer. The maximum edge distance from the adhesive ribbon to the edge of the insulation board shall be not less than one-half the specified ribbons spacing. Concrete deck shall be primed with ASTM D41 primer prior to asphalt-application.

Insulation Adhesive References			
By	Adhesive	Reference	Rate
Seaman Corporation	Fibertite FTR 601	FTR 601	Continuous ribbons, max. 12-inch o.c.
	FTR-601 PG	FTR-601 PG	Continuous ribbons, max. 12-inch o.c.
HB Fuller	Millennium PG-1 EF ECO	M-PG1-EF-ECO	Continuous 1 to 1.5-inch ribbons, 12-inch o.c.
OMG	OlyBond 500	OB500	Continuous ribbons, max. 12-inch o.c.
ICP Construction	Polyset Board-Max	Board-Max	Continuous ribbons, max. 12-inch o.c.
	Polyset Commercial Roof Adhesive	Polyset CRA	Continuous ribbons, max. 12-inch o.c.
Generic	ASTM D312, Type IV asphalt	hot asphalt	Full-coverage at 25-30 lbs/square

(b) Unless otherwise noted, all adhered insulations are flat-stock or taper board of the minimum thickness noted. Tapered polyisocyanurate at the following thickness limitations may be substituted with the following Maximum Design Pressure (MDP) limitations. In no case shall these values be used to 'increase' the MDP listings in the tables; rather if MDP listing below meets or exceeds that listed for a particular system in the tables, then the thinner board listed below may be used as a drop-in for the equivalent thicker material listed in the selected assembly.

MDP Limitations for Tapered Polyisocyanurate Insulations			
Adhesive	Insulation	Min. Tapered Thickness (in)	MDP(psf)
FTR 601 or FTR-601 PG	Any listed polyisocyanurate herein	0.5	-157.5
OB500	FTR-VALUE or FTR-VALUE H	0.5	-315.0
OB500	FTR-VALUE A	0.5	-487.5
Board-Max or CRA	Any listed polyisocyanurate herein	1.0	-117.5

(c) Adhered Insulation, Board Size:

> Non-HVHZ: Unless otherwise noted, refer to Section 2.2.10.6.2 of FM Loss Prevention Data Sheet 1-29.

> HVHZ: Bonded polyisocyanurate insulation boards shall be maximum 4 x 4 ft.

3.1.4 Roof Covers:

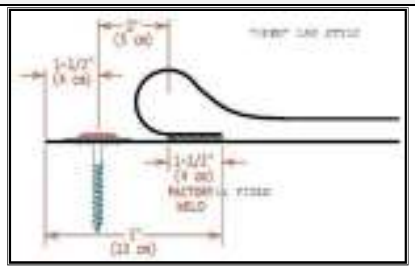
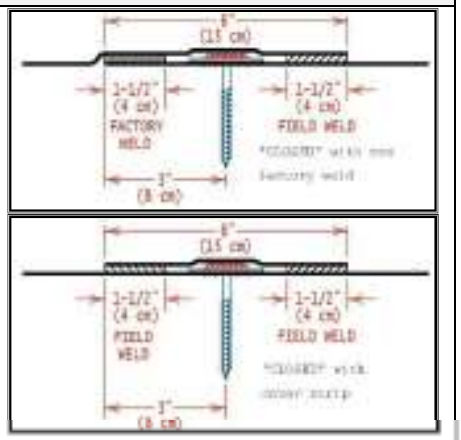
(a) For bonded membrane applications, unless otherwise noted, refer to the following.

