

APRIL 16, 2007 STAFF REPORT

8631-Z

## STAFF REPORT FOR 219 RIDGEWOOD ROAD

Architect/Engineer: Bob Hilson & Company, Inc.  
Legal Description: Lot(s): 11, Block: 2  
 Coral Gables Coconut Grove Manor Section  
 PB/PG: 17/19  
Present Owners: Myrna B. Silver  
Present Use: Residential Use  
Zoning Classification: R-6  
Land Use Designation: Residential Use (Single-Family) Low Density

**APPLICANT'S PROPOSAL:** In connection with the proposed metal roof for the existing single-family residence at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of the Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the existing residence to have a standing seam metal roof vs. having a roof constructed of tile, coral rock slabs, slate or copper as required by Section 14-1 of the Coral Gables "Zoning Code."

**BOARD OF ARCHITECTS REVIEW:** All as shown on plans which have received Final approval by the Board of Architects on April 5, 2007.

**ADVERTISING:** This application was advertised in the Miami Daily Business Review on April 6, 2007. Letters were mailed to properties within one thousand feet of the subject property and the property was posted on April 6, 2007.

**STAFF OBSERVATION:** The Coral Gables "Zoning Code" has no provisions for metal roofs for residential designs other than what is so enumerated in Section 14-5. (see below)

*Except in Golden Gate, MacFarlane Homestead and St. Alban's Park, Coconut Grove Warehouse Center, that part of the Industrial Section abutting South Dixie Highway (U. S. Highway 1), and where plastic or glass translucent material is used as permitted elsewhere in this article, pitched roofs shall be constructed of:*

- (a) *Vitrified clay tile.*
- (b) *White concrete tile. The finished surface for white concrete tile shall be a mixture of one part Portland white cement to three parts white silica sand, together with a waterproofing and plasticizer admix. These ingredients shall be mixed with water to a consistency equal to that of a finishing coat of plaster. The mix thus obtained shall be pressure troweled onto the surface of the freshly extruded tile at the time of manufacture.*

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- (c) Colored cement tile, provided the tile is color impregnated with the same color intensity throughout and the color is not surface applied, and provided the color meets with approval of the Board of Architects, taken in conjunction with the surrounding areas. Such colored cement tile roofs, which have been installed according to approved plans may be painted or repainted a different color from the original color of the installed tile subject to approval of the application and the paint specifications by the Board of Architects. (2631)
- (d) Coral rock slabs laid shingle fashion.
- (e) Thick built variegated colored slate as approved by the Board of Architects.
- (f) White Bermuda roof, as approved by the Board of Architects, and the Building Department, with a minimum pitch of not less than five (5) inches in twelve (12) inches.
- (g) Where there exists a pitched roof of other material that was permitted at the time of the original construction, additions to or replacements to said building may use the same material.
- (h) Roofs on accessory or auxiliary buildings shall conform to the roof requirements for the principal building provided, that bomb shelters and/or fallout shelters may be constructed with a flat roof that the maximum height of such shall not exceed four (4) feet above grade.
- (i) Copper may be used as a roofing material for residences subject to approval of design, manner of installation, conformity with the architectural design, style and composition of the proposed residential structure as shall be approved by the Board of Architects.
- (j) Monier Monray roof tiles with surfaces applied cement glaze under the manufacturers process, provided, that the color meets with the approval of the Board of Architects taken in conjunction with the surrounding area and provided further that the tile shall not be painted or repainted.

Staff notes that the Coral Gables "Zoning Code" allows for new and existing structures, in annexed properties, to have metal roofs. Section 4-94(f) of the Coral Gables "Zoning Code" states, "roofs of new and existing structures shall use materials which are consistent with the roof materials which have been used for the existing buildings in the Snapper Creek and Hammock Lakes area."

In this case, the subject property is not in these annexed areas. This existing wood frame house was built in 1919. There are no records in our files to provide us with information on the history of this house; however, we were able to get a copy of a photograph from the Historical Resources Department. The photograph shows the house having, what appears to be, wood shingles. Based on our research and study, Staff has found that the house has been re-roofed a couple of times. The last roofing permit was for asphalt shingles, which is not allowed by the Coral Gables "Zoning Code."

Peter Iglesias, the Structural Engineer in the Building and Zoning Department, did an inspection of the house. He concluded that the tiles approved by the Coral Gables "Zoning Code" are not viable for this particular house, as the roof's framing was not designed to support a tile roof.

The Zoning Division Staff recommends APPROVAL of the Applicant's request.

