Hugh J. Morgan
Appellant

vs

City of Key West, Historical Architectural Review Commission
Appellee

NOTICE OF APPEAL

To the Special Master
c/o Keri O'Brien, City Clerk
City of Key West Key West City Hall 1300 White Street
Key West, FL 33040

Appellant:
Name: Hugh J. Morgan as owner of subject property
Address: 309 Whithead St. Key West, Fl. 33040
Phone: 305 304 1228
hughkw123@gmail.com

JUL 7 '25 PM4:52

Respondent:
City of Key West
Historical Architectural Review Commission

Subject Property:
Address: 402 South St., Key West, Fl. 33040
Historic District: HRC

Date of Final Order: June 24, 2025
Date of Filing This Appeal: July 7, 2025

NOTICE IS HEREBY GIVEN that the undersigned Appellant hereby appeal the Final Order issued by the City of Key West, Historical Architectural Review Commission on June 24, 2025, regarding the property located at 402 South St., Key West, Fl. 33040 wherein the Applicant's Certificate of Appropriateness to replace the shingle metal roof with a V-Crimp metal roof was denied and takes issue with the June 26. 2025 Planning Board Letter.

This appeal is filed pursuant City of Key West Ordinance Chapter 102; Sec. 90-428. which provides for review of HARC Commission determinations.

- **Grounds for Appeal:**

- **The finding of the Commission denying the replacement of the shingle roof with V-Crimp at 402 South St. misapplies the City of Key West HARC Guidelines (Guidelines) preservation standards and relevant Florida law factually and as a matter of law.**

- The proposed Application to replace the failed metal shingle roof with V-Crimp metal roof at 402 South Street is supported by both precedent and the preservation policy. The primary purpose of the governing Guidelines is to preserve homes in historical zones.

- The Historic Architectural Review Commission (HARC) previously approved the same V-Crimp for the adjacent, commonly owned property at 404 South Street over 16 years ago, establishing a clear precedent for its suitability. At the 2009 Hearing, the Applicant presented evidence that the shingle roof at their waterfront home continuously failed to protect his home at 404 South St. The unrefuted evidence showed that every single high wind displaced a substantial number of shingles causing wind and water damage to the roof. Unrefuted evidence showed that as a result of each high wind event the roof was waterlogged and the shingles replaced. And that at this location, within a few feet of the Atlantic Ocean, high waves would hit the seawall and be wind driven under the shingles.

- The 2009 HARC Commission attorney agreed with the applicant that the term "suitable" found in the guidelines grants the Commission discretion to consider the unique location of the waterfront home to the direct exposure to the sea water striking the seawall and being blasted by high wind speeds penetrating and dislodging the shingles during every high wind event. Thus, 2009 HARC attorney's interpretation of the Guidelines was the law of the case.

- On the contrary, the legal position of the Commission upon which it denied the Application to replace shingles with V-Crimp on the 402 roof was that the HARC guidelines mandate that shingles MUST be replaced with shingles and that descension is not discretionary. The Commission ignored precedent and relied on improper interpretation of the Guidelines resulting in fundamental error.

- The unrefuted evidence is that the V-Crimp roof approved by HARC in 2009 sustained no damage whatsoever after being exposed to the same conditions for a period of the last 16 years. The 2009 HARC Commission explicitly found that the unique position of 404 South St. to the direct exposure of high winds and forceful impact of salt water to the shingled roof created no precedent for other homes in the historic districts due to the different circumstances. The 2009 Commission found that a shingle roof was not

"suitable" at the particular location establishing a clear precedent for the 402 South St. application. Failure to honor precedent is contrary to the express language of the City of Key West HARC Guidelines.

- Further, the Commission erred by misapplying the Guidelines by not recognizing that V-Crimp is compatible with the adjacent 404 South St. The unrefuted evidence showed that adjacent waterfront property at 400 South St. contains the V-Crimp structures immediately next to 404 South St. These structures have like exposure to 404 and 402 South St. and are additionally precedential. The unrefuted evidence is that it is commonplace in Key West that homes in historical zones have V-Crimp roofs. One Commissioner findings acknowledged that HARC has previously approved V-Crimp in historical zoned districts. Unrefuted evidence corroborated the Commissioner's findings.

The Denial is An Inconsistent Application of Precedent

- The Commission previously approved the installation of V-Crimp metal roofing at 404 South Street—an adjacent, similarly situated property under the same ownership—based on documented and repeated loss of shingles during high wind events. The denial of the same roofing material for 402 South Street, despite nearly identical conditions, constitutes an inconsistent application of standards and precedent.

The Unrefuted Evidence Demonstrated Durability and Compatibility

- The proposed installation of a V-Crimp metal roof at 402 South Street is supported by both precedent and preservation policy. The Historic Architectural Review Commission (HARC) previously approved the same roofing material for the adjacent, commonly owned property at 404 South Street over 16 years ago, establishing a clear precedent for its appropriateness within this streetscape.

The Unrefuted Evidence Demonstrated That the Shingle roof Failed and is Causing Deterioration to the Historically Zoned Home contrary to the Primary Purpose of the Guidelines

- The denial fails to apply the practical need for a resilient roofing solution in a hurricane-prone coastal environment in support of the fundamental goal of preservation to protect a structure within the historic district from storm damage deterioration contrary to the evidence.

- A copy of the 2009 Order is part of the staff report and is included with this filing.

Due Process

- The language of the Final Order is insufficient under Florida Law. It lacks transparency and leaves the Special Master guessing as to the factual and legal basis for the Order on the following grounds:
- Absent from the Final Order is a clear recitation of substantial, competent evidence introduced at the hearing and the application of the correct legal standards to the evidentiary facts in support of the Final Order(s).
- During the hearing commissioner Joseph Moody claimed to have used a certain brand of shingles that withstands 180 mph winds for his own personal home. When asked which company, Moody replied that he just "looked it up" on his computer or phone device during the hearing and he said it was called: "shake metal shingles" in order for the website he just found during the meeting to be found if one conducts a Google Search. This website states an online heresy opinion of an unidentified engineer opining about the maximum wind speeds that can be sustained by certain unidentified metal panels in support of his position that the Application for a V-Crimp roof be denied. Applicant had no opportunity to cross examine the unidentified expert. The "evidence" was brought up at the first time during the hearing. Trial by ambush is unaccepted by Florida law.

- Likewise, Commissioner Osborn opined that metal shingles could be used if put on the roof in a certain way based on an unidentified heresy information in support of her argument to deny the Application.
- Such conduct is contrary to the rules of evidence in that the Applicant has no meaningful way to cross examine. Moreover, argument is not evidence.
- **Due process**: The applicant has the right to a fair hearing, which includes notice, the opportunity to be heard, and the ability to rebut evidence.
- **Ex parte communications**: Florida law (particularly §286.0115, Fla. Stat.) restricts parte communications in quasi-judicial proceedings. The scenario wherein a Commissioner introduces outside evidence—like an online engineer's opinion or shingles company's advertised performance ability—without it being part of the official record or without giving the applicant a chance to cross examine constitutes a violation due process.

Opportunity to be Heard

- The Chairman announced that due to the presence of other applicants waiting to be heard, time restraints were being imposed resulting in a violation of due process. Florida law requires that the applicant be given a full opportunity to be heard in a Quasi-Judicial hearing.
- The Chairman improperly excluded the testimony of co-owner, eyewitness witness, Ms. Yadira Morgan, with personal knowledge of the continuing nature of deterioration of the oceanfront house caused by the continuous failure of the shingle roof directly exposed high wind driven salt water from the Atlantic Ocean.
- The Chairman improperly excluded critical portions of the Expert Witness testimony of the licensed Contractor who was contracted by the owners to replace the 402 roof and whose application to do so was previously submitted to the City.
- The Chairman refused to allow sufficient time to complete his presentation of evidence.

- The Chairman's exclusion of essential evidence in support of the application was erroneous and prejudicial.

- The June 26, 2025 Planning Board in part reads: "You were in agreement with the motion". This is a misunderstanding of the Applicant's position. The undersigned Applicant expressed disagreement with the suggestion of Staff and the approval of the Board 402 South St. the home be part V-Crimp and part shingles. Such concept is unsightly, contrary to the Guidelines and is contrary to the Board's own position of shingles vs V- Crimp. The chairman ruled that the concept could not be voted upon unless the Applicant approve. The Applicant replied that the board has the discretion to approve a modified version of the Application without the acquiescence of the Applicant. The HARC attorney opined that the Chairman was correct. The Appellate then stated that he agreed that the Commission could make the Motion but did not commit to an Agreement with the Motion itself. The Appellant has no opinion whether the Planning Board Letter is an Order or constitutes a Notice.

Relief Requested:

The Appellant seeks an Order from the Special Magistrate reversing the Final Order or in the alternative to Remand for Re-Hearing. Appellant further seeks findings and rulings on the procedural and Due Process issues raised herein.

Respectfully submitted,

Hugh J. Morgan. Esq.

Co-Owner of 404 and 402 South St., City.

Date: July 7, 2025

📌 Attachments:

Attachments include:

1. June 26, 2025 Planning Department Letter to Hugh J. Morgan
2. June 24, 2025 Action Minutes for Applicant's Agenda Item #9 (402 South St)
3. June 24, 2025 HARC Staff Report page 1 & page 7
4. 9 photos
5. Notice of Acceptance (NOA) for 5V Crimp (design pressure numbers)
6. Notice of Acceptance (NOA) for Victorian Metal Shingles (design pressure numbers)
7. Information Submitted re: Shingles vs V Crimp by Applicant
8. Letter by Robert J. Knesal, P.E. dated September 22, 2021
9. July 14, 2009 HARC Meeting Notes RE: 404 South St Agenda Item

City of Key West
Planning Department
1300 White Street
Key West, Florida 33040

June 26, 2025

Hugh J. Morgan
404 South Street
Key West, FL 33040

RE: REPLACEMENT OF EXISTING METAL SHINGLES WITH 5V-CRIMP METAL ROOFING ON HISTORIC STRUCTURE
FOR: #402 SOUTH STREET - HARC APPLICATION #C2025-0049
KEY WEST HISTORIC DISTRICT

Dear Hugh,

This letter is to notify you that the Key West Historic Architectural Review Commission **approved with conditions** for the above mentioned project on the public hearing held on Tuesday, June 24, 2025. The Commission approved the use of 5V-crimp metal roofing only on the elevation facing the ocean, with the street-facing elevation to be reviewed and approved at the staff level. You were in agreement with the motion.

You may now apply for the necessary permits and required approvals. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

MC

Matthew Crawford
Historic Architectural Preservationist
City of Key West
1300 White Street
Key West, Florida 33040 305.809.3973 matthew.crawford@cityofkeywest-fl.gov

9 Replacement of existing metal shingles with 5V-crimp metal roofing on historic structure - **402 South Street - Hugh J. Morgan (C2025-0049)**

Attachments: *Large Item* 402 South Street

A motion was made by Commissioner Green, seconded by Commissioner Nations, to approve the use of 5 v-crimp on the side exposed to the water and staff approval for metal shingles on the elevation facing South Street. The motion carried by the following vote:

Absent: 1 - Commissioner Oropeza

Yes: 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

New Business

10 Opening of a section of the front elevation for new storefront to match existing and enclosure of breezeway on historic structure. Renovations to interior of bank to accommodate new restaurant - **510 Southard Street - Juan Carlos Pernas (C2025-0053)**

Attachments: *Large Item* 510 Southard Street

A motion was made by Commissioner Green, seconded by Commissioner Moody, that the Item be Approved. Any new signage shall require staff review and approval. The motion carried by the following vote:

Absent: 1 - Commissioner Oropeza

Yes: 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

11 Partial demolition of front elevation to accommodate storefront and removal of gate in breezeway. Demolition of interior walls and floor - **510 Southard Street - Juan Carlos Pernas (C2025-0053)**

Attachments: *Large Item* 510 Southard Street - Demolition

A motion was made by Commissioner Moody, seconded by Commissioner Perez, that the Item be Approved. The motion carried by the following vote:

Absent: 1 - Commissioner Oropeza

Yes: 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

Historic Architectural Review Commission

Staff Report for Item 9

To:	Chairman Haven Burkee and Historic Architectural Review Commission Members
From:	Daniela Salume, MFA Historic Preservation Manager
Meeting Date:	June 24, 2025
Applicant:	Hugh J. Morgan
Application Number:	C2025-0049
Address:	402 South Street

Description of Work:

Replacement of existing metal shingles with 5V-crimp metal roofing on historic structure.

