

To: Coral Gables City Commission
From: SAB Committee
Subject: Considerations For Metal Roofs

Background:

The City of Coral Gables has been considering allowing the use of metal roof systems for some time. Both city officials and private citizens have discussed the desire to include it in the palette of materials permitted in the City Code. **Current Zoning Code accepts Copper (a metal) roofs system, since many decades.**

The City's Zoning Department has conducted extensive research on the available systems and their possible applications within the architectural context of the City.

Conclusion:

The advantages of metal roof systems in terms of energy performance, durability, safety and much reduced costs of repairs-maintenance outweigh the disadvantage of high initial cost. Many metal roofs systems have received **Miami-Dade County approval (NOA) for use in High Velocity Hurricane Zones and for Small & Large Missile Impact**

Despite all the advantages of metal roof systems, it is understood that they do not apply to all building types or all roof typologies. For instance: Flat roof is not an appropriate surface. A method of a case-by-case evaluation needs to be created. The City already has a review process in place through the Planning and Zoning Division's within the Development Services Department which include City Architect and the Architecture Review Board (Board of Architects, BOA), the Historical Preservation Board, among others.

These processes/reviews include Public Hearings too. Our BOA reviews & assures the Aesthetics of all projects in conclusions.

Recommendation:

Direct staff to develop **a model of Best Practices approach** for the implementation of design controls and acceptable construction techniques of metal roofs in the city of Coral gables.

For instance: It may have a consumer friendly, easy to follow flow-chart, which also would advise applicants, the do's and don'ts, as heads-ups for their plans.

Note: One or more SAB members have had the benefit of discussions for the above mentioned subject with various Directors of City Development Services Department and their neighbors.

Respectfully submitted,
SAB members

APPROVED THIS FOURTH DAY OF NOVEMBER, A.D., 2015
(Moved: Sharon Trbovich / Seconded: Enrique Bernal)
Yeas: Airan, Trbovich, Wasson, Ebbert, Bague, Bernal)
(Unanimous: 6-0 Vote)