**STAFF RECOMMENDATION:** Pursuant to Section 24-7 VARIANCES of the "Zoning Code," the Zoning Division Staff finds as follows in regard to the Applicant's proposal as presented in their application for a variance from the provisions of Ordinance No. 1525, as amended and known as the "Zoning Code," and makes the following recommendations:

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1. That special conditions and circumstances do exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
2. That the special conditions and circumstances do not result from the actions of the Applicant.
3. That granting the variance requested will not confer on the Applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.
4. That literal interpretation of the "Zoning Code" would deprive the Applicant of rights commonly enjoyed by other properties in the zoning district under the terms of the "Zoning Code" and would work unnecessary and undue hardship on the Applicant (see also definition of "necessary hardship").
5. That the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.
6. That granting the variance will not change the use to one that is different from other land in the same district.
7. That the granting of the variance will be in harmony with the general intent and purpose of the "Zoning Code," and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Based on the findings in paragraphs 1, 2, 3, 4, 5, 6, and 7 above, the Zoning Division Staff recommends APPROVAL of Item(s) No. 1 of the Applicant's proposal.

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Page Three

1. That special conditions and circumstances do exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
2. That the special conditions and circumstances do not result from the actions of the Applicant.
3. That granting the variance requested will not confer on the Applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.
4. That literal interpretation of the "Zoning Code" would deprive the Applicant of rights commonly enjoyed by other properties in the zoning district under the terms of the "Zoning Code" and would work unnecessary and undue hardship on the Applicant (see also definition of "necessary hardship").
5. That the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.
6. That granting the variance will not change the use to one that is different from other land in the same district.
7. That the granting of the variance will be in harmony with the general intent and purpose of the "Zoning Code," and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Based on the findings in paragraphs 1, 2, 3, 4, 5, 6, and 7 above, the Zoning Division Staff recommends APPROVAL of Item(s) No. 1 of the Applicant's proposal.



BUILDING CODE COMPLIANCE OFFICE (BCCO)  
PRODUCT CONTROL DIVISION

MIAMI-DADE COUNTY, FLORIDA  
METRO-DADE FLAGLER BUILDING  
140 WEST FLAGLER STREET, SUITE 1603  
MIAMI, FLORIDA 33130-1563  
(305) 375-2901 FAX (305) 375-2908

## NOTICE OF ACCEPTANCE (NOA)

Teal Cedar Products (1977) Ltd.  
17897 Trigg Road  
Surrey, BC V4N 4m8  
Canada

### SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by Miami-Dade County Product Control Division and accepted by the Board of Rules and Appeals (BORA) 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 Division (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. BORA reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Division 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:** Cedar Shakes & Shingles

**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 renews NOA 02-0916.07 and consists of pages 1 through 3.  
The submitted documentation was reviewed by Alex Tigera.



NOA No.: 07-1120.13  
Expiration Date: 02/20/13  
Approval Date: 04/03/08  
Page 1 of 3

## ROOFING ASSEMBLY APPROVAL

**Category:** Roofing  
**Sub-Category:** Wood Shingles and Shakes

### 1. SCOPE:

This approves roofing system using wood shingles and shakes as manufactured by Teal Cedar Products (1977) Ltd. As described in Section 2 of this Notice of Acceptance, designed to comply with The Florida Building Code, HVHZ.

### 2. PRODUCT DESCRIPTION:

<u>Product</u>	<u>Dimensions</u>	<u>Product Description</u>
Certigrade Shingles (Grade 1)	Length 16", 18" Width 4 to 4 to 11"	Red Cedar sawn shingles and Hip and Ridge from clear heart wood: 100% edge grain, no defects
Certi-Last Shingles (Grade 1)	Length 16", 18" Width 4 to 4 to 11"	Preservative treated Red Cedar sawn shingles made from Certigrade shingles
Certi-Cut (Grade 1)	Length 16", 18" Various	Red Cedar sawn shingles made from Certigrade shingles
Certi-Guard (Grade 1)	Length 16", 18" Width 4 to 4 to 11"	Fire-retardant treated Red Cedar sawn shingles made from Certigrade shingles
Certi-Split (Grade 1)	Length 15", 18", & 24" Width 4 to 4 to 11"	Handsplit and Resawn Shakes and Hip and Ridge from clear heart wood: 20% maximum flat grain
Certi-Guard (Grade 1)	Length 15", 18", & 24" Width 4 to 4 to 11"	Fire-retardant treated Red Cedar shakes made from Certi-Split shakes
Certi-Last (Grade 1)	Length 15", 18", & 24" Width 4 to 4 to 11"	Preservative treated Red Cedar shakes made from Certi-Split shakes
Certi-groove (Grade 1)	Length 15", 18", & 24" Width 4 to 4 to 11"	Machine grooved shakes made from Certi-Split shakes
Certi-Sawn (Grade 1)	Length 15", 18", & 24" Width 4 to 4 to 11"	Taper Sawn Cedar Shakes, 100% clear face with a maximum 10% flat grain.

### 3. LIMITATIONS:

- 3.1 Fire classification is not part of this acceptance.
- 3.2 This Acceptance is for wood deck applications. Minimum deck requirements shall be in compliance with applicable building code.
- 3.3 Wood shingles and shakes shall not be installed on roof mean heights greater than 33 feet.
- 3.4 Teal Cedar Products (1977) Ltd. Cedar Shakes and Shingles shall have a quality control testing program by an approved independent listing agency having unannounced follow up visit. Follow up test results shall be made available to BCCO upon request.

#### 4. LABELING:

- 4.1 Shingle/ Shake bundles shall be labeled with the Miami-Dade Seal as seen below, or the wording "Miami-Dade County-Dade Product Control Approved"



#### 5. BUILDING PERMIT REQUIREMENTS:

- 5.1 Application for building permit shall be accompanied by copies of the following:
- 5.1.1 This Notice of Acceptance.
  - 5.1.2 Any other documents required by Building Official or the Building Code in order to properly evaluate the installation of this system.

#### 6. INSTALLATION:

- 6.1 Teal Cedar Products (1977) Ltd. Cedar Shakes and Shingles and its components shall be installed in strict compliance with Roofing Application Standard RAS 130.

Table 1: Fastener Pull Through Resistance <sup>1</sup>	
Description	Maximum Pull Force (lbs.)
Red Cedar Shingles 18"	119
Red Cedar Shakes 24"	134
1. Maximum thickness of 1/4"	

#### EVIDENCE SUBMITTED

Test Agency	Test Identifier	Test Name/Report	Date
PRI Construction Materials	TAS 100-95	CSSB-002-02-04	03/02/07
PRI Construction Materials	TAS 100-95	CSSB-001-02-04	03/02/07
PRI Construction Materials		Fastener Pull-Through Resistance Test QAI-002-02-01	11/27/07

END OF THIS ACCEPTANCE



NOA No.: 07-1120.13  
Expiration Date: 02/20/13  
Approval Date: 04/03/08  
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BUILDING CODE COMPLIANCE OFFICE (BCCO)  
PRODUCT CONTROL DIVISION

MIAMI-DADE COUNTY, FLORIDA  
METRO-DADE FLAGLER BUILDING  
140 WEST FLAGLER STREET, SUITE 1603  
MIAMI, FLORIDA 33130-1563  
(305) 375-2901 FAX (305) 375-2908

### NOTICE OF ACCEPTANCE (NOA)

Watkins Sawmills Limited  
9414 288<sup>th</sup> Street  
Maple Ridge, British Columbia V2X 8Y6  
Canada

#### SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by Miami-Dade County Product Control Division and accepted by the Board of Rules and Appeals (BORA) 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 Division (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. BORA reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Division 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: Cedar Shakes & Shingles

**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 renews NOA #04-0305.01 and consists of pages 1 through 3.  
The submitted documentation was reviewed by Alex Tigera.

## ROOFING ASSEMBLY APPROVAL

**Category:** Roofing  
**Sub-Category:** Wood Shingles and Shakes

### 1. SCOPE:

This approves roofing system using wood shingles and shakes as manufactured by Watkins Sawmills LTD. As described in Section 2 of this Notice of Acceptance, designed to comply with The Florida Building Code, HVHZ.

### 2. PRODUCT DESCRIPTION:

<u>Product</u>	<u>Dimensions</u>	<u>Product Description</u>
Certigrade Shingles (Grade 1)	Length 16", 18" Width 4 to 4 to 11"	Red Cedar sawn shingles and Hip and Ridge from clear heart wood: 100% edge grain, no defects
Certi-Last Shingles (Grade 1)	Length 16", 18" Width 4 to 4 to 11"	Preservative treated Red Cedar sawn shingles made from Certigrade shingles
Certi-Cut (Grade 1)	Length 16", 18" Various	Red Cedar sawn shingles made from Certigrade shingles
Certi-Guard (Grade 1)	Length 16", 18" Width 4 to 4 to 11"	Fire-retardant treated Red Cedar sawn shingles made from Certigrade shingles
Certi-Split (Grade 1)	Length 15", 18", & 24" Width 4 to 4 to 11"	Handsplit and Resawn Shakes and Hip and Ridge from clear heart wood: 20% maximum flat grain
Certi-Guard (Grade 1)	Length 15", 18", & 24" Width 4 to 4 to 11"	Fire-retardant treated Red Cedar shakes made from Certi-Split shakes
Certi-Last (Grade 1)	Length 15", 18", & 24" Width 4 to 4 to 11"	Preservative treated Red Cedar shakes made from Certi-Split shakes
Certi-groove (Grade 1)	Length 15", 18", & 24" Width 4 to 4 to 11"	Machine grooved shakes made from Certi-Split shakes
Certi-Sawn (Grade 1)	Length 15", 18", & 24" Width 4 to 4 to 11"	Taper Sawn Cedar Shakes, 100% clear face with a maximum 10% flat grain.