Site Facts:

The building under review is a contributing structure within the historic district, constructed in 1947. This two-story waterfront property is located near the Southernmost Point. Photographs from around 1965 show the house with metal shingles, and although the current shingles differ in design, the material remains consistent. While the site may appear to contain two houses on a single parcel, the property occupies its own separate parcel from the adjacent 404 South Street. However, both parcels are under the same ownership.
Currently the house sits on piers and is located within a VE-10 flood zone.

Guidelines Cited on Review:

- Guidelines for Roofing (page 26), specifically first paragraph and guideline 1.

Staff Analysis:

The Certificate of Appropriateness proposes the removal of existing metal shingles and replace them with 5V-crimp metal roofing. Unlike 404 South Street, which faces South Street and is exposed to sun and water, the subject property's orientation is primarily north–south with less exposure. The 2009 approval for 5V-crimp was granted due to unique site conditions, which do not apply in this case.

Supporting materials include:

- Florida Master Site File for 402 South Street
- Action Minutes for 402 South Street from June 25, 2024
- Staff Report from June 25, 2024
- Action Minutes for 402 South Street from July 23, 2024
- Staff Report from July 23, 2024
- Action Minutes for 402 South Street from August 27, 2024

Consistency with Cited Guidelines:

The proposed replacement of existing shingles with 5V-crimp metal roofing is not consistent with the cited guidelines. First paragraph of Roofing Guidelines states that *roof replacements should be done on an in-kind basis, with the new roof matching the materials used previously, unless HARC believes the replacement material to be more suitable than the existing roofing material.* Additionally, Guideline 1 of Roofing states that *historical roofing materials such as metal shingles should be preserved when possible. If replacement is necessary, similar metal shingles must be used, not inappropriate roofing materials such as V-crimp metal. If a roof can be shown to have been made of another material such as wood shingles or slate, it may be replaced with that material. V-crimp roofs may be replaced with metal shingles.* The guidelines prioritize in-kind replacement unless HARC determines that a substitute material is more appropriate, based on context and evidence. In this case, the proposed material change does not reflect the original roofing or meet the visual compatibility standards outlined in the guidelines. However, as noted in the previous staff report, staff recommends the use of metal shingles on the elevation facing South Street, an area not exposed to open water, to help preserve the historic streetscape and architectural character of the building and the use of 5 v-crimp on the side exposed to the water.

Photo of property under review. Property Appraiser's website 03/31/21.

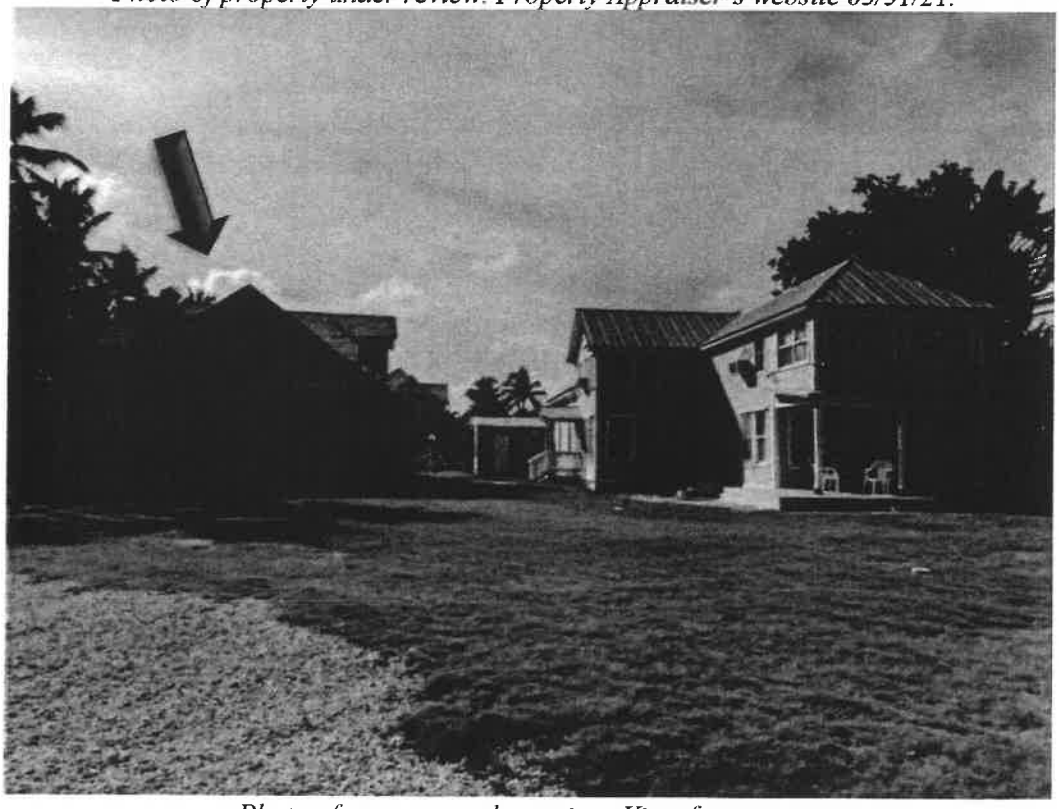


Photo of property under review. View from water.

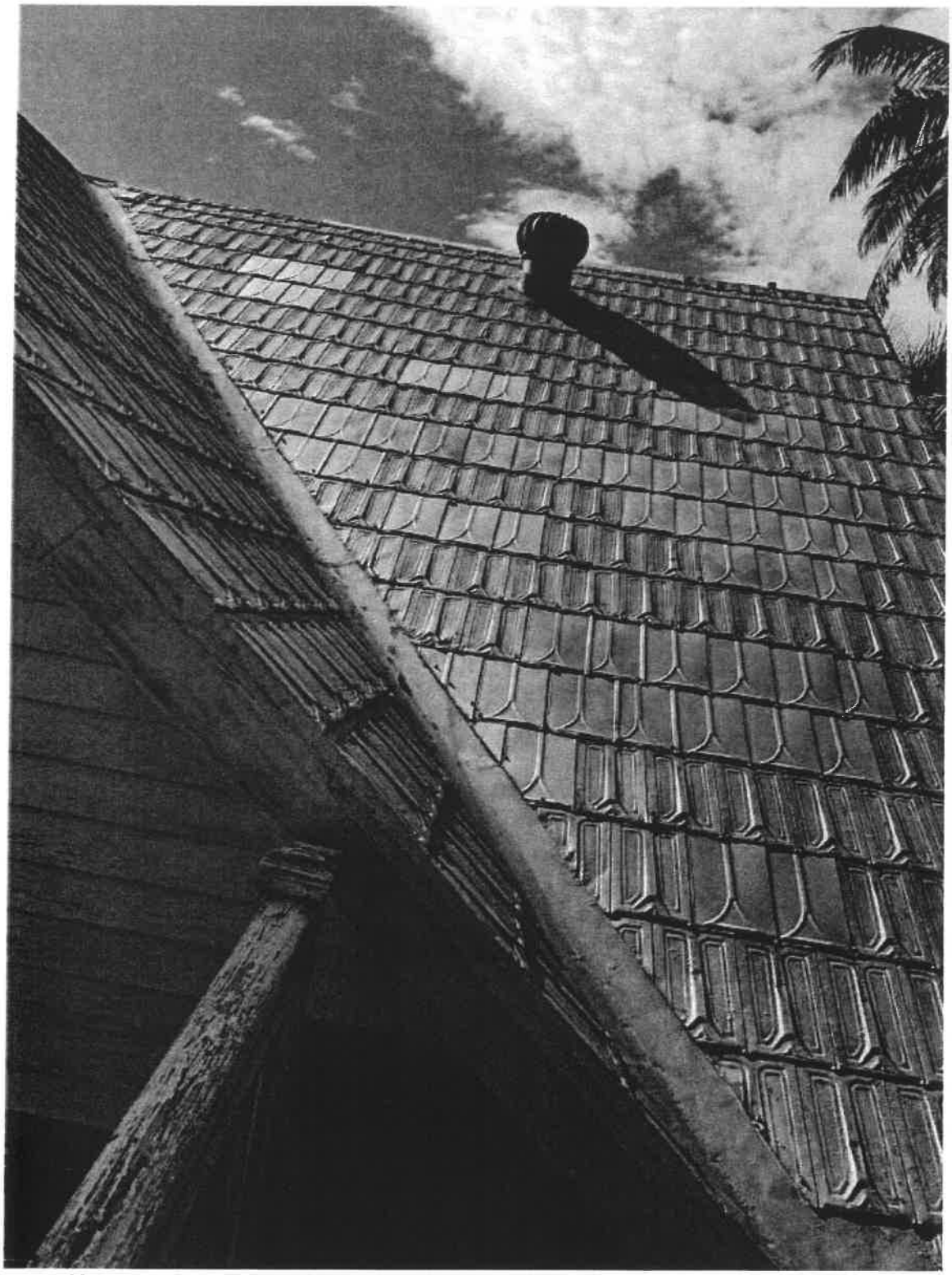


Photo of property under review. Metal shingles in front elevation facing South Street.

