



Memorandum

Date: June 17, 2021
From: Michael DiNorscio, Chief Building Official
To: Contractors, Building Inspectors, Design Professionals & Industry Stakeholders
Subject: Regarding the Use of Self- Adhering Underlayment Direct to Deck

Authority: Florida Statute 553.775 – Florida Building Code 7th Edition, 2020, Building - Chapter 15;
Florida Building Code, 7th edition, 2020, Residential – Chapter 9;
Boca Raton Municipal Ordinance, Building Regulations Section 19-57.

Purpose: To establish a minimum acceptable criterion for the installation or replacement of roof sheathing, underlayment and roof coverings systems for new and existing buildings or structure in the City of Boca Raton, Florida.

The Florida Building Code requires that all roof sheathing and sub-straight materials on a building or structure be properly secured prior to installing underlayment to dry-in the roof before installation of a roof covering system.

When an existing building or structure is re-roofed (typically because of leaks or the roof system is failing) the roof sheathing is required to meet the attachment requirements of the Florida Building Code or to be re-nailed adding additional fasteners to ensure the sheathing is secure and replace any rotten or damaged sheathing prior to installing any underlayment.

Self-adhering underlayment, once initially installed directly to the roof deck sheathing or other materials seems to create such bond that removal of the self-adhering underlayment roof sheathing becomes very difficult without removing or damaging the roof sheathing itself.

Additionally, if foam insulation is installed on the underside of the roof sheathing, it encapsulates the wood and prevents any moisture or water from evaporating, which can lead to mold and the wood rotting prematurely.

The self-adhering underlayment must be removed during re-roofing to verify the roof sheathing attachment and ensure any rotten or damaged roof sheathing is replaced, as required by the Florida Building Code.

Therefore: On any new roofing system installed on a building or structure during re-roofing of an existing building or structure within the City of Boca Raton, Florida, **if the underlayment being used is a self-adhering membrane, the membrane shall be applied over a mechanically attached anchor sheet**, any such anchor sheet shall be properly attached and secured to the roof sheathing or sub-straight materials in accordance with the current Florida Building Code.