



STATE OF CONNECTICUT
DEPARTMENT OF CONSTRUCTION SERVICES
Bureau of School Facilities



October 27, 2011

Mr. David G. Title
Superintendent of Schools
Fairfield Public Schools
501 Kings Highway East Street
Fairfield, Connecticut 06825

Dear Mr. Title,

Subject: Roof Pitch Waiver, State Project TMP 051-BWQX RR, Fairfield Warde Middle School

I am responding to your letter dated September 6, 2011, in which you request a waiver of the minimum one-half inch per foot pitch requirement on the replacement of existing flat roofs.

Based on the statutory requirements for a waiver and our review of the documentation provided, I am unable to approve your request for this waiver at this time for two specific reasons.

1.) A completed project grant application has not been submitted to the Bureau of School Facilities. As such, we are unable to determine the extent of the project scope as it pertains to your request for a waiver at this time. The consideration for a waiver is contingent on the submission of a completed grant application. We are willing to reconsider this request once the necessary documentation has been submitted to DCS.

2.) Section 10-291(b)(2) of the Connecticut General Statutes (C.G.S.) states that the Department of Construction Services (DCS) Commissioner may permit the minimum roof pitch to be reduced to one-quarter inch per foot if the commissioner finds, based upon written certification from a licensed architect or engineer provided by the town or regional board of education, that four specific criteria have been met.

Although your letter indicates that supporting documentation addressed items (i) through (iv), the statute requires a written certification for each item by a licensed architect or engineer. Item (i) appears to be satisfied by the submitted documentation. The documents provided by Hoffmann Architects did not certify the other items as indicated below:

- Item (ii) requires the cost of a one-half inch per foot roof to substantially exceed the cost of replacing the roof at a one-quarter inch per foot pitch. However, the supporting documentation did not include any costs for either roof design.
- Item (iii) requires the time needed to replace the roof with a minimum one-half inch per foot roof would be substantially longer than the time to replace the roof with a minimum roof pitch of one-quarter inch per foot. However, the supporting documentation indicated that time is not a particular hardship, in that the installation is already planned to occur over the period of several years of summers, instead of one contiguous time-line for project completion.

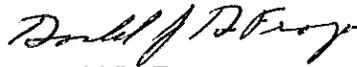
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- Item (iv) requires the existing structure to be incapable of supporting a roof with the increased pitch without a substantial rebuilding of the existing building. The supporting documents have not provided a definitive conclusion that the existing structure cannot support the new loads imposed by the ½" per foot roof design without the substantial rebuilding of the existing building.
- Also, the legislation specifically requires a minimum twenty-year unlimited manufacturer's guarantee for water tightness covering material and workmanship on the entire roofing system. Although the architect has offered you two options for roofing systems and referenced attached documentation to his report, the documentation was not included with your request, nor were there any specifications included, pertaining to the required guarantees for materials and workmanship, among other things.

The DCS Bureau of School Facilities has online, a guidance bulletin the "Procedure for Requesting Roof Pitch Waiver" to assist districts and their design team in preparing the necessary documentation, when submitting a waiver request.

Please feel free to contact Craig Smith, at the DCS Bureau of School Facilities, at 860-713-6486 if you have any questions.

Sincerely,



Donald DeFronzo
Commissioner of Construction Services

DD:cs

Cc: Pasquale Salemi
Craig Smith