

FILED	
Department of Business and Professional Regulation Deputy Agency Clerk	
CLERK	Brandon Nichols
Date	10/22/2013
File #	

Revision to DS 2013-089

Petition for Declaratory Statement Before
The Florida Building Commission

Company: Architect T.A. Krebs, LLC
Address: 1460 S. McCall Road
Suite 4A
Englewood, Florida 34223

Name: Timothy Krebs
Title: President/Architect
Telephone: 941-475-7327
e-mail: tim@takrebs.com

Statute(s), Agency Rule(s), Agency Order(s) and/or Code Section(s) on which Declaratory Statement is sought:

Florida Building Code-Building 101.2 exceptions 1 & 2, Florida Building Code- Residential R101.2
Florida Building Code- Existing Building, Administration.

Background:

I have been the president of my Architectural firm for 3 decades. I am a licensed Special Inspector, and a General Contractor (inactive) as well. My practice has been diversified both residential and commercial projects. I am currently designing an addition/remodeling to a single family residence at 1208 Casey Key, Sarasota, Florida, complying with the 2010 FBC/Residential. The Florida Building Code Residential is applicable to a single family home under going alteration, repair or addition. The intent of the Existing Building Code is to “provide flexibility to permit the use of alternative approaches”

Question:

Is the applicant for a single family residence remodeling/addition complying with FBC-Residential required to demonstrate compliance with the FBC-Existing Buildings?

Additional Information:

Attached to this request as “Exhibit A” is the code opinion from Jeff H. Walker of the ICC

Respectfully Submitted,


Timothy Krebs/Architect

Denise Russell

From: Jeff Walker [JWalker@iccsafe.org]
Sent: Tuesday, October 15, 2013 9:09 AM
To: Lis Valdemarsen
Cc: tim@takrebs.com
Subject: RE: 09 IBC, IEBC & IRC Building Permits (JW-10/14)

Importance: High

October 15, 2013

RE: 2009 IRC Section R105

Mr. Krebs,

Thanks for submitting your code opinion question to ICC. Your question referenced Section R105 of the 2009 IRC, and is paraphrased as follows:

Q: Is the remodeling of an existing IRC structure required to follow the International Existing Building Code?

A: No. The IRC addresses existing IRC structures in Appendix J; specifically, Section AJ401 addresses Renovations, and Section AJ501 addresses Alterations. Keep in mind that appendices must be adopted individually by the local jurisdiction; if this appendix has not been adopted, then the designer may propose the use of the appendix as an 'alternative method', in accordance with Section R104.11 of the 2009 IRC.

Also note that Chapter 44 of the IRC, which lists referenced standards, does not contain a reference to the IEBC.

If the local jurisdiction desires to require the use of the IEBC for IRC structures, an ordinance stating such should be created.

Code opinions issued by ICC staff are based on ICC published codes and do not include local, state or federal codes, policies or amendments. This opinion is based on the information which you have provided. We have made no independent effort to verify the accuracy of this information nor have we conducted a review beyond the scope of your question. This opinion does not imply approval of an equivalency, specific product, specific design, or specific installation and cannot be published in any form implying such approval by the International Code Council. As this opinion is only advisory, the final decision is the responsibility of the designated authority charged with the administration and enforcement of this code.

Sincerely,

Jeff H. Walker, P.E., C.B.O., M.C.P.
Senior Staff Engineer
Architectural & Engineering Services
International Code Council

The International Code Council (ICC) Plan Review Services staff of professionals is ready and available to serve your plan review needs. Please contact the ICC Plan Review Department at 1-888-ICCSAFE (422-7233) extension 33809, or visit the ICC website at: <http://www.iccsafe.org/cs/Pages/PR-Consulting.aspx>

From: Lis Valdemarsen
Sent: Monday, October 14, 2013 4:48 PM
To: Jeff Walker
Cc: tim@takrebs.com
Subject: 09 IBC, IEBC & IRC Building Permits (JW-10/14)

EXHIBIT "A"

Tim,