Membrane / Adhesive Combinations					
Reference	Layer	Material	Application		
			Adhesive	Method	Rate
BB1-190E	Roof Cover:	FiberTite or FiberTite XT	FTR-190e	Contact application	0.5 gallon/square per surface
BB2-190E	Roof Cover:	FiberTite-SM or FiberTite XTreme			
BB3-ATBA	Roof Cover:	FiberTite or FiberTite XT	Alpha-Tite Bonding Adhesive	Contact application	0.83 to 1.0 gallon/square per surface, depending on substrate porosity
BB4-ATBA	Roof Cover:	FiberTite-SM or FiberTite XTreme			
FBI-290	Roof Cover:	FiberTite-FB, -SM FB, -XT FB or -XTreme FB	FTR-290	Wet lay	1.0 gallon/square
FB2-390	Roof Cover or Cap Ply:	FiberTite-FB, -SM FB, -XT FB or -XTreme FB	FTR-390	Wet lay	1.67 to 2.5 gallon/square, depending on substrate porosity
* FB3-490	Roof Cover:	FiberTite-FB, -SM FB, -XT FB or -XTreme FB	FTR-490	Wet lay	0.85 to 1.0 gallon/square, depending on substrate porosity *
FB4-HA	Roof Cover or Cap Ply:	FiberTite-FB, -SM FB, -XT FB or -XTreme FB	hot asphalt	Wet lay	25-30 lbs/square
FB5-CR20	Roof Cover or Cap Ply:	FiberTite-FB, -SM FB, -XT FB or -XTreme FB	ICP Adhesives "Polyset Commercial Roof Adhesive"	Wet lay	Spatter-applied, full coverage
FB6-601PG	Roof Cover or Cap Ply:	FiberTite-FB, -SM FB, -XT FB or -XTreme FB	FTR 601-PG	Wet lay	Spatter-applied, 4.0 lbs/square

BACK TO TOP

MEMBRANE / ADHESIVE COMBINATIONS					
REFERENCE	LAYER	MATERIAL	APPLICATION		
			ADHESIVE	METHOD	RATE
FB7-CEFA	Roof Cover or Cap Ply:	FiberTite-FB, -SM FB, -XT FB or -XTreme FB	SOPREMA "COLPLY EF Adhesive"	Wet lay	2.0 gallon/square
BP1-HA	Vapor Barrier, Base Ply or Ply:	FiberTite-SBS Base, FiberTite-SBS 190 Base, FTR SBS Poly 3.0, FTR SBS Poly 3.7 or FTR SBS Poly 4.0	Hot asphalt	Wet lay (substrate)	25-30 lbs/square
BP2-FTRSBSA	Vapor Barrier, Base Ply or Ply:	FiberTite-SBS Base, FiberTite-SBS 190 Base, FTR SBS Poly 3.0, FTR SBS Poly 3.7 or FTR SBS Poly 4.0	FTR SBS Adhesive	Wet lay (substrate)	1.5-2.0 gallon/square, depending on substrate porosity
BP3-CEFA	Vapor Barrier, Base Ply or Ply:	FiberTite-SBS Base, FiberTite-SBS 190 Base, FTR SBS Poly 3.0, FTR SBS Poly 3.7 or FTR SBS Poly 4.0	SOPREMA "COLPLY EF Adhesive"	Wet lay (substrate)	1.5-2.0 gallon/square, depending on substrate porosity
BP4-TA	Vapor Barrier, Base Ply or Ply:	FiberTite-SBS TG Base, FiberTite-SBS 190 TG Base, FTR SBS Poly 3.0, FTR SBS Poly 3.7 or FTR SBS Poly 4.0	torch-applied	torch-applied	full-bond

(b) For single-ply membranes in System Type D-1 steel deck applications, the roof membrane shall be run with its length perpendicular to the steel deck flutes. Seaman Corporation offers two (2) 'styles' of attachment; "Open" and "Closed", as detailed below.

FIBERTITE MEMBRANE ATTACHMENT 'STYLES'			
"OPEN" ATTACHMENT		"CLOSED" ATTACHMENT	
"Open" attachment involves a 5-inch lap with a 1½-inch factory-weld or field-weld. The stress plates and fasteners are installed with the centerline located 1½-inch from the underlying membrane edge. Attachment is expressed as follows: Open: <maximum fastener spacing> x <maximum lap spacing>.		"Closed" attachment involves either a 6-inch lap with a 1½-inch factory-weld with the stress plates and fasteners located along the centerline of the lap, followed by a 1½-inch field-weld, or stress plate and fastener placement through the field of the membrane and covered with a 6-inch wide strip of FiberTite membrane with 1½-inch field welds on both sides. Attachment is expressed as follows: Closed: <max fastener spacing> x <max row spacing>.	

(c) For System Type C-2 (induction weld), care shall be taken to ensure that the plates do not line-up with membrane seams. This condition may preclude proper induction welding of the membrane to the plates.

3.1.5 Vapor Barriers:

(a) For System Types C-1, C-2, D-1 or Type D-2, an optional thermal barrier and/or VaporTite (self-adhering) vapor barrier membrane may be installed atop the roof deck prior to installation of the insulation and roof cover. Refer to FM Loss Prevention Data Sheet 1-29 for design and installation recommendations and limitations.