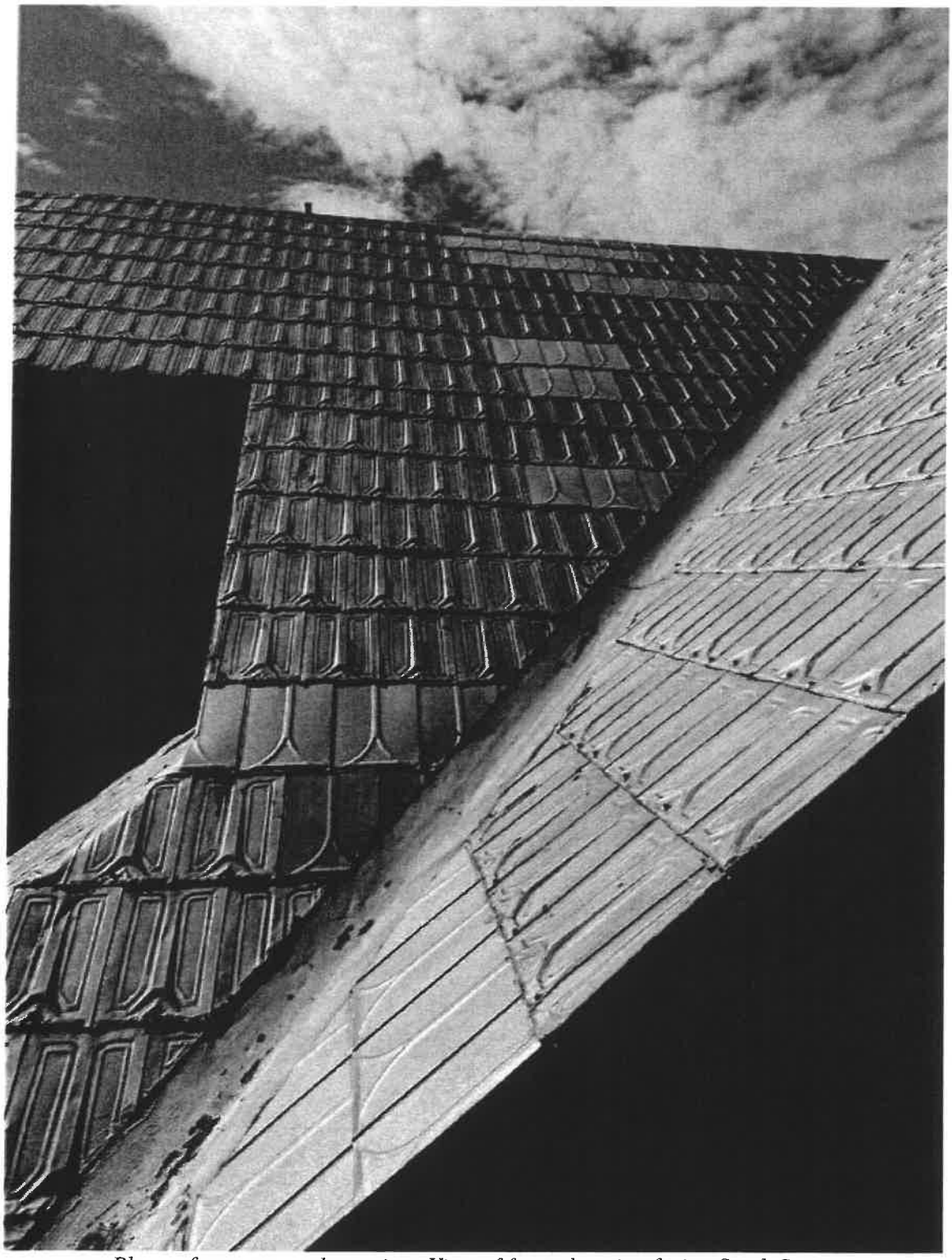
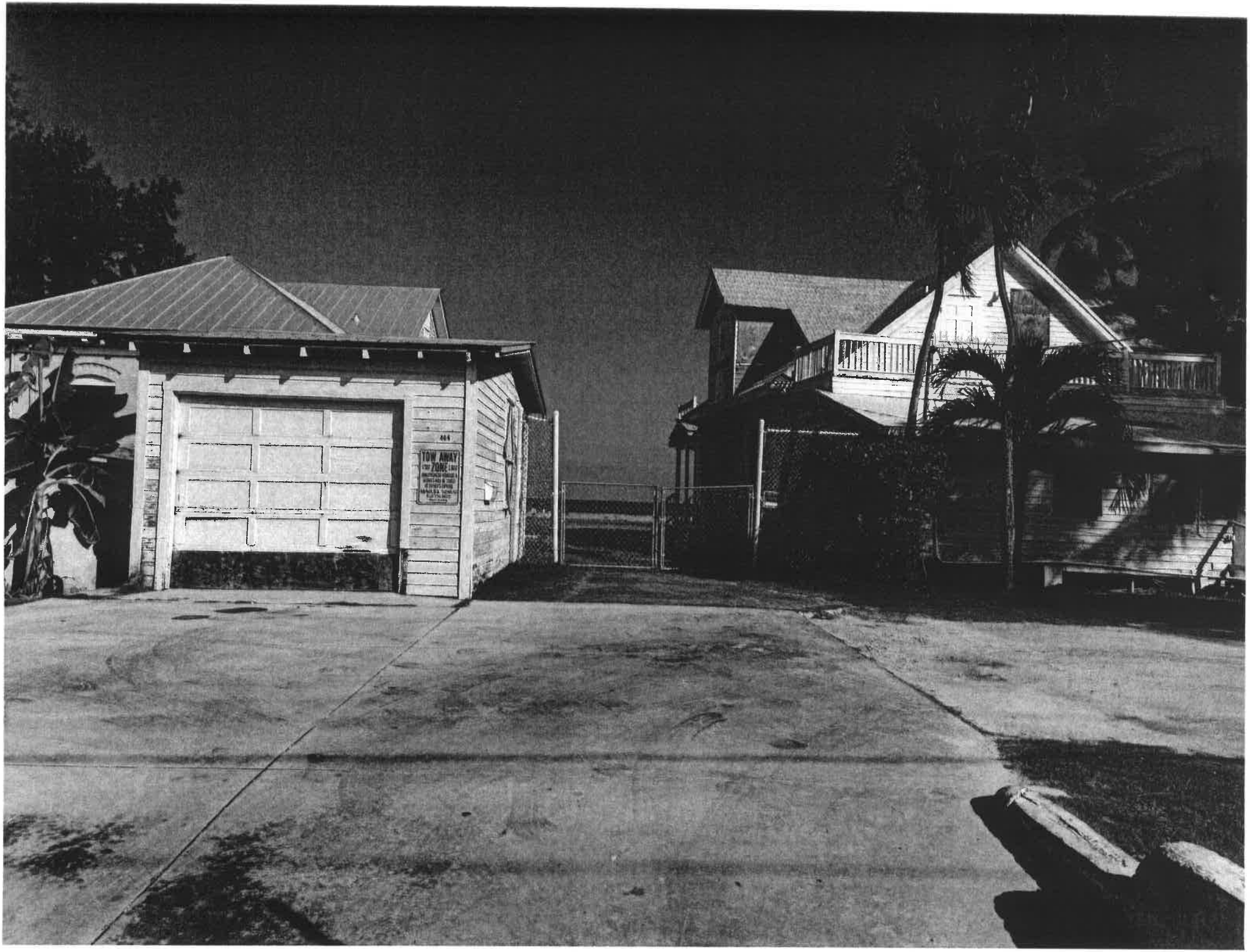
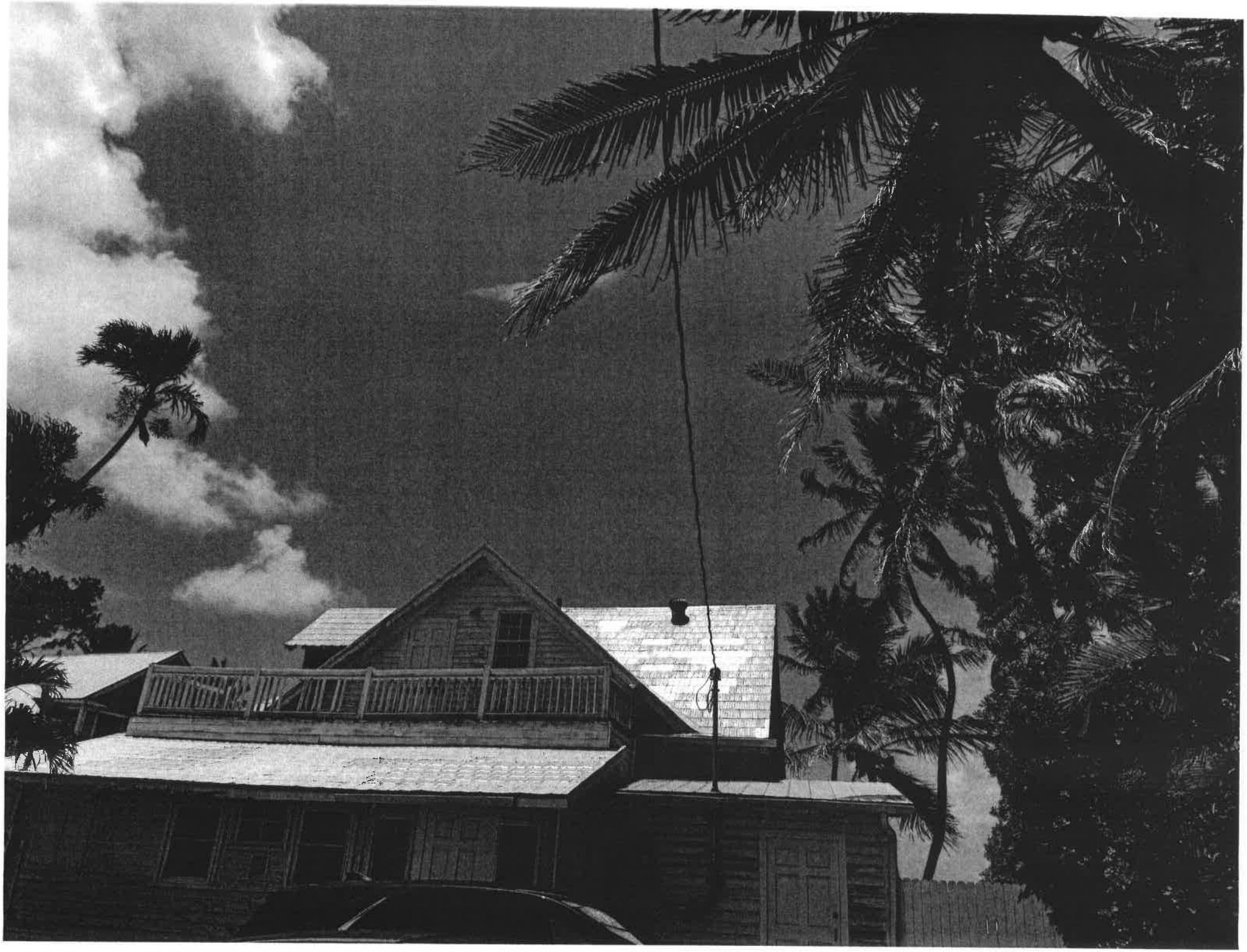
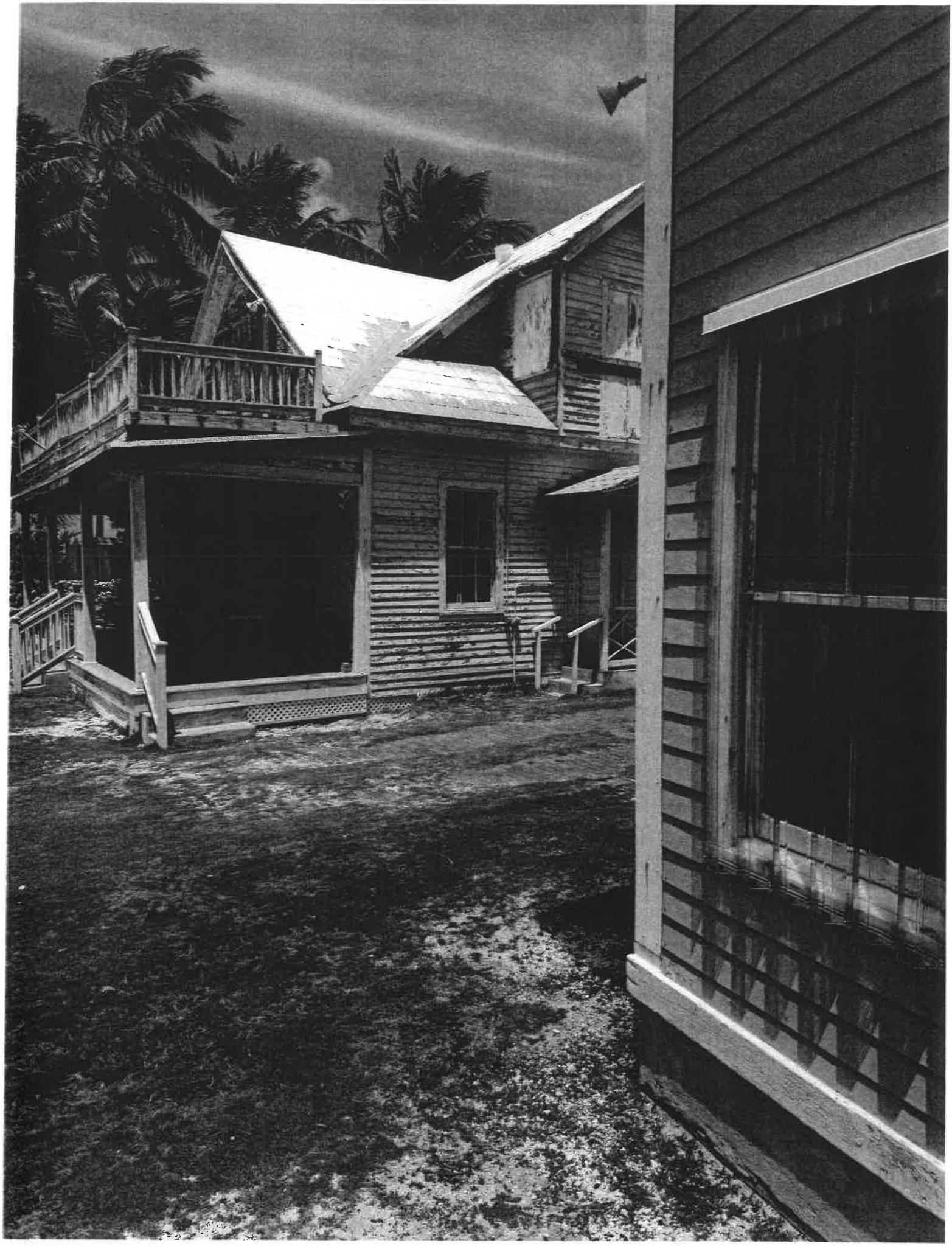


Photo of property under review. View of front elevation facing South Street.

Photo of property under review. View of front elevation showing 5 v-crimp on lower addition.


TOW AWAY
ZONE





DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

NOTICE OF ACCEPTANCE (NOA)

Metal Sales Manufacturing Corporation
545 South 3rd Street, Suite 200
Louisville, KY. 40202

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.
This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: 5V Crimp Metal Roofing System

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA renews NOA# 18-0313.02 and consists of pages 1 through 9.
The submitted documentation was reviewed by Alex Tigera.

ROOFING SYSTEM APPROVAL:

Category:	Roofing
Sub-Category:	Metal, Panels (Non-Structural)
Material:	Steel
Deck Type:	Wood
Maximum Design Pressure	**-196.75 psf.**

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

Product	Dimensions	Test Specifications	Product Description
5V-Crimp Metal Roof	l = varies w = 24" h = ½" Min. Thickness 0.0179" (26ga.) Min. Yield Strength: 60ksi	TAS 110	Corrosion resistant, galvanized, preformed, coated, prefinished, metal panels.
Trim Pieces	l = varies w = varies Min. Thickness 0.0179" (26ga.)	TAS 110	Standard flashing and trim pieces. Manufactured for each panel width.

