

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2014-184

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.

WHEREAS, Article 5 "Development Standards," Division 19 "Roofs" of the Zoning Code establishes standards for roofs in the City and, among other things, allows the use of (a) handmade clay, cap and pan tiles, and (b) copper as roofing materials on new or renovated structures; and

WHEREAS, these roofing materials are also found on many historic structures in the City, and contribute to the appearance of those structures; and

WHEREAS, these roofing materials are designed to weather naturally and develop an aesthetically pleasing patina with age that is disrupted when these materials are cleaned and maintained in the same manner as standard mass-produced roofing materials, such as by pressure washing or chemical cleaning; and

WHEREAS, Chapter 105 "Buildings And Building Regulations," Article V "Minimum Housing Code," Section 105-289 "Floors, Walls, Ceilings And Roofs" of the City Code of Ordinances requires that "roofs of every structure used for human habitation shall be . . . maintained in a clean and sanitary condition;" and

WHEREAS, a question has arisen whether Section 105-289 of the City Code requires the cleaning of roofing materials that are not designed to be cleaned; and

WHEREAS, the City Commission desires to provide guidance to City staff in the interpretation and implementation of these provisions of City Code and Zoning Code;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. The foregoing "**WHEREAS**" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

SECTION 2. The City Commission hereby directs that Section 105-289 be interpreted not to require the cleaning of: (a) handmade clay, cap and pan tile; or (b) copper roofing materials. This direction is given so that these materials can naturally age and develop a patina as designed. However, these roofing materials must be maintained so that no vegetation is established. Allowing the establishment of vegetation on a roof made of these roofing materials is a violation of Section 105-289. Moss, mildew, and other similar fungi and bryophytes shall only be required to be removed on a roof made of these roofing materials if (a) their growth is causing buildup of debris or sediment on the roof, or (b) their growth exceeds 1/2" in height, measured from the surface of the roof.

SECTION 3. This Resolution shall become effective immediately upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS ELEVENTH DAY OF SEPTEMBER, A.D., 2014.

(Moved: Quesada/ Seconded: Lago)

(Yeas: Keon, Kerdyk, Lago, Quesada, Cason)

(Unanimous: 5-0 Vote)

(Agenda Item: E-7)

APPROVED:



JIM CASON
MAYOR

ATTEST:



WALTER J. POEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



CRAIG E. LEEN
CITY ATTORNEY