(b) FiberTite VBX Air and Vapor Barrier Membrane, mechanically attached using FiberTite #14 Heavy Duty Fasteners or FiberTite Magnum Fasteners (steel only) with FiberTite Magnum-Plus Seam Plates spaced 24-in. o.c. within the 8-in. wide side laps; laps sealed with 1.5-in. heat weld, may be optionally installed over wood, steel or structural concrete deck or over lightweight concrete over steel or structural concrete deck (attached through the LWC to engage the structural deck) in the following system types, to a MDP of -82.5 psf.

- ✓ System Types B-1 and C-1.
- ✓ System Type C-2 with any grid pattern, or with row spacing not to exceed 60-inch o.c.
- ✓ System Type D-1 with row spacing not to exceed 60-inch o.c.

BACK TO TOP

(c) Vapor barrier options for use over **structural concrete deck** followed by bonded insulation carry the following MDP limitations. The lesser of the MDP listings below vs. that for the selected assembly applies.

VAPOR BARRIER OPTIONS, STRUCTURAL CONCRETE DECK, ADHERED INSULATION					
OPTION #	PRIMER	VAPOR BARRIER		INSULATION ADHESIVE PER TABLE 3A & 3B	MDP (PSF)
		TYPE	APPLICATION		
C-VB-1.	ASTM D41	FiberTite-SBS Base, FiberTite-SBS 190 Base, FTR SBS Poly 3.0, FTR SBS Poly 3.7 or FTR SBS Poly 4.0	hot asphalt	hot asphalt, 25-30 lbs/square	-210.0
C-VB-2.	ASTM D41	FiberTite-SBS TG Base, FiberTite-SBS 190 TG Base, FTR SBS Poly 3.0, FTR SBS Poly 3.7 or FTR SBS Poly 4.0	torch-applied	hot asphalt, 25-30 lbs/square	-210.0
C-VB-3.	ASTM D41	Smooth-surfaced, asphalt built-up roof	hot asphalt	hot-asphalt, 25-30 lbs/square	-375.0
C-VB-4.	None	FiberTite-SBS Base or FiberTite-SBS 190 Base	FTR SBS Adhesive, continuous ribbons, 12-inch o.c.	FTR 601 or FTR-601 PG, ribbons 12-inch o.c.	-75.0
C-VB-5.	None	FTR SBS Poly 3.7	FTR SBS Adhesive, continuous ribbons, 12-inch o.c.	FTR 601 or FTR-601 PG, ribbons 12-inch o.c.	-105.0
C-VB-6.	FTR SA Primer	VaporTite	self-adhering	FTR 601 or FTR-601 PG, ribbons 12-inch o.c.	-180.0
C-VB-7.	ELASTOCOL Stick	VaporTite	self-adhering	FTR 601 or FTR-601 PG, ribbons 12-inch o.c.	-210.0
C-VB-8.	ASTM D41	FiberTite-SBS Base, FiberTite-SBS 190 Base, FTR SBS Poly 3.0, FTR SBS Poly 3.7 or FTR SBS Poly 4.0	hot asphalt, FTR SBS Adhesive at 1.5-2.0 gal/square or SOPREMA "COPLY EF Adhesive" at 1.5-2.0 gal/square.	FTR 601 or FTR-601 PG, ribbons 12-inch o.c.	-225.0
C-VB-9.	ASTM D41	FiberTite-SBS TG Base, FiberTite-SBS 190 TG Base, FTR SBS Poly 3.0, FTR SBS Poly 3.7 or FTR SBS Poly 4.0	torch-applied	FTR 601 or FTR-601 PG, ribbons 12-inch o.c.	-225.0
C-VB-10.	ASTM D41	FiberTite-SBS Base, FiberTite-SBS 190 Base, FTR SBS Poly 3.0, FTR SBS Poly 3.7 or FTR SBS Poly 4.0	hot asphalt, FTR SBS Adhesive at 1.5-2.0 gal/square or SOPREMA "COPLY EF Adhesive" at 1.5-2.0 gal/square.	FTR 601 or FTR-601 PG, ribbons 6-inch o.c.	-372.3
C-VB-11.	ASTM D41	FiberTite-SBS TG Base, FiberTite-SBS 190 TG Base, FTR SBS Poly 3.0, FTR SBS Poly 3.7 or FTR SBS Poly 4.0	torch-applied	FTR 601 or FTR-601 PG, ribbons 6-inch o.c.	-372.3