MANUFACTURING LOCATION:

1. Jacksonville, FL.

EVIDENCE SUBMITTED:

Test Agency	Test Agency	Test Agency	Test Agency
PRI Construction Materials Technologies LLC		ASTM G 155 ASTM B 117	09/11/19 09/10/19
Underwriters Laboratory	R9697	UL 790	October 2016
PRI Construction Materials	MSMC-003-02-01	TAS-100	June 2006
Celotex Corporation Testing Services	MTS 520103	ASTM E 8	Jan. 1999
Hurricane Test Laboratory, Inc.	0103-0712-09	TAS 125	Sept 2009
Farabaugh Engineering and Testing, Inc.	T240-09	TAS 125	Sept 2009

APPROVED ASSEMBLIES:

System A:	**5V-Crimp Metal Roof Panel**
Deck Type:	Wood, Non-insulated
Deck Description:	New Construction $^{19}/_{32}$" or greater plywood or wood plank, or for re-roofing 15/32" or greater plywood.
Maximum Uplift Pressure:	**See Table A below.**

Deck Attachment:	In accordance with applicable Building Code, but in no case shall it be less than 8d ring shank nails spaced 6" o.c. In reroofing, where the deck is less than $^{19}/_{32}$" thick (Minimum $^{15}/_{32}$") the above attachment method must be in addition to existing attachment.
Underlayment:	Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1 ¼" annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll. Or, any approved underlayment having a current NOA.
Fire Barrier:	Any approved fire barrier having a current NOA. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.
Valleys:	Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with Metal Sales Manufacturing Corporation's current published installation instructions.
Metal Panels and Accessories:	Install the "5V-Crimp Panels" and accessories in compliance with Metal Sales Manufacturing Corporation's current, published installation instructions and details. Flashing, penetrations, valley construction and other details shall be constructed in compliance with the minimum requirements provided in Roofing Application Standards RAS 133. Panel fasteners shall be #9-15 x 1-½" self drilling, self tapping, hex head screws with sealing washer of sufficient length to penetrate through the sheathing a minimum of $^{3}/_{16}$ inch. Fasteners shall be installed at a maximum spacing as listed in **Table A** below parallel to the slope. Fasteners shall be installed at a maximum of 12" o.c. at panel edge. See detail herein.

TABLE A
MAXIMUM DESIGN PRESSURES

Roof Areas	Field	Perimeter and Corner[1]
Maximum Design Pressures	**-74.8 psf.**	**-196.75 psf.**
Maximum Fastener Spacing	**16" o.c.**	**8" o.c.**

1. Extrapolation shall not be allowed

System B:	**5V-Crimp Metal Roof Panel**
Deck Type:	Wood, Non-insulated
Deck Description:	New Construction $^{19}/_{32}$" or greater plywood or wood plank, or for re-roofing 15/32" or greater plywood.
Maximum Uplift Pressure:	**See Table B below.**

Deck Attachment:	In accordance with applicable Building Code, but in no case shall it be less than 8d ring shank nails spaced 6" o.c. In reroofing, where the deck is less than $^{19}/_{32}$" thick (Minimum $^{15}/_{32}$") the above attachment method must be in addition to existing attachment.
Underlayment:	Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1 ¼" annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll. Or, any approved underlayment having a current NOA.
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Metal Panels and Accessories:	Install the "5V-Crimp Panels" and accessories in compliance with Metal Sales Manufacturing Corporation's current, published installation instructions and details. Flashing, penetrations, valley construction and other details shall be constructed in compliance with the minimum requirements provided in Roofing Application Standards RAS 133. Panel fasteners shall be #9-15 x 1-½" self drilling, self tapping, hex head screws with sealing washer of sufficient length to penetrate through the sheathing a minimum of $^{3}/_{16}$ inch. Fasteners shall be installed at a maximum spacing as listed in **Table B** below parallel to the slope. Fasteners shall be installed at a maximum of 6" o.c. at panel edge. See detail herein.

TABLE B
MAXIMUM DESIGN PRESSURES

Roof Areas	Field	Perimeter and Corner[1]
Maximum Design Pressures	**-84.5 psf.**	**-131.3 psf.**
Maximum Fastener Spacing	**24" o.c.**	**18" o.c.**
1. Extrapolation shall not be allowed		

LIMITATIONS

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. The maximum designed pressure listed herein shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners).
3. Panel shall be roll formed in continuous lengths from eave to ridge. Maximum lengths shall be described in the Roofing Application Standard RAS 133.
4. All panels shall be permanently labeled with the manufacturer's name and/or logo, and the following statement: "Miami-Dade County Product Control Approved" **or** with the Miami-Dade County Product Control Seal as seen below. All clips shall be permanently labeled with the manufacturer's name and/or logo, and/or model.

5. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 61G20-3 of the Florida Administrative Code.

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
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NOTICE OF ACCEPTANCE (NOA)

Berridge Manufacturing Company
1720 Maury Street
Houston, TX 77026

SCOPE:

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This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: Victorian Classic Shingle

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

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INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA renews NOA # 17-0808.05 and consists of pages 1 through 7.
The submitted documentation was reviewed by Alex Tigera.

ROOFING ASSEMBLY APPROVAL:

Category:	Roofing
Sub-Category:	Non-Structural Metal Roofing
Material:	Steel
Deck Type:	Wood
Maximum Design Pressure	**-131 psf.**

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

Product	Dimensions	Test Specifications	Product Description
Berridge Victorian/Classic Shingle	l = 13-7/8" w = 11" Thickness = 24 ga. Min. Yield Strength: 59.4 ksi.	TAS 110	G-90 galvanized or galvalume shingles coated with Duranar® Coil Coating System.

MANUFACTURING LOCATIONS:

1. Houston, TX.
2. San Antonio, TX.
3. Seguin, TX.

EVIDENCE SUBMITTED:

Test Agency	Test Identifier	Test Name/Report	Date
Force Engineering & Testing, Inc.	49-0242T-12A, B	TAS 125	12/04/12
PPG	Lab Test Certification	ASTM B-117 ASTM G-155	03/2015 04/2015
Hurricane Test Laboratories, Inc.	0307-0127-04	TAS 125	03/09/04
Q.C. Metallurgical Laboratory, Inc.	1238-01	ASTM E8	09/06/07
PRI Asphalt Technologies, Inc.	BMC-004-02-01	TAS 100	04/04/07

APPROVED ASSEMBLIES:

System A-1:	Victorian/Classic Shingle
Deck Type:	Wood, Non-Insulated
Deck Description:	New Construction or Re-Roof $^{15}/_{32}$" or greater plywood or wood plank.
Slope Range:	3": 12" or greater
Maximum Uplift Pressure:	**See Table A Below (See Limitation #2)**

Deck Attachment:	In accordance with applicable Building Code, but in no case shall it be less than 8d annular ring shank nails spaced at a distance listed below in **Table A**. In reroofing, where the deck is less than $^{19}/_{32}$" thick (Minimum $^{15}/_{32}$"). The above attachment method must be in addition to existing attachment.
Underlayment:	Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-laps and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 1¼" annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll. Or, any Miami-Dade County Product Control Approved underlayment having a current NOA.
Fire Barrier Board:	Any approved fire barrier having a current NOA. Refer to a current fire directory listing or a current ASTM E 108 test report for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.
Valleys:	Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with Berridge Manufacturing Company's current published installation instructions.
Metal Panels and Accessories:	Install the "Victorian/Classic Shingle" including flashing penetrations, valleys, end laps and accessories in compliance "Berridge Manufacturing's" current, published installation instructions and in compliance with the minimum requirements detailed in Roofing Application Standard RAS 133. Berridge Victorian/Classic Shingle shall be attached to the plywood substrate with a minimum of two corrosion resistant fasteners of sufficient length to penetrate through the sheathing a minimum of $^{3}/_{16}$", listed in **Table A**. Fasteners shall be placed in accordance with the detail outlined in **Table A** and fastener detail herein as follows: Shingle shall be fastened with a minimum of two screws located in the detail outlined in **Table A**. The male end of the next shingle is tucked in the female end of the previous shingle to form a lock. The shingles shall be placed in a staggered pattern.

TABLE A
MAXIMUM DESIGN PRESSURES

	Field	Perimeter and Corner[1]	Perimeter and Corner[1]
Plywood Thickness (minimum)	15/32"	15/32"	19/32"
Plywood Fastener Spacing	6" o.c.	6" o.c.	3" o.c.
Fasteners	#12 panhead	#10-9	#10-9
Shingle Fastener Placement	Detail B	Detail C	Detail C
Maximum Design Pressure	**-118.5 psf**	**-123.5 psf**	**-131 psf**

1. Extrapolation shall not be allowed

SYSTEM LIMITATIONS

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. The maximum designed pressure listed herein shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners).
3. All panels shall be permanently labeled with the manufacturer's name and/or logo, and the following statement: "Miami-Dade County Product Control Approved" **or** with the Miami-Dade County Product Control Seal as seen below. All clips shall be permanently labeled with the manufacturer's name and/or logo, and/or model.

4. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 61G20-3 of the Florida Administrative Code.

The Engineer asked said that he doesn't have the wind speed but just looking at the NOAs, V Crimp withstands higher wind speed. The column we are looking at is in regards to how the roof is fastened, so for this situation it is: Perimeter & Corner, not Field. Below is additional source of information.

The lower the design pressure number, the higher the wind speed it can withstand.

Shingles:
-123.5 psf
-131 psf

V Crimp:
-197.75 psf

What Is The Best Roof For The High Winds In Florida?
January 17, 2022

By: Westfall Roofing (a FL company)
5413 W Sligh Ave
Tampa, FL 33634

URL https://www.westfallroofing.com/blog/best-roof-high-winds/

If you are fortunate enough to be overseeing roof replacement for your Florida home, you can select any type of roof you want. This suggests the question, *What is the best roof for high winds?* What roof best meets the challenge of high winds in Florida?
Nothing

Nothing humans can make or do will equal the sheer force of Mother Nature. Manufacturers do not test *any* substance — shingles, metal, tiles— above 150 mph.

Still, roofing companies do test their products under tremendous wind speeds. Three roofing materials outperform others:

1. Metal panels — wind-rated up to 140 mph sustained winds, with the ability to withstand gusts up to *180 mph!*
2. Tile — wind-rated up to 125 mph sustained winds
3. Shingles — wind-rated to hold strong in 110-mph winds

CIVIL ENGINEER **Robert J. Knesal, P. E.** CONSULTANT

111 LUNDGREN LANE
GULFPORT, MS 39507

228-860-5318
email: BobbyKnes@aol.com

September 22, 2021

Mr. Scott Goldin
Goldin Metals, Inc.
12440 Seaway Road
Gulfport, MS 39503

Re Wind Load Review and Certification for 26 Ga. 5V Crimp Metal Roof Panels over 15/32" Plywood or Asphalt Composition Shingles

Dear Mr. Goldin:

This is to advise you I have reviewed the technical data compiled and presented in a Product Evaluation Report by Terrence E. Wolf, P. E. dated June 29, 2021, regarding the testing and certification of your 26 Ga. 5V Crimp Metal Roof Panels over 15/32" Plywood.

This report investigates the wind load capability of these roof panels attached to plywood and asphalt composition shingles with through fasteners. This report was compiled to validate the material's compliance with the 2018 International Building Code for wind pressure uplift and as listed in the report.

Based upon my evaluation and analysis of this data, it is my professional opinion the Goldin Metals 26 Ga. 5V Crimp Metal Roof Panels over 15/32" Plywood or over asphalt composition roofing shingles will meet the wind load requirements for the State of Mississippi for ultimate wind speeds up to 180 MPH as applied by ASCE 7, Wind Load Analysis.

The panels should be attached as detailed in the referenced Product Evaluation Report with a full screw penetration into the plywood.

Should you have any questions or need additional information please do not hesitate to contact me @ 860-5318.

Sincerely yours,

Robert J. Knesal, P. E.

ROBERT JOSEPH KNESAL
LICENSED PROFESSIONAL
ENGINEER
8338
STATE OF MISSISSIPPI

CL6. H09-6-26-727 **404 South Street, Fred Salinero/ Tony's Roofing Co.**
Install v-crimp on main roof to match side roof, garage roof and cistern roof.

Hugh Morgan, property owner, represented the project. The metal shingle roof was seriously damaged during Hurricane Wilma. He understood the rule; however, he felt that his home was unlike any other that came before HARC. His southern exposure to the storms consistently allowed for the water to uplift the metal shingles causing damage making them not suitable. The newer portion of the home has v-crimp and he would like to be allowed to put the v-crimp on the original portions of the roof which needed replacement. The v-crimp buildings have never been affected by the storms. He stated that everything on the south side of South Street had been replaced by v-crimp. Mr. Morgan provided photographs of the neighborhood and along South Street.

