



**City of Coral Gables
CITY COMMISSION MEETING
September 11, 2014**

ITEM TITLE:

Resolution. Roof Cleaning.

A Resolution of the City Commission of Coral Gables, Florida providing for interpretation of Article 5, "Development Standards", Division 16, "Roofs" of the Coral Gables Zoning Code in conjunction with Chapter 105, "Buildings and Building Regulations," Article V "Minimum Housing Code," Section 105-289 "Floors, "Walls, Ceilings and Roofs" of the Coral Gables Code of Ordinances; and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

Not required.

BRIEF HISTORY:

The City Code of the City of Coral Gables has maintenance standards for private property. Specifically, Sec. 105-289 states "Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition." This provision has been the basis for code enforcement staff to cite property owners whose roofs are not maintained to Coral Gables standards; the remedy is to clean the roof, which typically involves pressure washing or chemically cleaning the roof.

In efforts to enforce this provision, it has been brought to staff's attention that there are unique circumstances where structures with certain types of roofs are more aesthetically pleasing by having a naturally weathered appearance. The purpose of this resolution is to establish the language and define the specific roof tiles and roofing material that fall within this definition of maintenance as defined in the City Code.

Clay, cap, and pan tiles were the original traditional tiles used throughout South Florida during the early part of the last century, and in the City of Coral Gables around 1926. Iconic structures such as City Hall, the Venetian Pool and a number of residential structures are examples where these tiles are used and demonstrate why they should not be cleaned. These tiles are traditionally hand-made and derive their unique color variation in the way that they were manufactured. They maintain their color over time and develop a patina that is desirable for the appearance of the roof. While some of these structures are historic, it is important to note that not all of them are. The desirability of these tiles makes them attractive as recycled roofing material for newer structures. More recently, clay Spanish S tiles and cement Spanish S tiles are mass produced and painted or sprayed with colors to obtain variety in a more artificial manner. In these newer tiles, the patina developed by weathering and mildew has an adverse effect on the appearance of the tiles, and thus should be cleaned and maintained pursuant to the City Code requirement.

Another unique roof type that also weathers favorably and should not be cleaned on a regular basis is the copper metal roof. This roof material offers a patina effect with age that is unique and desirable for this roof type. Examples of this roof are the HBO offices at 396 Alhambra and a few residential structures in the city. The Statue of Liberty is a fine example of copper used as the surface of the statue, which allowed it to age to a unique green color. This oxidation process, inherent and natural to copper, actually creates a protective finish that prevents further deterioration of the metal. The color variations are expected as part of this oxidation process.

The attached Resolution clarifies for staff and the public which type of roofs would not be required to meet the standards for property maintenance pursuant to Sec. 105-289 of the City Code. This Resolution is not meant to permit vegetation growth on such roofs; in those cases, the cleaning requirement under the property maintenance ordinance would still apply. However, the presence of moss and mildew on handmade, clay, cap and pan tiles is an acceptable condition that would not cause a violation of the property maintenance ordinance per this Resolution.

The Board of Architects was consulted on July 31, 2014 regarding this Resolution and agrees with this interpretation. This Resolution was prepared in close consultation with Code Enforcement, Planning and Zoning, Building, Historical Resources, and the Board of Architects.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

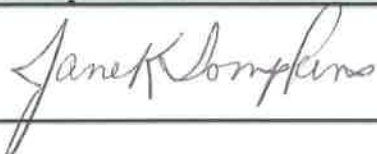


OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
	Not Required	

PUBLIC NOTIFICATION(S):

Date	Form of Notification
	Not Applicable

APPROVED BY:

Department Director	City Attorney	City Manager
		

EXHIBIT(S):

- A. Draft Resolution
- B. Pictures of various roof materials