4. LIMITATIONS OF USE:

4.1 General:

4.1.1 This is a building code evaluation. NEMO ETC, LLC is not, in any way, the Designer of Record for any project on which this NER, or previous versions thereof, is/was used for permitting or design guidance. NERs are not to be construed as representing any attributes not specifically listed, nor are NERs to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by NEMO ETC, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

4.1.2 This NER pertains to above-deck roof components. Roof decks and structural members shall be in accordance with FBC requirements to the satisfaction of the Authority Having Jurisdiction.

(a) Unless otherwise noted, reference to 'structural concrete' pertains to min. 2,500 psi structural concrete, and excludes 'structural lightweight concrete'.

4.1.3 All components in the roof assembly shall have quality assurance surveillance in accordance with **F.A.C.** Rule 61G20-3. For components listed herein that are produced by a manufacturer other than the report holder on Page 1 of this NER, refer to the Florida Product Approval or NOA of the component manufacturer.

4.2 Jurisdiction Specific:

Non-HVHZ	HVHZ
4.2.1 This NER does not include evaluation of fire classification. Refer to **FBC 1505,** UL TGFU.R10117 and the fire classification certificate for the roof cover manufacturer for requirements and limitations regarding roof assembly fire classification. Refer to **FBC 2603** for requirements and limitations concerning the use of foam plastic insulation.	This NER does not include evaluation of fire classification. Refer to **FBC HVHZ 1516,** UL TGFU.R10117 and the fire classification certificate for the roof cover manufacturer for requirements and limitations regarding roof assembly fire classification. Refer to **FBC 2603** for requirements and limitations concerning the use of foam plastic insulation.

BACK TO TOP

	Non-HVHZ	HVHZ
4.2.2	This NER does not include evaluation of roof edge termination. Refer to **FBC 1504.5** for requirements and limitations regarding edge securement for low-slope roofs.	This NER does not include evaluation of roof edge termination. Refer to **RAS 111** for requirements and limitations regarding edge securement for low-slope roofs.
4.2.3	Refer to **FBC 1511** for requirements and limitations regarding recover installations.	Refer to **FBC HVHZ 1521** for requirements and limitations regarding recover installations.
(a)	For mechanical attachment to existing roof decks, fasteners shall be tested for withdrawal resistance. A qualified design professional shall review the data for comparison to the minimum requirements for the system. Testing shall be in accordance with **ANSI/SPRI FX-1** or **TAS 105**.	For mechanical attachment to existing roof decks, fasteners shall be tested for withdrawal resistance. A qualified design professional shall review the data for comparison to the minimum requirements for the system. Testing shall be in accordance with **TAS 105**.
(b)	For adhered re-roof (tear off) installation, the existing substrate shall be examined for compatibility with the adhesive. If any surface conditions exist that bring system performance into question, field uplift testing in accordance with **ANSI/SPRI IA-1**, **FM Loss Prevention Data Sheet 1-52** or **TAS 124** shall be conducted on mock-ups of the proposed interface.	For adhered re-roof (tear off) installation, the existing substrate shall be examined for compatibility with the adhesive to be installed. If any surface conditions exist that bring system performance into question, field uplift testing in accordance with **TAS 124** shall be conducted on mock-ups of the proposed interface.
(c)	For adhered recover installation, the existing roof system shall meet project design pressure requirements on its own merit to the satisfaction of the Authority Having Jurisdiction, as documented through field uplift testing in accordance with **FM Loss Prevention Data Sheet 1-52** or **TAS 124**.	For adhered recover installation, the existing roof system shall meet project design pressure requirements on its own merit to the satisfaction of the Authority Having Jurisdiction, as documented through field uplift testing in accordance with **TAS 124**.
4.2.4	Wind Load Resistance:	
(a)	Refer to Section 4.3 for a tabulated summary of assembly listings and maximum allowable design pressures.	
(b)	"MDP" = Maximum Design Pressure is the result of testing for wind load resistance based on allowable wind loads, and reflects the ultimate passing pressure divided by 2 *(the 2 to 1 margin of safety per **FBC 1504.9** has already been applied)*. Refer to **FBC 1609** for determination of design wind loads.	"MDP" = Maximum Design Pressure is the result of testing for wind load resistance based on allowable wind loads, and reflects the ultimate passing pressure divided by 2 *(the 2 to 1 margin of safety per **TAS 114** has already been applied)*. Refer to **FBC HVHZ 1620** or **RAS 128** for determination of design wind loads.
(c)	The MDP for the selected assembly shall meet or exceed at least the Zone 1 PRIME design pressure determined in accordance with **FBC Chapter 16**. Elevated pressure zones shall employ an attachment density designed by a qualified design professional to resist the elevated pressure criteria. Commonly used methods are **ANSI/SPRI WD1**, **FM Loss Prevention Data Sheet 1-29**, **RAS 117** and **RAS 137**. Assemblies marked with an asterisk* carry the limitations set forth in **Section 2.2.10.1 of FM Loss Prevention Data Sheet 1-29** for Zone 2/3 enhancements.	The MDP for the selected assembly shall meet or exceed at least the Zone 1 PRIME design pressure determined in accordance with **FBC HVHZ 1620** or **RAS 128**. Elevated pressure zones shall employ an attachment density designed by a qualified design professional to resist the elevated pressure criteria. Analysis shall be in accordance with **RAS 117** or **RAS 137**.
(d)	For fully-adhered installations, the maximum design pressure for the selected assembly shall meet or exceed the critical design pressure. Rational analysis is not permitted.	For assemblies marked with an asterisk*, the maximum design pressure (MDP) limitation shall be applicable to all roof pressure zones. Rational analysis is not permitted.