Chairperson Barbara Bowers questioned how old the house was. The first portion (the cook house built for the Southernmost House) was brick and was built in 1920. The remainder of the structure was built in the 1940's.

Nils Muench recommended approval, siting paragraph 16, due to special circumstances as explained by the applicant, namely, that the applicant's house is located so close to the seawall that when storm waves break very high against the seawall, hurricane force winds then drive the almost solid water against and under the historic shingles, thereby dislodging and destroying large areas of historic roofing during each hurricane, whereas alternate roofing survives, seconded by George Galvan.

Assistant City Attorney Ronald Ramsingh respectfully disagreed stating that page 26 stated metal shingles MUST be used. That's not a shall or a may. Mr. Ramsingh stated that it did speak about an "in kind" basis in the introductory paragraph of that Guideline. He stated that if they wanted to go from v-crimp to metal shingles that would be acceptable as it was a more historic option. Mr. Ramsingh was just making the Board aware of what the Guidelines said.

Mr. Morgan referred to the opening paragraph of the roofing Guidelines, page 26, that stated "unless HARC believes the replacement material to be more suitable than the existing roofing material". He stated that there was ambiguity there. Why did they allow for the question.

Assistant City Attorney Ronald Ramsingh responded that was why they were allowed that discretion. Replacing with v-crimp was not in the spirit of the HARC intent; however, the discretion is to allow for replacement with shingles rather than v-crimp. Mr. Ramsingh felt that the applicant was to preserve when it was possible and when they did have to replace, they must use metal shingles.

Mr. Morgan stated that he felt that sometimes he felt that they just needed to use common sense. If they didn't take into consideration the force of nature then he felt that it was a knee jerk reaction and capricious. He stated that he felt that a denial by HARC would not stand up in court and was unconstitutional.

Nils Muench stated that he felt that this was one time that they recommend replacing shingles with v-crimp. It seemed to him that it was the necessary answer.

Peter Batty requested that Mr. Muench amend his motion to state specifically that for the reason it is facing southern exposure for its open water location. That would allow them to go outside the Guidelines a little bit and insulate them from other locations because there aren't that many other structures that face open water.

Assistant City Attorney Ronald Ramsingh also requested that they site Paragraph 2, Page 26, "Conventional modern roofing materials such as asphalt shingles, v-crimp, or composition roofing may be used on non-contributing structures, provided that they do not detract from the characteristics of nearby historic properties."

Chairperson Barbara Bowers questioned if it was a contributing structure. The response was in the negative.

The motion was to approve because of the special circumstances because the property faces a southern exposure and is open to water. Both Nils Muench and George Galvan agreed.

Roll Call: Yes: George Galvan, Nils Muench, Peter Batty
No: Gary F. Smith, Chairperson Barbara Bowers

Motion carried.

APPROVED___X___ DISAPPROVED_____ TABLED_____

Other Business:

City of Key West
Planning Department
1300 White Street
Key West, Florida 33040

June 26, 2025

Hugh J. Morgan
404 South Street
Key West, FL 33040

RE: REPLACEMENT OF EXISTING METAL SHINGLES WITH 5V-CRIMP METAL ROOFING ON HISTORIC STRUCTURE
FOR: #402 SOUTH STREET - HARC APPLICATION #C2025-0049
KEY WEST HISTORIC DISTRICT

Dear Hugh,

This letter is to notify you that the Key West Historic Architectural Review Commission **approved with conditions** for the above mentioned project on the public hearing held on Tuesday, June 24, 2025. The Commission approved the use of 5V-crimp metal roofing only on the elevation facing the ocean, with the street-facing elevation to be reviewed and approved at the staff level. You were in agreement with the motion.

You may now apply for the necessary permits and required approvals. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

MC

Matthew Crawford
Historic Architectural Preservationist
City of Key West
1300 White Street
Key West, Florida 33040 305.809.3973 matthew.crawford@cityofkeywest-fl.gov

9 Replacement of existing metal shingles with 5V-crimp metal roofing on historic structure - **402 South Street - Hugh J. Morgan (C2025-0049)**

Attachments: *Large Item* 402 South Street

A motion was made by Commissioner Green, seconded by Commissioner Nations, to approve the use of 5 v-crimp on the side exposed to the water and staff approval for metal shingles on the elevation facing South Street. The motion carried by the following vote:

Absent: 1 - Commissioner Oropeza

Yes: 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

New Business

10 Opening of a section of the front elevation for new storefront to match existing and enclosure of breezeway on historic structure. Renovations to interior of bank to accommodate new restaurant - **510 Southard Street - Juan Carlos Pernas (C2025-0053)**

Attachments: *Large Item* 510 Southard Street

A motion was made by Commissioner Green, seconded by Commissioner Moody, that the Item be Approved. Any new signage shall require staff review and approval. The motion carried by the following vote:

Absent: 1 - Commissioner Oropeza

Yes: 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

11 Partial demolition of front elevation to accommodate storefront and removal of gate in breezeway. Demolition of interior walls and floor - **510 Southard Street - Juan Carlos Pernas (C2025-0053)**

Attachments: *Large Item* 510 Southard Street - Demolition

A motion was made by Commissioner Moody, seconded by Commissioner Perez, that the Item be Approved. The motion carried by the following vote:

Absent: 1 - Commissioner Oropeza

Yes: 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

Historic Architectural Review Commission

Staff Report for Item 9

To:	Chairman Haven Burkee and Historic Architectural Review Commission Members
From:	Daniela Salume, MFA Historic Preservation Manager
Meeting Date:	June 24, 2025
Applicant:	Hugh J. Morgan
Application Number:	C2025-0049
Address:	402 South Street

Description of Work:

Replacement of existing metal shingles with 5V-crimp metal roofing on historic structure.

Site Facts:

The building under review is a contributing structure within the historic district, constructed in 1947. This two-story waterfront property is located near the Southernmost Point. Photographs from around 1965 show the house with metal shingles, and although the current shingles differ in design, the material remains consistent. While the site may appear to contain two houses on a single parcel, the property occupies its own separate parcel from the adjacent 404 South Street. However, both parcels are under the same ownership.
Currently the house sits on piers and is located within a VE-10 flood zone.

Guidelines Cited on Review:

- Guidelines for Roofing (page 26), specifically first paragraph and guideline 1.

Staff Analysis:

The Certificate of Appropriateness proposes the removal of existing metal shingles and replace them with 5V-crimp metal roofing. Unlike 404 South Street, which faces South Street and is exposed to sun and water, the subject property's orientation is primarily north–south with less exposure. The 2009 approval for 5V-crimp was granted due to unique site conditions, which do not apply in this case.

Supporting materials include:

- Florida Master Site File for 402 South Street
- Action Minutes for 402 South Street from June 25, 2024
- Staff Report from June 25, 2024
- Action Minutes for 402 South Street from July 23, 2024
- Staff Report from July 23, 2024
- Action Minutes for 402 South Street from August 27, 2024

Consistency with Cited Guidelines:

The proposed replacement of existing shingles with 5V-crimp metal roofing is not consistent with the cited guidelines. First paragraph of Roofing Guidelines states that *roof replacements should be done on an in-kind basis, with the new roof matching the materials used previously, unless HARC believes the replacement material to be more suitable than the existing roofing material.* Additionally, Guideline 1 of Roofing states that *historical roofing materials such as metal shingles should be preserved when possible. If replacement is necessary, similar metal shingles must be used, not inappropriate roofing materials such as V-crimp metal. If a roof can be shown to have been made of another material such as wood shingles or slate, it may be replaced with that material. V-crimp roofs may be replaced with metal shingles.* The guidelines prioritize in-kind replacement unless HARC determines that a substitute material is more appropriate, based on context and evidence. In this case, the proposed material change does not reflect the original roofing or meet the visual compatibility standards outlined in the guidelines. However, as noted in the previous staff report, staff recommends the use of metal shingles on the elevation facing South Street, an area not exposed to open water, to help preserve the historic streetscape and architectural character of the building and the use of 5 v-crimp on the side exposed to the water.

Photo of property under review. Property Appraiser's website 03/31/21.

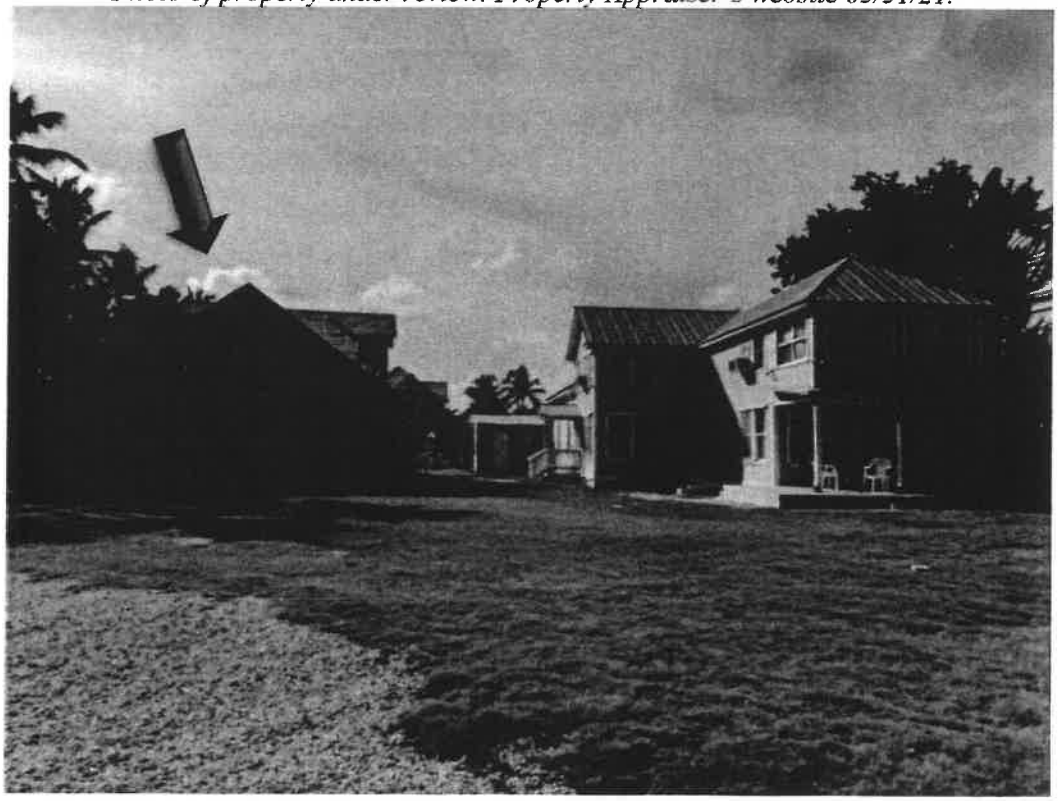


Photo of property under review. View from water.