### 3. LIMITATIONS:

- 3.1 Fire classification is not part of this acceptance.
- 3.2 This Acceptance is for wood deck applications. Minimum deck requirements shall be in compliance with applicable building code.
- 3.3 Wood shingles and shakes shall not be installed on roof mean heights greater than 33 feet.
- 3.4 Watkins Sawmills LTD Cedar Shakes and Shingles shall have a quality control testing program by an approved independent listing agency having unannounced follow up visit. Follow up test results shall be made available to BCCO upon request.



BUILDING CODE COMPLIANCE OFFICE (BCCO)  
PRODUCT CONTROL DIVISION

MIAMI-DADE COUNTY, FLORIDA  
METRO-DADE FLAGLER BUILDING  
140 WEST FLAGLER STREET, SUITE 1603  
MIAMI, FLORIDA 33130-1563  
(305) 375-2901 FAX (305) 375-2908

## **NOTICE OF ACCEPTANCE (NOA)**

Waldun Forest Products Partnership.  
9393 287<sup>th</sup> Avenue  
Maple Ridge, British Columbia V2W 1L1  
Canada

### **SCOPE:**

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by Miami-Dade County Product Control Division and accepted by the Board of Rules and Appeals (BORA) 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 Division (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. BORA reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Division 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:** Cedar Shakes & Shingles

**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 renews #06-0202.01 and consists of pages 1 through 3.  
The submitted documentation was reviewed by Alex Tigera.



NOA No.: 07-1113.05  
Expiration Date: 02/20/13  
Approval Date: 04/03/08  
Page 1 of 3

## ROOFING ASSEMBLY APPROVAL

**Category:** Roofing  
**Sub-Category:** Wood Shingles and Shakes

### 1. SCOPE:

This approves roofing system using wood shingles and shakes as manufactured by Waldun Forest Products Partnership as described in Section 2 of this Notice of Acceptance, designed to comply with The Florida Building Code, HVHZ.

### 2. PRODUCT DESCRIPTION:

<u>Product</u>	<u>Dimensions</u>	<u>Product Description</u>
Certigrade Shingles (Grade 1)	Length 16", 18" Width 4 to 4 to 11"	Red Cedar sawn shingles and Hip and Ridge from clear heart wood: 100% edge grain, no defects
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### 3. LIMITATIONS:

- 3.1 Fire classification is not part of this acceptance.
- 3.2 This Acceptance is for wood deck applications. Minimum deck requirements shall be in compliance with applicable building code.
- 3.3 Wood shingles and shakes shall not be installed on roof mean heights greater than 33 feet.
- 3.4 Waldun Cedar Shakes and Shingles shall have a quality control testing program by an approved independent listing agency having unannounced follow up visit. Follow up test results shall be made available to BCCO upon request.

#### 4. LABELING:

- 4.1 Shingle/ Shake bundles shall be labeled with the Miami-Dade Product Control Approved Seal or the wording "Miami-Dade County-Dade Product Control Approved"

#### 5. BUILDING PERMIT REQUIREMENTS:

- 5.1 Application for building permit shall be accompanied by copies of the following:
- 5.1.1 This Notice of Acceptance.
  - 5.1.2 Any other documents required by Building Official or the Building Code in order to properly evaluate the installation of this system.

#### 6. INSTALLATION:

- 6.1 Teal Cedar Products (1977) Ltd. Cedar Shakes and Shingles and its components shall be installed in strict compliance with Roofing Application Standard RAS 130.

Table 1: Fastener Pull Through Resistance <sup>1</sup>	
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1. Maximum thickness of 1/4"	

#### EVIDENCE SUBMITTED

Test Agency	Test Identifier	Test Name/Report	Date
PRI Construction Materials	TAS 100-95	CSSB-002-02-04	03/02/07
PRI Construction Materials	TAS 100-95	CSSB-001-02-04	03/02/07
PRI Construction Materials		Fastener Pull-Through Resistance Test QAI-002-02-01	11/27/07

END OF THIS ACCEPTANCE



NOA No.: 07-1113.05  
Expiration Date: 02/20/13  
Approval Date: 04/03/08  
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