BACK TO TOP

4.3 System Listings and Allowable Design Pressures: See Section 4.2.4

Attachment Requirements for Wind Uplift Resistance

Table	Deck	Application	Type	Description	Page
1A	Wood	New, Reroof (Tear-Off) or Recover	C-I	Mechanically Attached Insulation, Bonded Roof Cover	10
1B	Wood	New, Reroof (Tear-Off) or Recover	C-2	Mechanically Attached Insulation, Induction Welded Roof Cover	11
1c	Wood	New, Reroof (Tear-Off) or Recover	D-I	Insulated, Mechanically Attached Roof Cover	12
1d	Wood	New, Reroof (Tear-Off) or Recover	D-I	Insulated, Bonded Vapor Barrier, Mechanically Attached Roof Cover	13
1E	Wood	New, Reroof (Tear-Off) or Recover	E-I	Non-Insulated, Mechanically Attached Roof Cover	13
2a	Steel or Structural Concrete	New, Reroof (Tear-Off) or Recover	B-I	Mechanically Attached Base Insulation, Bonded Top Insulation(s), Bonded Roof Cover	14
2b	Steel or Structural Concrete	New, Reroof (Tear-Off) or Recover	B-I	Mechanically Attached Base Insulation, Bonded Top Insulation(s), Bonded Roof Cover	23
2C	Steel	New or Reroof (Tear-Off)	B-2	Mechanically Attached Thermal Barrier, Bonded Vapor Barrier, Bonded Insulation(s), Bonded Roof Cover	24
2D	Steel	New or Reroof (Tear-Off)	B-2	Mechanically Attached Thermal Barrier, Bonded Vapor Barrier, Bonded Insulation(s), Bonded Roof Cover	34
2e	Steel or Structural Concrete	New, Reroof (Tear-Off) or Recover	C-I	Mechanically Attached Insulation, Bonded Roof Cover	38
2f	Steel or Structural Concrete	New, Reroof (Tear-Off) or Recover	C-I	Mechanically Attached Insulation, Bonded Roof Cover	44
2g	Steel	New, Reroof (Tear-Off) or Recover	C-2	Mechanically Attached Insulation, Induction Welded Roof Cover	45
2h	Steel	New, Reroof (Tear-Off) or Recover	D-I	Insulated, Mechanically Attached Roof Cover	52
3a	Structural Concrete	New or Reroof (Tear-Off)	A-I	Bonded Insulation(s), Bonded Roof Cover	55
3b	Structural Concrete	New or Reroof (Tear-Off)	A-I	Bonded Insulation(s), Bonded Base Ply(s), Bonded Roof Cover	61
3c	Structural Concrete	New, Reroof (Tear-Off) or Recover	C-2	Mechanically Attached Insulation, Induction Welded Roof Cover	65
3d	Structural Concrete	New, Reroof (Tear-Off) or Recover	D-I	Insulated, Mechanically Attached Roof Cover	69
3e	Structural Concrete	New or Reroof (Tear-Off)	F	Non-Insulated, Bonded Roof Cover	70
3f	Structural Concrete	New or Reroof (Tear-Off)	G	Perimeter Attached Roof Cover, Pressure Equalizing Vent	71
4a	Existing Lightweight Concrete	Reroof (Tear-Off)	A-I	Bonded Insulation(s), Bonded Roof Cover	71
4b	Lightweight Concrete	New or Reroof (Tear-Off)	F	Non-Insulated, Bonded Roof Cover	71
5a	Cementitious Wood Fiber	New or Reroof (Tear-Off)	A-I	Bonded Insulation(s), Bonded Roof Cover	73
5b	Cementitious Wood Fiber	New or Reroof (Tear-Off)	A-I	Bonded Insulation(s), Bonded Roof Cover	75
5C	Cementitious Wood Fiber	Reroof (Tear-Off) or Recover	D-I	Insulated, Mechanically Attached Roof Cover	75
6a	Existing Gypsum	Reroof (Tear-Off)	A-I	Bonded Insulation(s), Bonded Roof Cover	75
6b	Existing Gypsum	Reroof (Tear-Off)	A-I	Bonded Insulation(s), Bonded Roof Cover	78
6c	Existing Gypsum	Reroof (Tear-Off)	D-I	Insulated, Mechanically Attached Roof Cover	79
7a	Various	Recover	A-I	Bonded Insulation(s), Bonded Roof Cover	79
7b	Various	Recover	A-I	Bonded Insulation(s), Bonded Roof Cover	88
7C	Steel	Recover	C-2	Mechanically Attached Insulation, Induction Welded Roof Cover	90
7D	Steel	Recover	D-I	Insulated, Mechanically Attached Roof Cover	92
7e	Various	Recover	F	Non-Insulated, Bonded Roof Cover	92