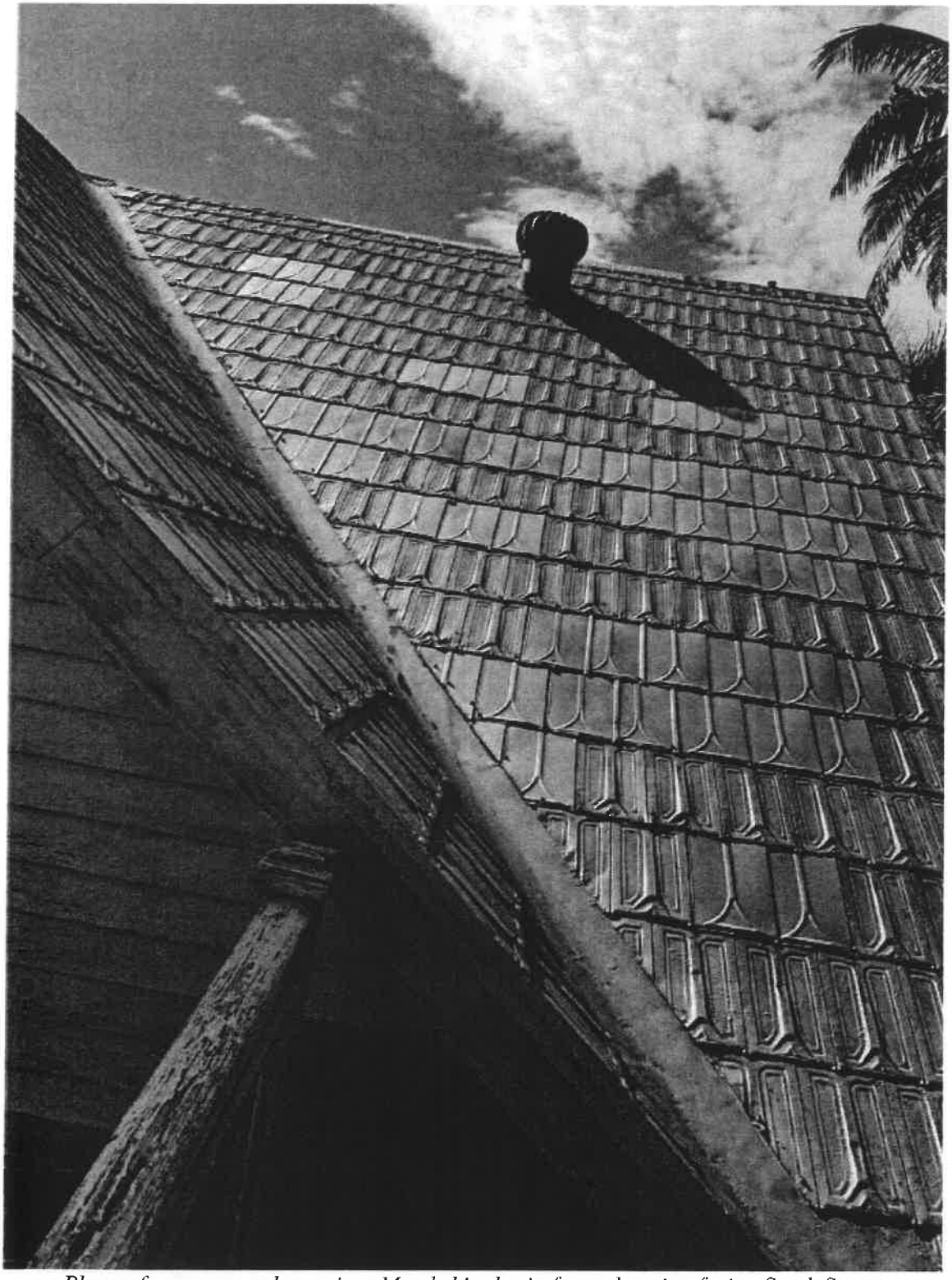


Photo of property under review. Metal shingles in front elevation facing South Street.

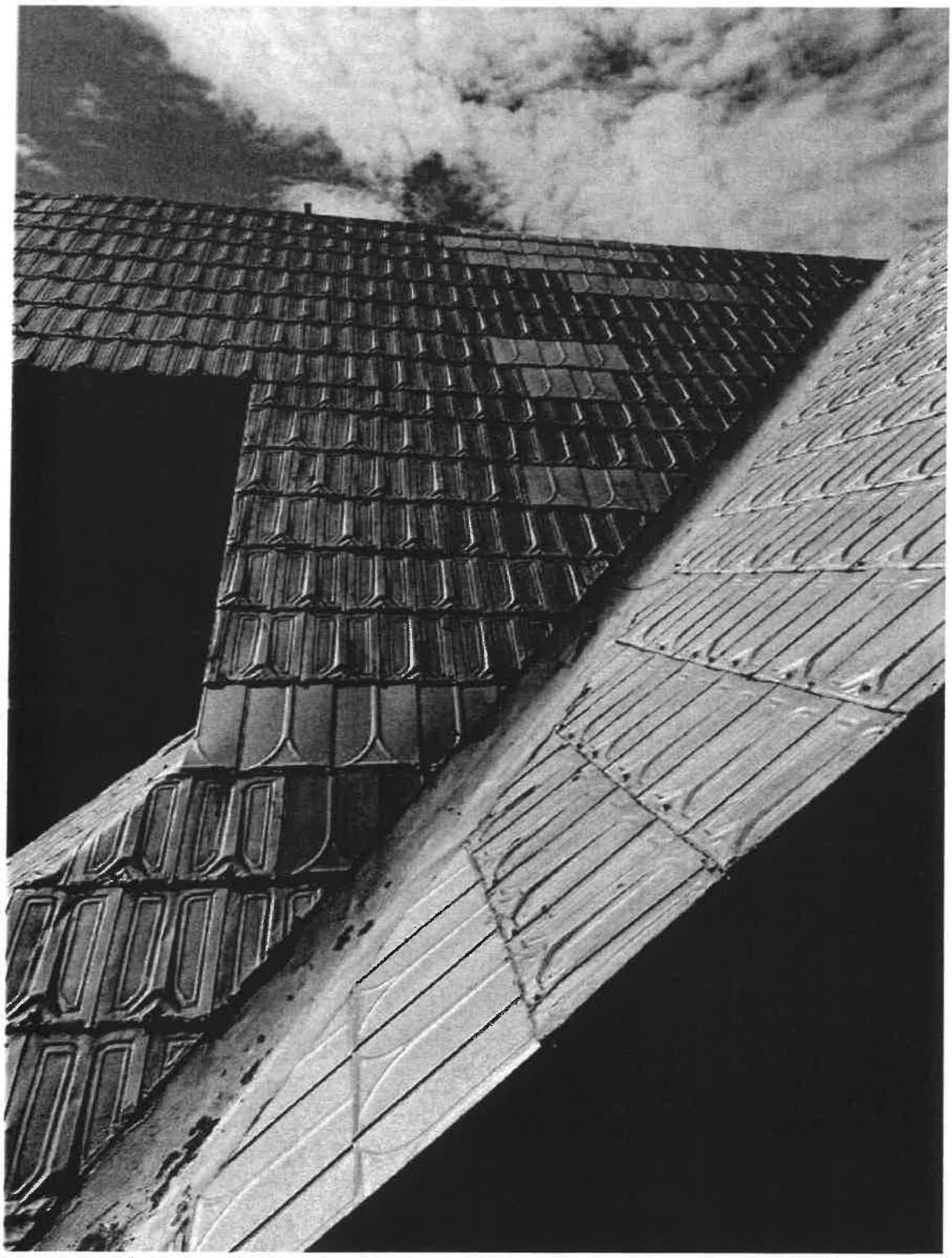


Photo of property under review. View of front elevation facing South Street.

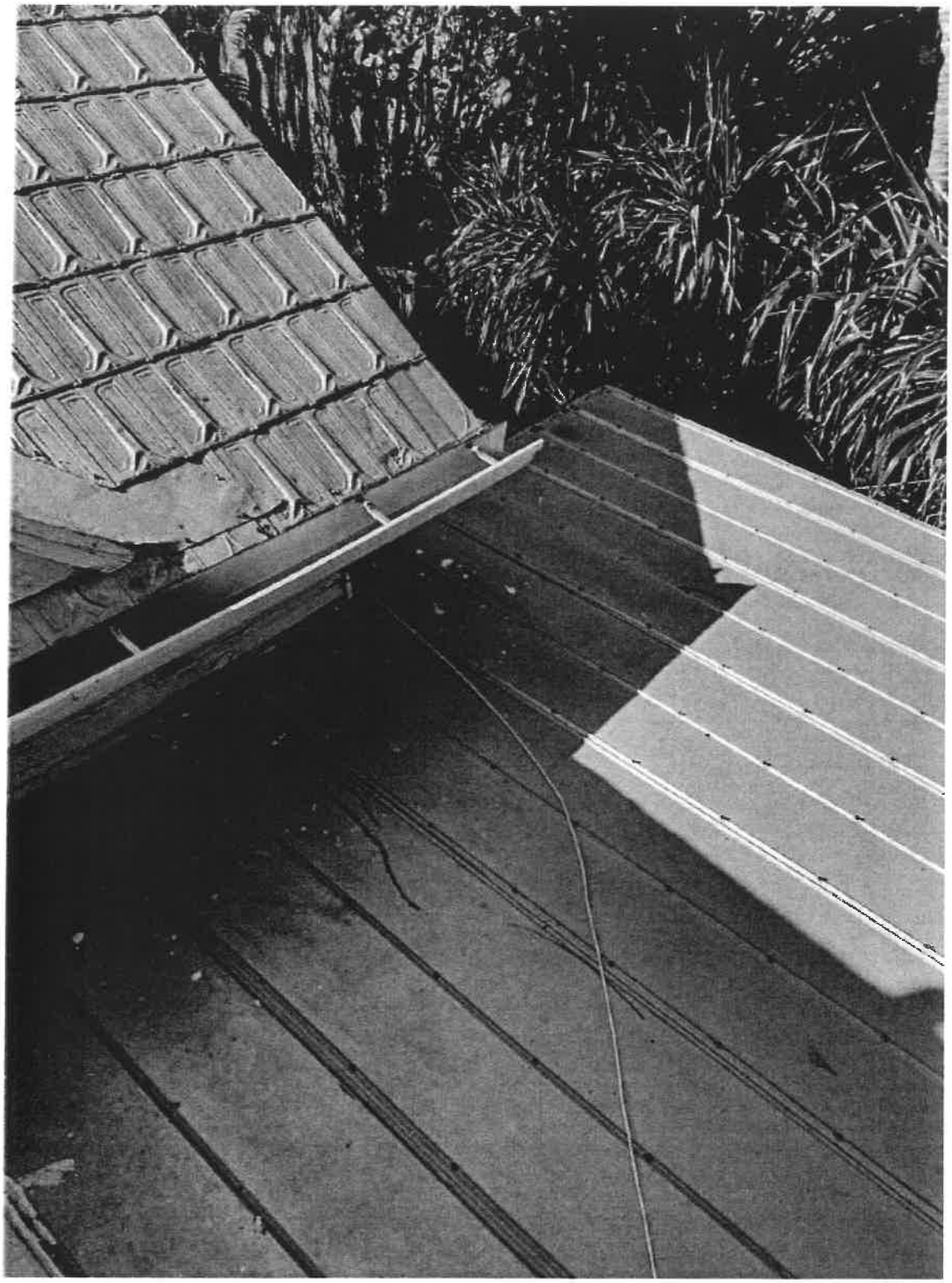
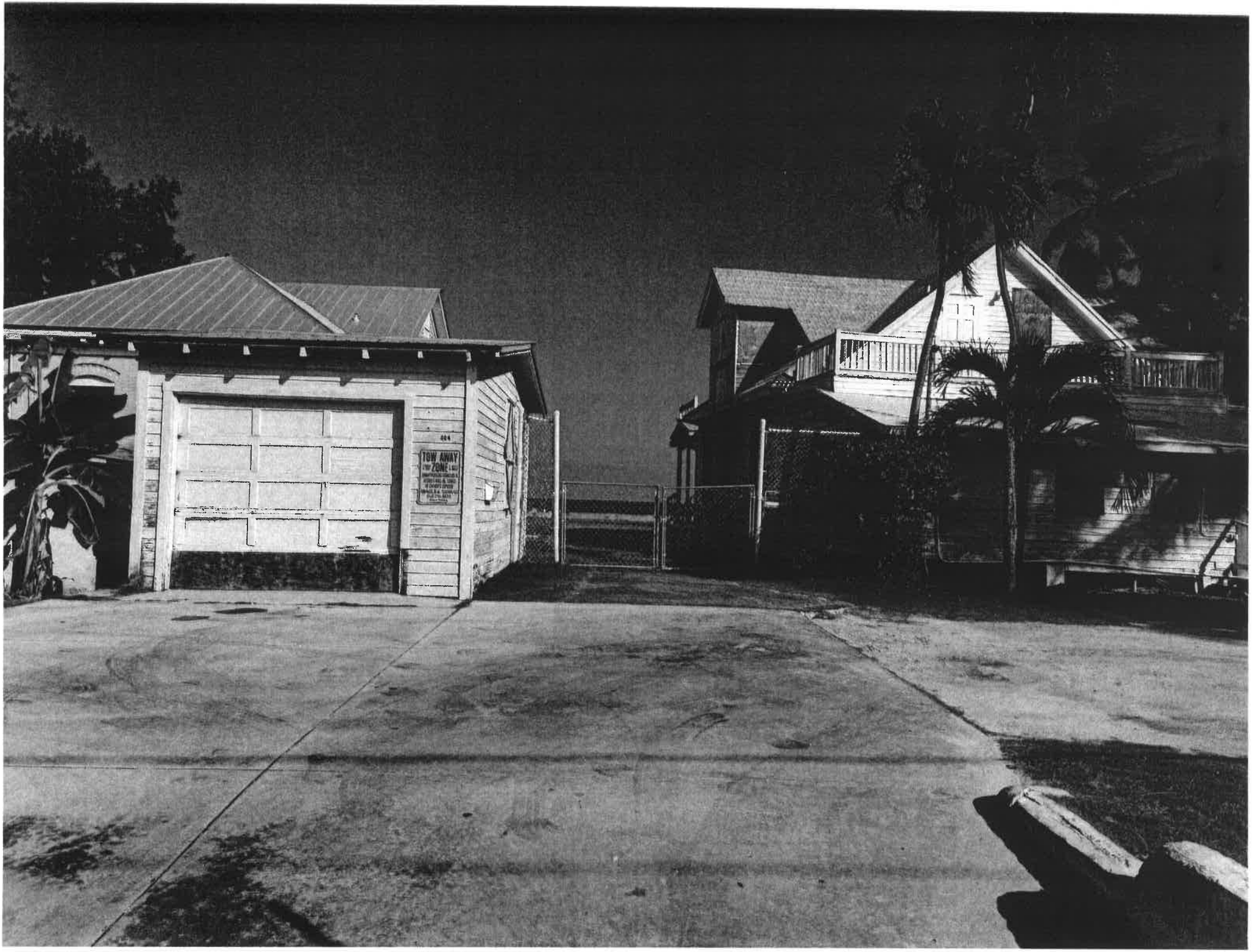
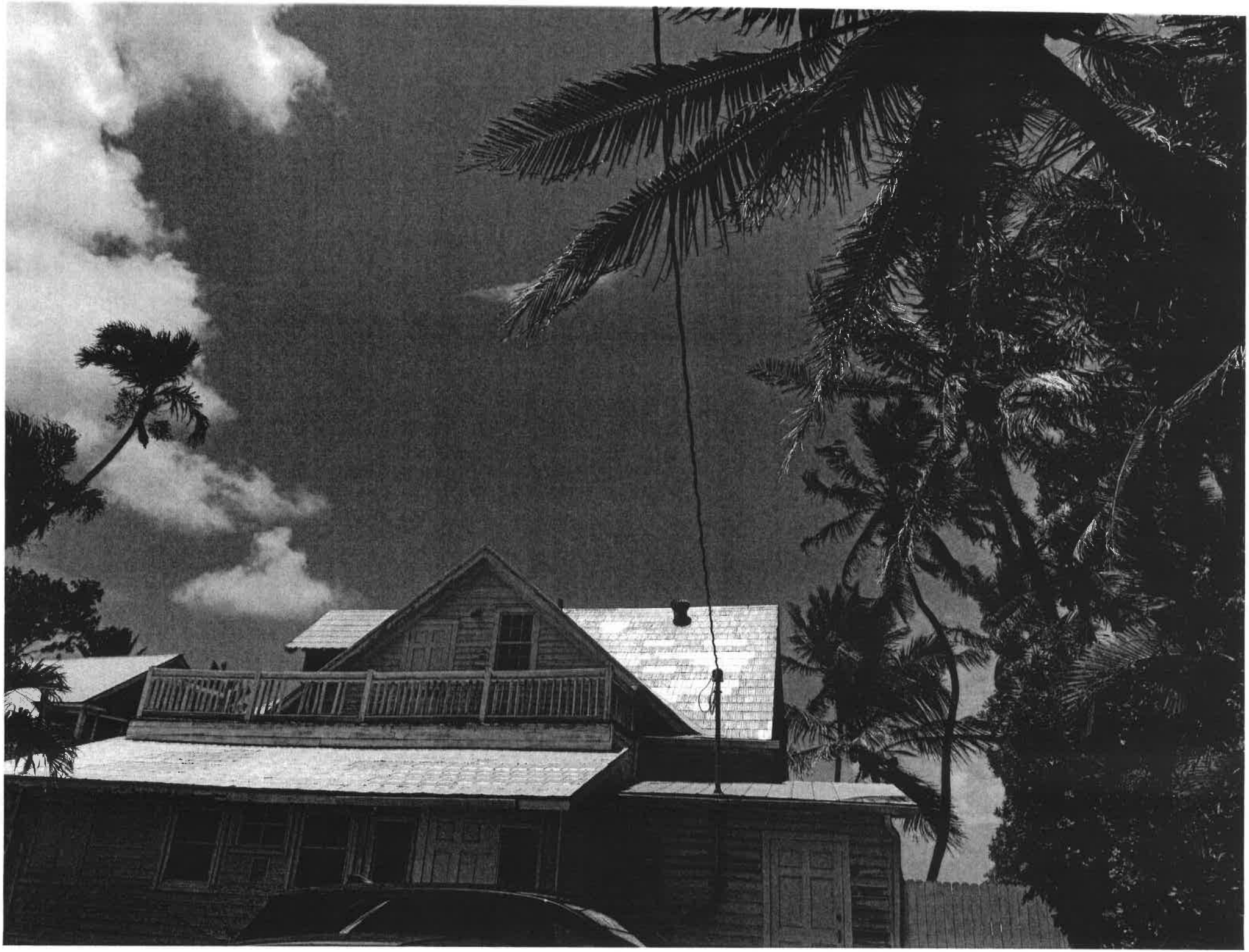
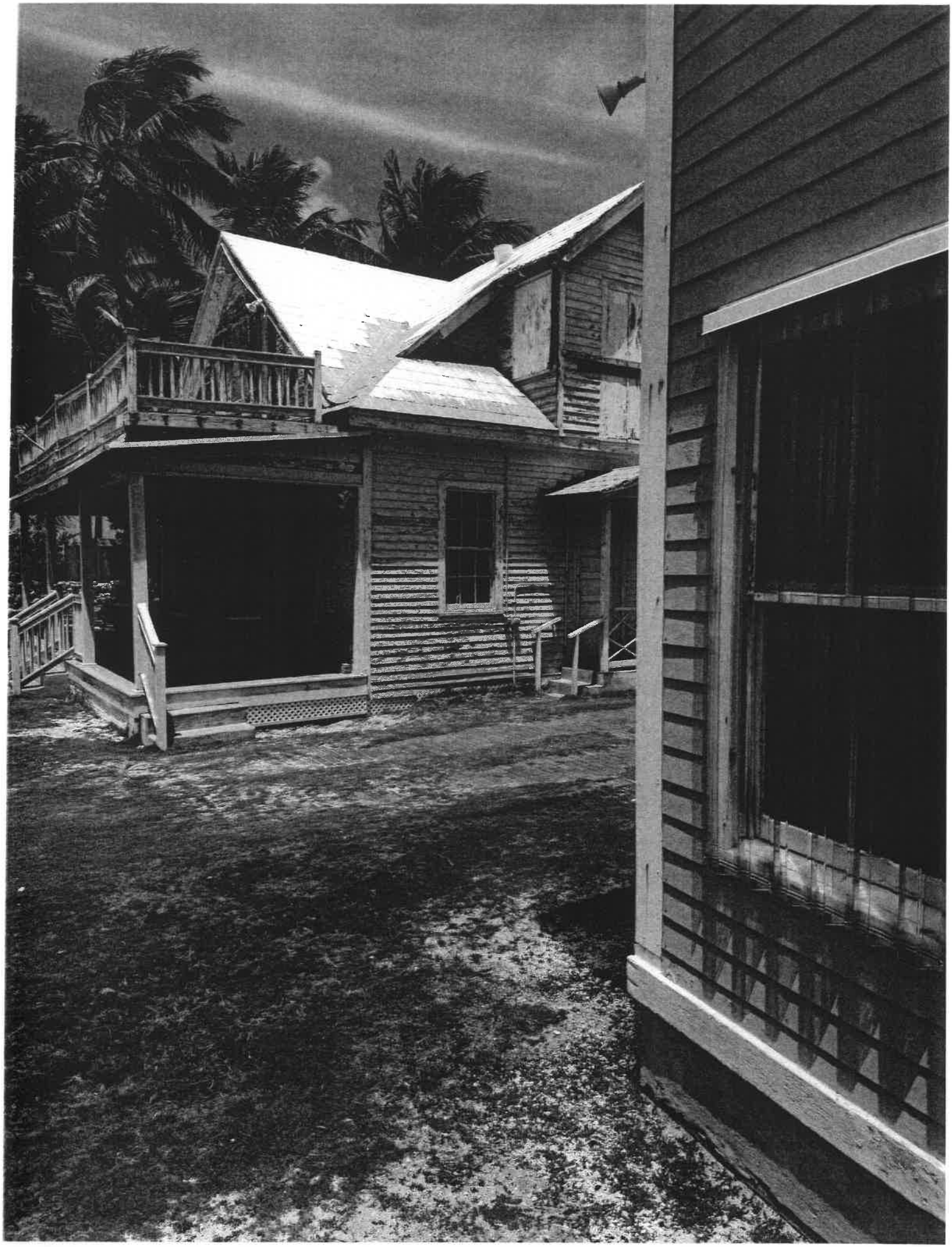


Photo of property under review. View of front elevation showing 5 v-crimp on lower addition.


TOW AWAY
ZONE





MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

NOTICE OF ACCEPTANCE (NOA)

Metal Sales Manufacturing Corporation
545 South 3rd Street, Suite 200
Louisville, KY. 40202

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.
This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: 5V Crimp Metal Roofing System

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA renews NOA# 18-0313.02 and consists of pages 1 through 9.
The submitted documentation was reviewed by Alex Tigera.

MIAMI-DADE COUNTY APPROVED

ROOFING SYSTEM APPROVAL:

Category:	Roofing
Sub-Category:	Metal, Panels (Non-Structural)
Material:	Steel
Deck Type:	Wood
Maximum Design Pressure	**-196.75 psf.**

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

Product	Dimensions	Test Specifications	Product Description
5V-Crimp Metal Roof	l = varies w = 24" h = ½" Min. Thickness 0.0179" (26ga.) Min. Yield Strength: 60ksi	TAS 110	Corrosion resistant, galvanized, preformed, coated, prefinished, metal panels.
Trim Pieces	l = varies w = varies Min. Thickness 0.0179" (26ga.)	TAS 110	Standard flashing and trim pieces. Manufactured for each panel width.

MANUFACTURING LOCATION:

1. Jacksonville, FL.

EVIDENCE SUBMITTED:

Test Agency	Test Agency	Test Agency	Test Agency
PRI Construction Materials Technologies LLC		ASTM G 155 ASTM B 117	09/11/19 09/10/19
Underwriters Laboratory	R9697	UL 790	October 2016
PRI Construction Materials	MSMC-003-02-01	TAS-100	June 2006
Celotex Corporation Testing Services	MTS 520103	ASTM E 8	Jan. 1999
Hurricane Test Laboratory, Inc.	0103-0712-09	TAS 125	Sept 2009
Farabaugh Engineering and Testing, Inc.	T240-09	TAS 125	Sept 2009

APPROVED ASSEMBLIES:

System A:	**5V-Crimp Metal Roof Panel**
Deck Type:	Wood, Non-insulated
Deck Description:	New Construction $^{19}/_{32}$" or greater plywood or wood plank, or for re-roofing 15/32" or greater plywood.
Maximum Uplift Pressure:	**See Table A below.**

Deck Attachment:	In accordance with applicable Building Code, but in no case shall it be less than 8d ring shank nails spaced 6" o.c. In reroofing, where the deck is less than $^{19}/_{32}$" thick (Minimum $^{15}/_{32}$") the above attachment method must be in addition to existing attachment.
Underlayment:	Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1 ¼" annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll. Or, any approved underlayment having a current NOA.
Fire Barrier:	Any approved fire barrier having a current NOA. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.
Valleys:	Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with Metal Sales Manufacturing Corporation's current published installation instructions.
Metal Panels and Accessories:	Install the "5V-Crimp Panels" and accessories in compliance with Metal Sales Manufacturing Corporation's current, published installation instructions and details. Flashing, penetrations, valley construction and other details shall be constructed in compliance with the minimum requirements provided in Roofing Application Standards RAS 133. Panel fasteners shall be #9-15 x 1-½" self drilling, self tapping, hex head screws with sealing washer of sufficient length to penetrate through the sheathing a minimum of $^{3}/_{16}$" inch. Fasteners shall be installed at a maximum spacing as listed in **Table A** below parallel to the slope. Fasteners shall be installed at a maximum of 12" o.c. at panel edge. See detail herein.

TABLE A
MAXIMUM DESIGN PRESSURES

Roof Areas	Field	Perimeter and Corner[1]
Maximum Design Pressures	**-74.8 psf.**	**-196.75 psf.**
Maximum Fastener Spacing	**16" o.c.**	**8" o.c.**
1. Extrapolation shall not be allowed		

System B:	**5V-Crimp Metal Roof Panel**
Deck Type:	Wood, Non-insulated
Deck Description:	New Construction $^{19}/_{32}$" or greater plywood or wood plank, or for re-roofing 15/32" or greater plywood.
Maximum Uplift Pressure:	**See Table B below.**

Deck Attachment:	In accordance with applicable Building Code, but in no case shall it be less than 8d ring shank nails spaced 6" o.c. In reroofing, where the deck is less than $^{19}/_{32}$" thick (Minimum $^{15}/_{32}$") the above attachment method must be in addition to existing attachment.
Underlayment:	Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1 ¼" annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll. Or, any approved underlayment having a current NOA.
Fire Barrier:	Any approved fire barrier having a current NOA. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.
Valleys:	Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with Metal Sales Manufacturing Corporation's current published installation instructions.
Metal Panels and Accessories:	Install the "5V-Crimp Panels" and accessories in compliance with Metal Sales Manufacturing Corporation's current, published installation instructions and details. Flashing, penetrations, valley construction and other details shall be constructed in compliance with the minimum requirements provided in Roofing Application Standards RAS 133. Panel fasteners shall be #9-15 x 1-½" self drilling, self tapping, hex head screws with sealing washer of sufficient length to penetrate through the sheathing a minimum of $^{3}/_{16}$ inch. Fasteners shall be installed at a maximum spacing as listed in **Table B** below parallel to the slope. Fasteners shall be installed at a maximum of 6" o.c. at panel edge. See detail herein.