BACK TO TOP or TOP OF ATTACHMENT REQUIREMENTS

TABLE 3d: STRUCTURAL CONCRETE DECKS - NEW CONSTRUCTION, REROOF (Tear-Off) or RECOVER
SYSTEM TYPE D-I: INSULATED, MECHANICALLY ATTACHED ROOF COVER

System No.	Deck (4.1.2)	Insulation (3.1.2)		Roof Cover (3.1.4)			MDP (psf)
		Type	Attach	Membrane	Fastener (3.1.1, 4.2.3)	Attachment	
C-192.	Structural concrete	Min. 1.5-inch thick, one or more layers, any combination	Prelim. attached	FiberTite, XT, SM or Xtreme	FiberTite Magnum Fastener or OMG CD-10 with FTR Magnum2S Plate	Closed: 6 x 144-inch	-52.5
C-193.	Structural concrete	Min. 1.5-inch thick, one or more layers, any combination	Prelim. attached	FiberTite, XT, SM or Xtreme	FiberTite Magnum Fastener or OMG CD-10 with FiberTite Magnum Stress Plate or FiberTite Magnum-Plus Stress Plate	Closed: 6 x 94-inch	-82.5
C-194.	Structural concrete	Min. 1.5-inch thick, one or more layers, any combination	Prelim. attached	FiberTite, XT, SM or Xtreme	FiberTite Magnum Fastener or OMG CD-10 with FiberTite Magnum Stress Plate or FiberTite Magnum-Plus Stress Plate	Closed: 6 x 104.5-inch	-90.0
C-195.	Structural concrete	Min. 1.5-inch thick, one or more layers, any combination	Prelim. attached	FiberTite, XT, SM or Xtreme	FiberTite Magnum Fastener or OMG CD-10 with FiberTite Magnum Stress Plate or FiberTite Magnum-Plus Stress Plate	Closed: 6 x 47-inch	-112.5

TABLE 3e: STRUCTURAL CONCRETE DECKS - NEW CONSTRUCTION or REROOF (Tear-Off)
SYSTEM TYPE F: NON-INSULATED, BONDED ROOF COVER*

System No.	Deck (4.1.2)	Roof Cover (3.1.4)			MDP (psf)*
		Base Ply	Ply	Cap Ply	
C-196.	Structural concrete	None	N/A	FB6-601PG	-112.5
C-197.	Structural concrete primed; ASTM D41	BP1-HA, BP2-FTRSBSA, BP3-CEFAor BP4-TA	(Optional) BP1-HA, BP2-FTRSBSA, BP3-CEFA or BP4-TA	FB4-HA, FB5-CR20, FB6-601PG or FB7-CEFA	-167.5
C-198.	Structural concrete	None	None	FB2-390	-237.5
C-199.	Structural concrete primed; ASTM D41	SOPREMA "Elastophene SP 2.2" or "Elastophene SP 3.0", torch-applied	None	FB2-390	-320.0
C-200.	Structural concrete sealed; PVA	None	N/A	FB1-290	-377.0
C-201.	Structural concrete	None	N/A	FB3-490	-442.5
* C-202.	Structural concrete	None	N/A	FB3-490 (FiberTite XT EB only)	-495.0 *
C-203.	Structural concrete	None	N/A	FB5-CR20	-495.0
C-204.	Structural concrete primed; ASTM D41	None	N/A	FB4-HA	-572.5

BACK TO TOP or TOP OF ATTACHMENT REQUIREMENTS

R3 of Florida, LLC
P.O. Box 152205
Cape Coral, FL 33915
Office: 239.810.7793
Email: radjrsas@yahoo.com

FRONT ELEVATION VIEW

SIDE ELEVATION VIEW

REAR ELEVATION VIEW

SIDE ELEVATION VIEW

(BHC, Inc., A Condominium Association) Beacon House Tower One Condominium Association
East Building – 2170 Gulf Shore Boulevard N., Naples, FL 34102
01-22-2025

R3 of Florida, LLC
P.O. Box 152205
Cape Coral, FL 33915
Office: 239.810.7793
Email: radjrsas@yahoo.com

ROOF COVERING SYSTEM – The roof covering system is fully functional with no observable deficiencies. The mechanical devices appear to be secured in a manner to resist high wind events.

ROOF COVERING SYSTEM – The roof covering system is fully functional with no observable deficiencies. The mechanical devices appear to be secured in a manner to resist high wind events.

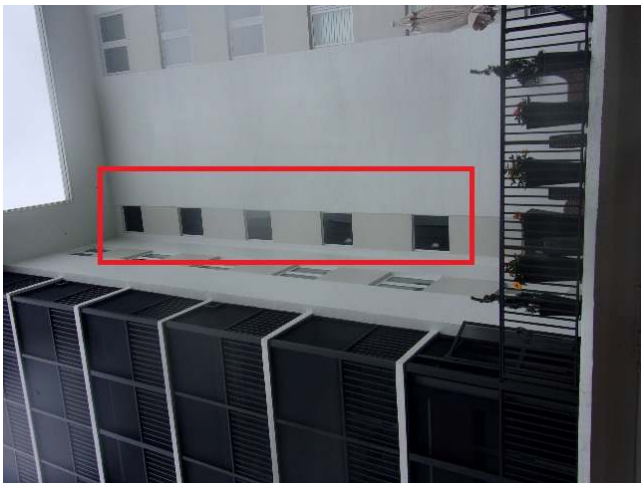
ROOF COVERING SYSTEM – The roof covering system is fully functional with no observable deficiencies. The mechanical devices appear to be secured in a manner to resist high wind events.

ROOF COVERING SYSTEM – The roof covering system is fully functional with no observable deficiencies. The mechanical devices appear to be secured in a manner to resist high wind events.

R3 of Florida, LLC
P.O. Box 152205
Cape Coral, FL 33915
Office: 239.810.7793
Email: radjrsas@yahoo.com

REINFORCED CONCRETE ROOF DECK ON REINFORCED CONCRETE WALLS

REINFORCED CONCRETE ROOF DECK ON REINFORCED CONCRETE WALLS



OPENING PROTECTION – Although all the unit owner window & sliding door openings are large missile rated, the stairwell windows are not rated or protected. Approximately 95% of the building is protected.

OPENING PROTECTION – Although all the unit owner window & sliding door openings are large missile rated, the rear ground level glazed sliding glass doors are not rated or protected. Approximately 95% of the building is protected.

(BHC, Inc., A Condominium Association) Beacon House Tower One Condominium Association
East Building – 2170 Gulf Shore Boulevard N., Naples, FL 34102
01-22-2025