TABLE B
MAXIMUM DESIGN PRESSURES

Roof Areas	Field	Perimeter and Corner[1]
Maximum Design Pressures	**-84.5 psf.**	**-131.3 psf.**
Maximum Fastener Spacing	**24" o.c.**	**18" o.c.**

1. Extrapolation shall not be allowed

LIMITATIONS

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. The maximum designed pressure listed herein shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners).
3. Panel shall be roll formed in continuous lengths from eave to ridge. Maximum lengths shall be described in the Roofing Application Standard RAS 133.
4. All panels shall be permanently labeled with the manufacturer's name and/or logo, and the following statement: "Miami-Dade County Product Control Approved" **or** with the Miami-Dade County Product Control Seal as seen below. All clips shall be permanently labeled with the manufacturer's name and/or logo, and/or model.

5. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 61G20-3 of the Florida Administrative Code.

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

NOTICE OF ACCEPTANCE (NOA)

Berridge Manufacturing Company
1720 Maury Street
Houston, TX 77026

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.
This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: Victorian Classic Shingle

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA renews NOA # 17-0808.05 and consists of pages 1 through 7.
The submitted documentation was reviewed by Alex Tigera.

ROOFING ASSEMBLY APPROVAL:

Category:	Roofing
Sub-Category:	Non-Structural Metal Roofing
Material:	Steel
Deck Type:	Wood
Maximum Design Pressure	**-131 psf.**

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

Product	Dimensions	Test Specifications	Product Description
Berridge Victorian/Classic Shingle	l = 13-7/8" w = 11" Thickness = 24 ga. Min. Yield Strength: 59.4 ksi.	TAS 110	G-90 galvanized or galvalume shingles coated with Duranar® Coil Coating System.

MANUFACTURING LOCATIONS:

1. Houston, TX.
2. San Antonio, TX.
3. Seguin, TX.

EVIDENCE SUBMITTED:

Test Agency	Test Identifier	Test Name/Report	Date
Force Engineering & Testing, Inc.	49-0242T-12A, B	TAS 125	12/04/12
PPG	Lab Test Certification	ASTM B-117 ASTM G-155	03/2015 04/2015
Hurricane Test Laboratories, Inc.	0307-0127-04	TAS 125	03/09/04
Q.C. Metallurgical Laboratory, Inc.	1238-01	ASTM E8	09/06/07
PRI Asphalt Technologies, Inc.	BMC-004-02-01	TAS 100	04/04/07

APPROVED ASSEMBLIES:

System A-1:	Victorian/Classic Shingle
Deck Type:	Wood, Non-Insulated
Deck Description:	New Construction or Re-Roof $^{15}/_{32}$" or greater plywood or wood plank.
Slope Range:	3": 12" or greater
Maximum Uplift Pressure:	**See Table A Below (See Limitation #2)**

Deck Attachment:	In accordance with applicable Building Code, but in no case shall it be less than 8d annular ring shank nails spaced at a distance listed below in **Table A**. In reroofing, where the deck is less than $^{19}/_{32}$" thick (Minimum $^{15}/_{32}$"). The above attachment method must be in addition to existing attachment.
Underlayment:	Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-laps and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 1¼" annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll. Or, any Miami-Dade County Product Control Approved underlayment having a current NOA.
Fire Barrier Board:	Any approved fire barrier having a current NOA. Refer to a current fire directory listing or a current ASTM E 108 test report for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.
Valleys:	Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with Berridge Manufacturing Company's current published installation instructions.
Metal Panels and Accessories:	Install the "Victorian/Classic Shingle" including flashing penetrations, valleys, end laps and accessories in compliance "Berridge Manufacturing's" current, published installation instructions and in compliance with the minimum requirements detailed in Roofing Application Standard RAS 133. Berridge Victorian/Classic Shingle shall be attached to the plywood substrate with a minimum of two corrosion resistant fasteners of sufficient length to penetrate through the sheathing a minimum of $^{3}/_{16}$", listed in **Table A**. Fasteners shall be placed in accordance with the detail outlined in **Table A** and fastener detail herein as follows: Shingle shall be fastened with a minimum of two screws located in the detail outlined in **Table A**. The male end of the next shingle is tucked in the female end of the previous shingle to form a lock. The shingles shall be placed in a staggered pattern.

TABLE A
MAXIMUM DESIGN PRESSURES

	Field	Perimeter and Corner[1]	Perimeter and Corner[1]
Plywood Thickness (minimum)	15/32"	15/32"	19/32"
Plywood Fastener Spacing	6" o.c.	6" o.c.	3" o.c.
Fasteners	#12 panhead	#10-9	#10-9
Shingle Fastener Placement	Detail B	Detail C	Detail C
Maximum Design Pressure	**-118.5 psf**	**-123.5 psf**	**-131 psf**

1. Extrapolation shall not be allowed

SYSTEM LIMITATIONS

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. The maximum designed pressure listed herein shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners).
3. All panels shall be permanently labeled with the manufacturer's name and/or logo, and the following statement: "Miami-Dade County Product Control Approved" **or** with the Miami-Dade County Product Control Seal as seen below. All clips shall be permanently labeled with the manufacturer's name and/or logo, and/or model.

4. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 61G20-3 of the Florida Administrative Code.

The Engineer asked said that he doesn't have the wind speed but just looking at the NOAs, V Crimp withstands higher wind speed. The column we are looking at is in regards to how the roof is fastened, so for this situation it is: Perimeter & Corner, not Field. Below is additional source of information.

The lower the design pressure number, the higher the wind speed it can withstand.

Shingles:
-123.5 psf
-131 psf

V Crimp:
-197.75 psf

What Is The Best Roof For The High Winds In Florida?
January 17, 2022

By: Westfall Roofing (a FL company)
5413 W Sligh Ave
Tampa, FL 33634

URL https://www.westfallroofing.com/blog/best-roof-high-winds/

If you are fortunate enough to be overseeing roof replacement for your Florida home, you can select any type of roof you want. This suggests the question, *What is the best roof for high winds?* What roof best meets the challenge of high winds in Florida?
Nothing

Nothing humans can make or do will equal the sheer force of Mother Nature. Manufacturers do not test *any* substance — shingles, metal, tiles— above 150 mph.

Still, roofing companies do test their products under tremendous wind speeds. Three roofing materials outperform others:

1. Metal panels — wind-rated up to 140 mph sustained winds, with the ability to withstand gusts up to *180 mph!*
2. Tile — wind-rated up to 125 mph sustained winds
3. Shingles — wind-rated to hold strong in 110-mph winds

CIVIL ENGINEER **Robert J. Knesal, P. E.** CONSULTANT

111 LUNDGREN LANE
GULFPORT, MS 39507

228-860-5318
email: BobbyKnes@aol.com

September 22, 2021

Mr. Scott Goldin
Goldin Metals, Inc.
12440 Seaway Road
Gulfport, MS 39503

Re Wind Load Review and Certification for 26 Ga. 5V Crimp Metal Roof Panels over 15/32" Plywood or Asphalt Composition Shingles

Dear Mr. Goldin:

This is to advise you I have reviewed the technical data compiled and presented in a Product Evaluation Report by Terrence E. Wolf, P. E. dated June 29, 2021, regarding the testing and certification of your 26 Ga. 5V Crimp Metal Roof Panels over 15/32" Plywood.

This report investigates the wind load capability of these roof panels attached to plywood and asphalt composition shingles with through fasteners. This report was compiled to validate the material's compliance with the 2018 International Building Code for wind pressure uplift and as listed in the report.

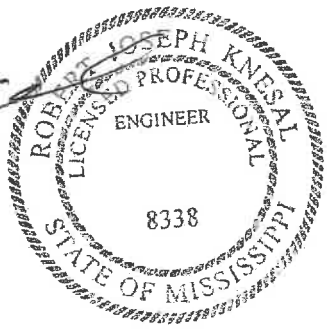
Based upon my evaluation and analysis of this data, it is my professional opinion the Goldin Metals 26 Ga. 5V Crimp Metal Roof Panels over 15/32" Plywood or over asphalt composition roofing shingles will meet the wind load requirements for the State of Mississippi for ultimate wind speeds up to 180 MPH as applied by ASCE 7, Wind Load Analysis.

The panels should be attached as detailed in the referenced Product Evaluation Report with a full screw penetration into the plywood.

Should you have any questions or need additional information please do not hesitate to contact me @ 860-5318.

Sincerely yours,

Robert J. Knesal, P. E.



CL6. H09-6-26-727 **404 South Street, Fred Salinero/ Tony's Roofing Co.**
Install v-crimp on main roof to match side roof, garage roof and cistern roof.

Hugh Morgan, property owner, represented the project. The metal shingle roof was seriously damaged during Hurricane Wilma. He understood the rule; however, he felt that his home was unlike any other that came before HARC. His southern exposure to the storms consistently allowed for the water to uplift the metal shingles causing damage making them not suitable. The newer portion of the home has v-crimp and he would like to be allowed to put the v-crimp on the original portions of the roof which needed replacement. The v-crimp buildings have never been affected by the storms. He stated that everything on the south side of South Street had been replaced by v-crimp. Mr. Morgan provided photographs of the neighborhood and along South Street.

Chairperson Barbara Bowers questioned how old the house was. The first portion (the cook house built for the Southernmost House) was brick and was built in 1920. The remainder of the structure was built in the 1940's.

Nils Muench recommended approval, siting paragraph 16, due to special circumstances as explained by the applicant, namely, that the applicant's house is located so close to the seawall that when storm waves break very high against the seawall, hurricane force winds then drive the almost solid water against and under the historic shingles, thereby dislodging and destroying large areas of historic roofing during each hurricane, whereas alternate roofing survives, seconded by George Galvan.

Assistant City Attorney Ronald Ramsingh respectfully disagreed stating that page 26 stated metal shingles MUST be used. That's not a shall or a may. Mr. Ramsingh stated that it did speak about an "in kind" basis in the introductory paragraph of that Guideline. He stated that if they wanted to go from v-crimp to metal shingles that would be acceptable as it was a more historic option. Mr. Ramsingh was just making the Board aware of what the Guidelines said.

Mr. Morgan referred to the opening paragraph of the roofing Guidelines, page 26, that stated "unless HARC believes the replacement material to be more suitable than the existing roofing material". He stated that there was ambiguity there. Why did they allow for the question.

Assistant City Attorney Ronald Ramsingh responded that was why they were allowed that discretion. Replacing with v-crimp was not in the spirit of the HARC intent; however, the discretion is to allow for replacement with shingles rather than v-crimp. Mr. Ramsingh felt that the applicant was to preserve when it was possible and when they did have to replace, they must use metal shingles.

Mr. Morgan stated that he felt that sometimes he felt that they just needed to use common sense. If they didn't take into consideration the force of nature then he felt that it was a knee jerk reaction and capricious. He stated that he felt that a denial by HARC would not stand up in court and was unconstitutional.

Nils Muench stated that he felt that this was one time that they recommend replacing shingles with v-crimp. It seemed to him that it was the necessary answer.

Peter Batty requested that Mr. Muench amend his motion to state specifically that for the reason it is facing southern exposure for its open water location. That would allow them to go outside the Guidelines a little bit and insulate them from other locations because there aren't that many other structures that face open water.

Assistant City Attorney Ronald Ramsingh also requested that they site Paragraph 2, Page 26, "Conventional modern roofing materials such as asphalt shingles, v-crimp, or composition roofing may be used on non-contributing structures, provided that they do not detract from the characteristics of nearby historic properties."

Chairperson Barbara Bowers questioned if it was a contributing structure. The response was in the negative.

The motion was to approve because of the special circumstances because the property faces a southern exposure and is open to water. Both Nils Muench and George Galvan agreed.

Roll Call: Yes: George Galvan, Nils Muench, Peter Batty
No: Gary F. Smith, Chairperson Barbara Bowers

Motion carried.

APPROVED___X___ DISAPPROVED_____ TABLED_____

Other Business: