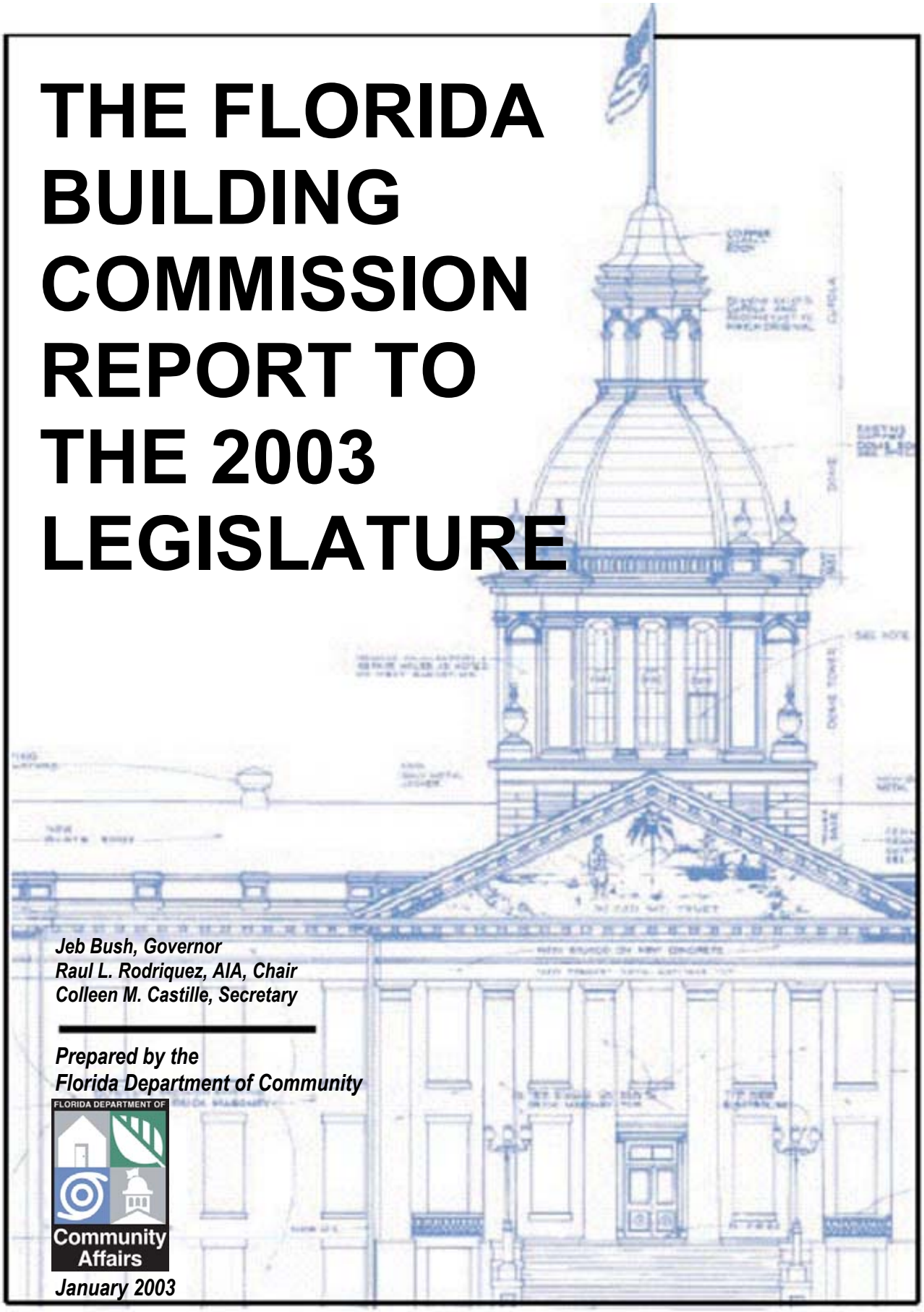
THE FLORIDA BUILDING COMMISSION REPORT TO THE 2003 LEGISLATURE



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1. Executive Summary

On March 1, 2002, the Florida Building Code went into effect following hundreds of thousands of hours of study, discussion and deliberation involving hundreds of public officials and industry representatives over a span of four years. This extraordinary consensus-building effort tapped the work of national and international experts who contributed to national model codes and consensus standards that formed the starting point for the Code. Specialists at the state level helped produce a document tailored to the needs and circumstances of the Sunshine State. From its origin to its final form, the Florida Building Code exemplifies the potential of consensus-based development of government regulations.

All support systems essential to the transition from numerous local codes to the unified Code were in place by January 2002. Training on differences between the new Code and predecessor codes was initiated in May 2001. Final changes to the Code directed by the 2001 Legislature were adopted by January 2002, including "on the ground" coordinates for wind speed lines, which govern design of buildings for hurricane protection. The Florida Building Commission was poised to issue any needed clarifications by Declaratory Statements and to adopt Code amendments to fix errors and address unintended consequences.

The March 1, 2002 effective date passed with far less difficulty than had been widely feared by stakeholders and the public alike. In anticipation of that date, many builders and developers applied for building permits sufficient for several months worth of anticipated new projects, whereby implementation of the Code was staged rather than occurring all at one time. The building product supply chain also reacted effectively, and local enforcement officials worked with contractors to minimize disruptive impacts of the transition. When builders learned that the Code provides multiple options for wind-borne debris protection systems, whereby they could tailor their products to the preferences of clientele, they also adapted quickly.

The Commission's focus for 2002 was on implementation of the Code and identifying and developing improvements to the new building code system as deemed important to its operation and effectiveness. Recommendations where legislative authority is needed are presented in this report and, in summary form, include:

- Create law authorizing expedited adoption and implementation of amended requirements for existing buildings by limiting adoption procedures to the requirements of Chapter 120, Florida Statutes.

- Authorize the Commission to issue interpretations of the Code with statewide binding effect by procedures not subject to the Code amendments procedural requirements of Section 553.73, Florida Statutes.

- Contingent upon authorization of binding interpretation authority indicated above, amend Chapter 553, Florida Statutes, to authorize the Commission to limit annual amendments between triennial updates to the following: integration of interpretations; corrections of errors and unintended consequences; adoption of new editions of referenced standards; and life safety issues.

- Amend Section 553.841, Florida Statutes, to clarify responsibilities under the Building Code Training Program by reiterating education requirements for construction industry design and contracting professionals currently located in Chapters 468, 471, 481, and 489, Florida Statutes.

- Amend Chapter 553, Florida Statutes, to authorize the Commission to establish disciplinary rules for entities, which conduct buildings plan review, production inspections, evaluations of product compliance with the Code, validation of product compliance with the Code or Quality Assurance inspections for manufactured buildings, prototype buildings and product approval.

- Amend Section 553.79, Florida Statutes, to authorize the Commission to determine facility types and criteria for types of work, which would qualify for facility maintenance permits.

- Amend Section 553.842, Florida Statutes, to recognize the International Code Council, the successor organization to three currently recognized model code organizations.

- Amend Section 553.791(19), Florida Statutes, to delay submittal date of the required report on the operation of the new alternative plans review and inspections system created by that law from 2004 to 2005.

- Amend Chapter 481, Florida Statutes, to authorized electronic signatures and seals for construction documents and instruments of service filed for public record, consistent with the Florida Board of Architecture and Interior Design's recommendation.

As called for by the 2002 Legislature, the Commission also developed a proposed Existing Buildings Code as presented in the Appendix, accompanied by draft implementing legislation.

In summary, the Florida Building Commission regards the new Florida Building Code and its initial implementation as a success for the State of Florida and welcomes the opportunity to help ensure its full and effective implementation.

2. Introduction

Over a period of years, concerns developed in various parts of the state about the existence of multiple building codes and the absence of uniformity in the regulation of building activities and industries. Support developed for the creation of a state-level code, and a multi-year process was undertaken toward that end. State legislation was required to effectuate such a change and, following a deliberative process, the 1998 Legislature passed legislation calling for the development of a state building code that would replace the multiplicity of local codes previously in effect. Implementation of the state code began on March 1, 2002.

Emergence of the new Code drew considerable statewide attention and controversy. The majority of the publicity, both during Code development and immediately after its implementation, was focused on wind resistance requirements, largely a result of the devastation of Hurricane Andrew. Though such requirements were not new in Florida, the reformulation of design requirements for coastal regions, including new requirements for protecting windows and doors from "wind-borne debris," led to the most vocal expressions of concern. The predominant concern of industry was the potential costs of wind-borne debris protection systems. However, when builders learned that the Code provides multiple options for protection systems, so that they could tailor their product to the preferences of their clientele, they adapted quickly.

Many of the transition problems predicted in instituting a new state-level code did not occur. In fact, the Code is based on the national model code, which had formed the basis for local codes in all but two Florida counties, and only an estimated ten percent of the Code is new to the majority of the state. Industry groups and Commission staff who provided technical assistance during the transition have also indicated that problems and issues resulted in large measure from requirements that were already in the local model codes. This observation further indicates that the Code is having at least some of its intended effect of improving consistency in the content and enforcement of building codes throughout the state.

The Commission's focus in 2002 was on implementation of the Code and on identifying and developing refinements to the new building code system essential to its operation and effectiveness. Major implementation initiatives with respect to the Code were: establishing the advisory opinion support system authorized by the 2002 Legislature; issuing declaratory statements clarifying the Code as authorized by Chapter 120, Florida Statutes; and conducting the first annual amendment of the Code with a focus on fixing glitches and clarifying sections causing unwarranted difficulty.

The Commission also evaluated the impact of the Code's current requirements for existing buildings and developed both glitch amendments for a timely fix as well as a draft code for existing buildings for later integration into the Florida Building Code. State and national model codes for existing buildings were reviewed and the International Existing Buildings Code was selected as the basis of the Florida code. This model code

was modified in response to the review and recommendations of all affected parties through the Commission's consensus processes. Industry and the public expressed to the Commission that this code is of such importance that its adoption and implementation should be expedited and not subjected to the normal code amendment processes and time lines. The draft Existing Buildings Code, and draft legislation essential to expediting its adoption and implementation, are included in this report as Appendix A and B.

The Commission addressed the first stages of the Building Code Training Program in 2000 and 2001, then in 2002 turned its attention to further development of the program for post-transition training needs. A technical advisory committee was established including architects, engineers, contractors and code enforcement officials from the construction industry licensing boards as well as diverse industry groups. The committee developed consensus on reaffirming future operation of the program as currently established by law. Training for licensed and unlicensed individuals would remain as currently required and courses could be developed by universities, community colleges, vo-tech schools, industry associations, private construction schools, and other such entities as presently allowed. Based on a review of the program, the Commission also concluded that, while training and education responsibilities are currently established in separate chapters of the law governing the individual trades and professions, those responsibilities pertinent to the Code should also be addressed in Chapter 553.

The Commission evaluated other components of the new building code system in addition to those indicated above. Its recommendations for statutory refinement to that system are included in Part 7 of this report.

Year 2002 was a challenging one for the Commission, encompassing the important work of implementing the new Code, establishing and refining processes for Code interpretation, conducting the glitch amendment process, developing the draft Existing Buildings Code, deliberating further development of the Building Code Training Program, adopting rules for the product approval and prototype buildings programs, initiating their implementation, and assessing the building code system components for refinements essential to their effectiveness and efficient operations. A great deal has been accomplished, and further needs are on the horizon for timely Commission action. Year 2003 will be directed to implementing the system efficiency and effectiveness authorities identified in 2002, adopting and implementing the Existing Buildings Code and developing the first update of the Florida Building Code.

3. The Building Code

Code Implemented

The 1998 Legislature passed legislation marking the first major reform of Florida's Building Code system since 1974. Hurricane Andrew struck South Florida in 1992 demonstrating that what was considered the best local code for hurricane protection in the state did not accomplish the protections intended. Lives were devastated, the local economy was shaken, and the State of Florida became the insurer of last resort as property insurers withdrew from the major coastal population centers of the state. Studies pointing to the failures of Miami-Dade County's building code led to a statewide review of the effectiveness of Florida's system of local codes and to recommendations for improvement. The Building Code Study Commission, which conducted the state study, recommended that a simplified and coordinated system of building codes and standards be adopted to replace the system of local codes established by law in 1974. This Commission's recommendation was the basis of the 1998 law.

Florida Law 98-287 established the Florida Building Commission and directed it to develop the Florida Building Code for authorization by the Legislature. The draft Code was evaluated by the 2000 Legislature, which directed certain changes and authorized implementation beginning July 1, 2001 without further review. The draft Code was amended as directed, then adopted by Administrative Rule. Two subsequent Rule challenges were settled through negotiation, and the 2001 Florida Building Code was complete. The Commission recommended delaying the Code implementation dates by three months to recoup valuable training time lost while settling the Rule challenges. The 2001 Legislature agreed to provide additional time and extended the implementation start-date to January 1, 2002, then later in special session moved the date to March 1, 2002, to provide additional time to prepare for the changes. On March 1, 2002, the Florida Building Code went into effect, replacing the local codes that had served for nearly 28 years.

Glitch Amendments

The Study Commission, the Department of Community Affairs, and the Florida Building Commission anticipated the necessity for an amendment process to correct unforeseen glitches, and consequences, regarding the new Code. The complexity of integrating previously independent regulations of multiple regulatory bodies and the breadth of the construction issues addressed by the Code made it inevitable that not all consequences and concerns would be anticipated and corrected before implementation would get underway. Much of the Commission's effort after March 1, 2002, was directed to interpreting requirements that were unclear to some parties and identifying, then adopting, changes to correct errors and revise requirements which had unintended impacts. The amendments that resulted from this process are scheduled to take effect June 30, 2003.

Interpretation By Declaratory Statement

Though much of the Florida Building Code is not new, new interest and focus on its requirements resulted in many requests for interpretations by the Commission of its meaning and effects. The number of requests started out high and peaked during the summer of 2002 then began to decline as expected. By December 2002, the Commission had issued 35 Declaratory Statements on requests deemed legally sufficient according to Chapter 120, Florida Statutes.

The process for Commission action involves review of requests by Legal Counsel for sufficiency. Those requests determined to be sufficient are reviewed by an appropriate Technical Advisory Committee (TAC), which develops recommended interpretations. The TAC recommendations are considered at a public hearing before the Commission, out of which comes a draft interpretation. Legal staff draft final orders of the Declaratory Statements, which are then posted on the Commission's Web site for public review. The Declaratory Statements are finalized at a second Commission meeting after final input by the public. The process is a deliberative one and was designed to provide ample opportunity for public involvement in Commission decisions. It takes two to three months to render interpretations, and these interpretations are intended for broad effect rather than for settling disputes between industry and code enforcement officials on specific projects where time is more critical. The statute provides an alternative process, which begins at local appeal boards to address such time sensitive circumstances.

Advisory Opinions

The 2002 Legislature provided an additional mechanism for guidance on interpreting the Code. It authorized the Commission to recognize an outside entity to consult with code officials and industry, and to issue non-binding advisory opinions. These advisory opinions were to be developed by licensed code enforcement officials. The Commission selected the Building Officials Association of Florida (BOAF) as the entity to work with toward this end. The Association met the criteria of law and had an established service for issuing advice to local code officials and industry. BOAF was selected in May, and negotiations on expansion of the service and standards for its operation were completed and approved by the Commission in July.

Requests for opinions are received through the Commission's Web site, then forwarded to BOAF and its experts on varied subject matters from industry and local building departments. The advice of these experts is directed to an experienced building official who drafts a response and forwards it to a select group of licensed and active Building Code Enforcement Officials familiar with the subject matter as assigned by BOAF. These officials make the final determination of the response, which then is forwarded to the questioner and posted on both the BOAF site and in the Commission's Building Code Information System. The electronic information system can be queried for advisory opinions and Declaratory Statements by subject area for any section of the Code.

Maintenance and Updates

Building codes evolve as engineering standards change, new products are introduced, and new public health, safety and welfare issues arise. Such codes generally rely on national consensus standards developed by engineering societies, accredited standards developed by product manufacturer associations and model codes prepared by building official and fire official associations. These organizations bring the breadth and depth of expertise to standard development not otherwise available within state and local governments. The initial edition of the Florida Building Code tapped the work of these national organizations, as will future editions.

Florida law directed adoption of a national model code as the basis for the Code now in place and requires updates every three years to keep the Code current with changes in the national standards. The national model codes, which incorporate a series of "technical codes" on individual construction topics (e.g., plumbing, mechanical, fuel gas, electrical, etc.) are developed by an organization of building officials, with new editions prepared over a three-year period and published every third year. The 2001 Florida Building Code was based on the 1997 editions of the model building, mechanical, plumbing and fuel gas codes selected in 1998 and on the 1999 edition of national electrical standards selected in 1999.

The Building Commission adopted only Florida-specific amendments to the original editions of the model code during the development process for the State Code in order to meet the deadline for presenting a draft Code to the 2000 Legislature for approval. The 2000 editions of the national model codes were published as the Legislature was considering the draft Code. Only limited changes to the draft Code were authorized by the 2000 Legislature and subsequently by the 2001 Legislature, and these changes did not include updates pursuant to the latest national codes. The Code implementation date was delayed successively to provide time for the required changes to be made to the draft Code, as authorized by lawmakers. The result is that, one year after implementation of the Code, the 2003 editions of the model codes have been published; and the Code is now two editions behind the model codes adopted as its base. Therefore, updating the Code will be the major focus of the Commission's activities in 2003. Changes to the 2000 and 2003 editions of the national model codes will be considered for incorporation in the 2004 edition of the Florida Building Code, which is scheduled for implementation July 1, 2004.

4. Rehabilitation Code for Existing Buildings

The law creating the Florida Building Code authorizes provisions governing "the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings" (emphasis added). The Code is to include provisions or requirements "relative to structural**,** mechanical, electrical, plumbing, energy, and gas systems, existing buildings, historical buildings, manufactured buildings, elevators, coastal construction, lodging facilities, food sales and food service facilities, health care facilities, public or private educational facilities, swimming pools, and correctional facilities" (emphasis added). The Code establishes technical standards for the systems and components of new buildings throughout its chapters and delineates which standards apply to alteration, modification, or repair of existing buildings in Chapter 34. Energy efficiency and accessibility requirements for existing buildings are set forth in Chapters 13 and 11, respectively.

Traditionally, the national model codes have deferred responsibility for determination of which standards for new construction apply to work on existing buildings to the discretion of local Building Officials. This approach allowed tailoring of requirements to specific projects based upon professional evaluation without the inevitable difficulties of a formula-based approach. However, such judgments were subjective and the lack of consistency and predictability in this approach led to conflicts and inefficiencies. Several states and communities sought to resolve these difficulties through development of rehabilitation codes for existing buildings based on more objective, formula-based approaches for determining the extent to which standards apply. The Federal Department of Housing and Urban Development also developed guidelines for existing buildings rehabilitation. The national model codes organizations integrated the work of these efforts into a national model code for existing buildings.

The 2001 Legislature directed the Commission to research the feasibility of adopting a rehabilitation code for existing buildings. In its report to the 2002 Legislature, the Commission advised that such requirements were feasible and that developing such a code was warranted. It recommended evaluating the effects of the 2001 Florida Building Code requirements for existing buildings after the Code went into effect, following which needed changes would be determined. It further recommended that the Legislature endorse development of a rehabilitation code for one and two family dwellings and that the model codes be considered as the basis of this new state code. The 2002 Legislature, in turn, directed the Commission to "develop building code provisions that may be added to the Florida Building Code to facilitate the rehabilitation and use of existing structures." Lawmakers further directed the Commission to "select from available national or international model codes or the codes or code provisions adopted by another State to form the foundation for the code provisions." The Legislature provided that the Commission could modify the selected model codes to meet the specific needs of Florida and that it should seek consensus with fire safety professionals, building officials, land use planners, advocates for persons with disabilities, the construction industry and other interested parties.

The Commission established two committees to work with its Code Administration Technical Advisory Committee in developing draft provisions for the rehabilitation of one and two family dwellings and all other buildings. The International Existing Buildings Code promulgated by the International Code Council was selected as the foundation for these new building requirements. With this as a guide, the Commission then spent several months deliberating the model code provisions and determining appropriate modifications. Their work was facilitated by the Florida Conflict Resolution Consortium and resulted in a proposed draft code. The Code's formula-based approach is based on the ratio of the area of a building being worked on to the total area of the building. The extent to which new construction standards apply increases as the amount of area being worked on increases. The draft code is attached as Appendix A.

Industry interests have expressed concern about current Code requirements for existing buildings, as have been addressed to some extent in glitch amendments. However, the topic of building rehabilitation is significant enough that the Commission recommends special treatment of it through the adoption of the proposed Existing Buildings Code. The standard Chapter 120, Florida Statutes, Administrative Rule adoption procedures, coupled with the special procedures for code development and implementation of Section 553.73, Florida Statutes, and the Commission's rules of procedure for amending the Florida Building Code, would result in the new Existing Buildings Code not taking effect until July 2004. Therefore, the Commission recommends that adoption and implementation be expedited by legislative authorization to waive the procedures of Section 553.73, Florida Statutes, and apply only the standard procedures of Chapter 120, Florida Statutes. This expedited approach would provide for implementation to proceed in the summer of 2003. The new Existing Buildings Code provisions to be included in Chapter 34 of the Florida Building Code, will improve clarity and consistency in application of the Code while providing flexibility for better tailoring of requirements to rehabilitation projects. They will also facilitate greater rehabilitation and reuse of existing structures, including historic buildings.

5. The Florida Building Code Training Program

The Florida Building Code was conceived as a system for improving the effectiveness of building codes. While the single unified Code is the centerpiece of the system, improved knowledge through building code training is the most crucial means of improving effectiveness. Toward this end, state law requires all licensed contractors, code enforcement personnel, architects, and engineers to complete a core course on the Code and to take a minimum number of continuing education hours each license renewal period. The Building Code Training Program was also created by law to provide a focus for code-related education and to coordinate all training resources, including universities, community colleges, vocational technical schools, industry and professional associations and private construction entities.

The first task in development of the Code education program was establishment of the core curricula. The transition from existing local codes to the Florida Building Code was considered the first training issue to address as part thereof, and the Commission developed transition courses specific to plumbing, mechanical, and building trades. Delivery of the courses began May 2001, and as of November 2002, some 44,762 licensees holding 52,477 licenses (including multiple license holders) had completed a requisite transition core course. The Commission directed its efforts in 2002 toward expanding the program to address advanced training on the Code as well as core requirements for new licensees. It created a Program Oversight Committee made up of Commissioners, which manages the program, and a Technical Advisory Committee whose members represent the construction industry licensing boards. These committees, together with industry association and Department of Business and Professional Regulation representatives, reviewed options for development, delivery and approval of Code training and developed an implementation strategy consistent with authorities currently assigned to the different entities in Chapters 553, 468, 471, 481 and 489, Florida Statutes.

Coursework in core knowledge on the Building Code will be a continuing requirement for current and new licensees. Methods for determining basic knowledge of the Code by licensees will be decided by each licensing board whether by training requirements, questioning on a licensing exam or a separate test on the specific core knowledge . Core curricula for each trade will include the information necessary for each licensee to understand his or her administrative and technical responsibilities under the Code. The Commission will provide the information for administrative curricula and the design and contracting professions will determine the technical curricula.

Advanced courses on building code requirements will be developed by private and public providers and approved by the individual licensing boards for the continuing education requirements for their respective licensees. Each licensing board will determine the number of hours required for each licensing cycle. The identification of issues and problem areas where training would improve compliance will be determined

through coordination of studies conducted by associations representing each profession. The Commission will serve as the central coordination point.

This system is currently outlined in law. However, distribution of the individual components and responsibilities throughout the different statutes has led to confusion and initial disagreement over specific requirements among the participant organizations. While locating specific authorities and responsibilities in the statutes applicable to the respective agencies and professions is appropriate, reiteration of the legislated system for training of multiple professions within the law establishing the Building Code Training Program would assist with effective implementation of the Legislature's intent. The Commission recommends amending Section 553.841, Florida Statutes, to provide needed clarity in this regard.

6. Other Programs and Initiatives

Product Approval

The Code establishes standards for products and systems used in buildings, so the products must be approved for use by the authority having jurisdiction. Traditionally, products are evaluated for compliance by engineering groups, which are independent of the manufacturers, then their evaluations are provided to the authority having jurisdiction for general approval or acceptance of the product. The use of a product for a specific building is also evaluated by the building designer or builder and approved during plan review and inspection of the building. In accordance with its legislative authority, the Commission completed a rule governing local approval of building products for compliance with the Code. The rule also provides for an optional statewide approval process that the Commission will conduct whereby manufacturers may seek approval from a single point of contact without having to go to all jurisdictions. Pursuant to the rule, uniform procedures for local approval take effect October 1, 2003, and the optional statewide approval is expected to begin in the summer of 2003. The system relies on private or public sector entities that are independent of a product manufacturer to evaluate the manufacturer's product for compliance with the Code. These entities must be either recognized in law or accredited by nationally recognized accreditation bodies to conduct the evaluations of products presented to the Commission or local officials for approval. The entities must have their accreditation verified and subsequently be approved by the Commission to provide this service in Florida. Product approvals by the Commission will be based on certification by the approved entities that the product complies with specified standards required by the Code and verification by a validation entity that the required documentation is in order. The Commission began approving entities in August 2002 and anticipates the initiation of voluntary product approvals by the summer of 2003.

Subsequent to adoption of the administrative rule, industry and local governments posed questions warranting clarification in the rule policy. The Commission is conducting workshops to develop clarifications integral to implementation of the program and it anticipates amendments to the rule during the spring of 2003. Additionally, the Department of Community Affairs is working to expand capabilities of the current Building Code Information System for all applications for product approval to be conducted over the Internet. The capability for applications for entity approval went online in early fall of 2002 and the ability to process applications for product approval online is scheduled for early spring of 2003.

Prototype Buildings Plans Approval

The statute provides authority for the Commission to establish a program for state approval of the plans for prototype buildings whose designs are used multiple times. Such plans for the superstructure of a building remain the same so they can be reviewed and approved once for multiple use without necessitating review and approval

by every jurisdiction in which the prototype building may be built. Foundation plans and site plans are specific to individual building locations, so those portions of the building plans are reviewed and approved by each local jurisdiction.

The Commission has developed and adopted rules governing the state approval of plans for prototype buildings and is in the process of contracting with a plan review agency to conduct the reviews. Plan submittal and tracking will be conducted through the Building Code Information System. The Department of Community Affairs is currently working to enable the essential capabilities for this optional service, including building plans files transmitted via the Internet, the application process including fees, communications between plan reviewers and designers, and registering plan approvals. Initiation of the service is scheduled for spring of 2003.

Manufactured Buildings

The Commission reviewed recommendations of Department of Community Affairs' staff regarding accountability of entities approved for evaluating compliance of building plans and products with the Code and conducting in-plant inspections and quality assurance. At this time, it concurs with the Department's recommendation that authority be provided in law for the Commission and DCA to establish and carry out disciplinary options. Current policy only allows the more extreme action of withdrawal of approval where incidents of non-compliance occur. The Commission also requests such authority for the prototype buildings and product approval programs as discussed in the above section.

7. Summary of Recommendations

The Florida Building Code system is new and continues to evolve. The Commission is committed to the inclusion of all groups regulated by the Code, local governments, State officials, public interest groups and the public-at-large in its efforts to identify needed refinements to the Code and administrative processes. Its consensus-based processes, as facilitated by the Florida Conflict Resolution Consortium, have been central to its success, including the development of sound recommendations for improvement. This year's assessment resulted in the following recommendations to the 2003 Legislature:

- Authorize expedited adoption and implementation of the Existing Buildings Code as part of the Florida Building Code by requiring only the procedures of Chapter 120, Florida Statutes. Waive the special update and amendment requirements of Section 553.73, Florida Statutes, and rules requiring additional delay periods between adoption and implementation. Section 553.73, Florida Statutes, allows the Code to be amended once per year and requires public notice and comment periods much greater than those of Chapter 120, Florida Statutes. Rules of procedure, adopted pursuant to the settlement agreement to a challenge of the rule adopting the first edition of the Code, impose a three-month waiting period between filing the rule for adoption and its effective date. Waiver of these special requirements would allow the Existing Buildings Code to take effect in the summer of 2003 instead of the summer of 2004.

- Authorize the Commission to issue interpretations of the Code that are binding statewide without having to amend the Code. Section 553.73, Florida Statutes, allows the Code to be amended once annually. The procedures it mandates, combined with Chapter 120, Florida Statutes, rule amendment procedures, take a minimum of nine months to complete. The minimum three-month period between adoption and effective date of Code amendments, as required by the settlement agreement to a Florida Home Builders Association 2001 rule challenge, together with established adoption processes, result in a minimum one year from to start to implementation of amendments to the Code. Also, amending the Code to implement interpretations complicates the process when other proposed amendments are presented by industry for Commission consideration. The Commission needs authority to issue binding interpretations in a timely manner to keep implementation and enforcement of the Code consistent throughout the state and to resolve problem areas.

- Authorize the Commission to limit annual amendments to the Code in years between the major triennial updates to those which: integrate into the Code binding interpretations adopted separately during the intervening annual cycle; adopt updated editions of reference standards; correct errors or unintended consequences; or address life safety. Stability of requirements is important to industry and code enforcement jurisdictions. Major changes to the Code should be

adopted triennially as indicated by Section 553.73(6), Florida Statutes. Authority for the Commission to limit the extent of amendments considered in intervening years is essential to management of its workload and to the number of changes industry and the jurisdictions must adapt to annually.

- Clarify training and education requirements for licensed and unlicensed individuals by including in the Building Code Training Program statute the code-related continuing education requirements set forth in individual licensing statutes. The separation of responsibilities between licensing statutes and the Training Program statute has caused confusion and disagreement. Repeating related responsibilities and program components in a single statute will provide a clear and comprehensive statement of the program requirements and facilitate the timely completion of professional training for Code implementation.

- Authorize the Commission to establish rules of discipline for entities, which conduct building plan reviews, production inspections, evaluation of product compliance with the Code, validation of product compliance with the Code, or Quality Assurance inspections for manufactured buildings, prototype buildings and product approval programs. Current law only provides for the Commission to approve or disapprove entities contracted or accredited to perform any of these services. Withdrawing approval constitutes extreme action where problems in the performance of an entity are short of severe. Such action would have critical impacts on both the entities as well as the clients whose buildings or products they review, inspect or evaluate. Authority to establish alternative disciplinary actions is necessary for appropriately tailoring state action to the particular offense.

- Authorize the Commission to determine facility types and criteria for the work covered by issuance of facility maintenance permits. Section 553.79, Florida Statutes, currently authorizes building officials to issue facility permits for public schools. These permits authorize multiple maintenance projects of a limited scale under a single permit thereby improving efficiency of code compliance activities for facilities managers. Other code enforcement jurisdictions indicate the need to treat other types of facilities similarly to improve efficiencies for both the jurisdictions and the facility managers.

- Recognize the International Code Council as an approved product evaluation entity by amending Section 553.842(9)(a), Florida Statutes, to add it to the list of five currently recognized entities. The International Code Council is the successor organization to the Southern Building Code Congress International, the Building Officials and Code Administrators International and the International Conference of Building Officials, which are currently recognized in that part of the law. This organization will assume the product evaluation services of the three separate organizations in January 2003.

- Delay the delivery date for a complete report on the implementation of Section 553.791(1)(a), Florida Statutes, Alternative plans review and inspections, from

January 1, 2004 to January 1, 2005. The system of alternative private plans review and inspections established by this law took effect October 1, 2002. Such a new and significant change to conventional authority and practice will require a transition period, including adequate time for any problems that arise to be worked out. The Commission believes that an objective evaluation cannot be made until at least one year after initiation of this process.

- Amend the Architecture and Interior Design practice acts, Chapter 481, Florida Statutes, to authorize electronic signatures and seals for construction documents and instruments of service filed for public record. The manufactured buildings and prototype buildings programs administered by the Commission are managed through submittal of all required documents into an information system via the internet. The Commission supports the Board of Architecture and Interior Design's request for electronic signature and seal authority as essential to enabling this all electronic management approach.

The Commission also decided, that while it would not seek authority itself, it is supportive of efforts of the Water Management Districts and member organizations in a state water conservation coalition to have the Commission review the issue of including irrigation standards in the State Building Code. Should this become a directive of the Legislature, the Water Management Districts should be responsible for facilitating the Commission's review of mandatory irrigation standards.

The Florida Building Commission appreciates the opportunity to submit this report, with recommendations, and stands ready to provide any additional information as may be helpful in the Legislature's review.

APPENDIX A

Florida Existing Buildings Code

Florida Existing Buildings Code

Draft

December 10, 2002

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CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

101.1 Title. These regulations shall be known as the Florida Existing Building Code hereinafter referred to as "this code."

101.2 Scope. The provisions of the *Florida Existing Building Code* shall apply to the repair, alteration, change of occupancy, addition, and relocation of existing buildings. A building or portion of a building which has not been previously occupied or used for its intended purpose shall comply with the provisions of the *Florida Building Code* for new construction. Repairs, alterations, change of occupancy, existing buildings to which additions are made, historic buildings and relocated buildings complying with the provisions of the *Florida Building Code* and the *Florida Fire Prevention Code* as applicable shall be considered in compliance with the provisions of this code.

Exception: For the purpose of public educational facilities and state licensed facilities, see Chapter 4, Special Occupancy, of the Florida Building Code.

101.3 Intent. The purpose of this code is to ensure public health, safety and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition, and relocation of existing buildings.

101.4 Existing buildings. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *Florida Fire Prevention Code*, or as is deemed necessary by the building code official for the general safety and welfare of the occupants and the public.

101.5.1 Work on individual components or portions. Where determination is made by the code official that a component or a portion of a building or structure is in need of repair, strengthening or replacement by provisions of this code, only that specific component or portion shall be required to be repaired, strengthened or replaced unless specifically required by other provisions of this code.

101.5.2 Design values for existing materials and construction. The incorporation of existing materials, construction and detailing into the structural system shall be permitted when approved by the building code official. Minimum quality levels and maximum strength values shall comply with this code.

101.7 Appendices. The building code official is authorized to require rehabilitation and retrofit of buildings, structures or individual structural members in accordance with the appendices of this code if such appendices have been individually adopted. When any of such appendices are specifically referenced in the text of this code, they become a part of this code without any special adoption by the local jurisdiction.

101.8 Correction of violations of other codes.
Repairs or alterations mandated by licensing rule or ordinance, adopted pursuant to law, shall conform only to the requirements Chapter 4 Special Occupancy of the Florida Building Code.

SECTION 102
APPLICABILITY

102.1 General. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

102.3 Application of references.
References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4.1 Standards and guidelines for structural evaluation. The building code official shall allow structural evaluation, condition assessment and rehabilitation of buildings, structures or individual structural members based on this code's appendix chapters, referenced standards, guidelines or other approved standards and procedures.

102.4.2 Compliance with other codes, standards and guides. Compliance with the structural provisions of the *Florida Building Code*, shall be deemed exceeding or equivalent to compliance with the structural provisions of this code.

Section 104
Duties and Powers of Code Official

104.1 Preliminary meeting. When requested by the permit applicant, the code official shall meet with the permit applicant to discuss plans for the proposed work or change of occupancy prior to the application for a construction permit in order to establish the specific applicability of the provisions of this code.

Exception: Repairs, and alterations level 1 and level 2.

104.1.1 Building evaluation. The building code official is authorized to require an existing building to be investigated and evaluated by a registered design professional based upon the circumstances agreed upon at the preliminary meeting to determine the existence of any potential nonconformance with the provisions of this code.

104.2 Used materials and equipment. The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless approved by the building code official.

104.3 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building code official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the authority having jurisdiction

Section 105
Permits

105.1 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.

2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance;

2. Portable ventilation equipment;

3. Portable cooling unit;

4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code;

5. Replacement of any part which does not alter its approval or make it unsafe;

6. Portable evaporative cooler;

7. Self-contained refrigeration system containing 10 pound (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or

rearrangement of valves, pipes or fixtures.

105.2.1 Emergency repairs. Where equipment
replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building code official.

105.2.2 Repairs. Application or notice to the building code official is not required for ordinary repairs to structures and items listed in Section 105.2. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

105.2.3 Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

CHAPTER 2
DEFINITIONS

SECTION 201
GENERAL

201.1 Scope. Unless otherwise expressly stated, the
following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words used in the present
tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the other Florida Building Codes, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this chapter, such terms shall have the meanings as defined in the Florida Building Code or the Webster's current New Collegiate Dictionary as revised.

SECTION 202
GENERAL DEFINITIONS

Addition. An extension or increase in floor area, number of stories, or height of a building or structure.

Alteration. Any construction or renovation to an existing structure other than repair or addition. Alterations are classified as Level 1, Level 2 and Level 3

Conventional Light Frame Construction. Limitations. Buildings are permitted to be constructed in accordance with the provisions of conventional light-frame construction, subject to the following limitations:

1. Buildings shall be limited to a maximum of three stories above grade.
Exception: Solid blocked cripple walls not exceeding 14 inches (356 mm) in height need not be considered a story.

2. Bearing wall floor-to-floor heights shall not exceed 10 feet (3048 mm).

3. Loads as determined in Chapter 16 shall not exceed the following:
3.1 Average dead loads shall not exceed 15 psf (718 N/m^2) for roofs and exterior walls, floors and partitions.
3.2 Live loads shall not exceed 40 psf (1916 N/m^2) for floors.

4. Wind speeds shall not exceed 100 mph (161 km/hr)(3-second gust).
Exception: Wind speeds shall not exceed 110 mph (177 km/hr) 3-second gust for buildings in Exposure Categories A or B.

5. Roof trusses and rafters shall not span more than 40 feet (12 192 mm) between points of vertical support.

Change of Occupancy. A change in the purpose or
level of activity within a building that involves a change in application of the requirements of this code.

Dangerous. Any building or structure or any individual
member with any of the structural conditions or defects described below shall be deemed dangerous :

1. The stress in a member or portion thereof, due to all factored dead and live loads, is more than one and one third the nominal strength allowed in the *Florida Building Code* for new buildings of similar structure, purpose or location.

2. Any portion, member or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons.

3. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of two thirds of that specified in the *Florida Building Code* for new buildings of similar structure, purpose or location without exceeding the nominal strength permitted in the *Florida Building Code* for such buildings.

4. The building, or any portion thereof, is likely to partially or completely collapse because of (a)

dilapidation, deterioration or decay; (b) construction in violation of the *Florida Building Code*; (c) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (d) the deterioration, decay or inadequacy of its
foundation; (e) damage due to fire, wind or flood; or (f) any other similar cause, or 5. The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

Equipment or Fixture. Any plumbing, heating, electrical, ventilating, air conditioning, refrigerating and fire protection equipment, and elevators, dumb waiters, escalators, boilers, pressure vessels and other mechanical facilities or installations, which are related to building services. Equipment or fixture shall not include manufacturing, production or process equipment, but shall include connections from building service to process equipment.

Existing Building. A building or structure or portion of a building or structure which has been previously legally occupied ***or used*** for ***its*** intended purpose. Structural Determination. Structural shall mean any part, material, or assembly of a building of structure which affects the safety of such building or structure and/or which supports any dead load or designed live load and the removal of which part, material or assembly could cause, or be expected to cause, all or any portion to collapse or to fail.

Flood Hazard Area.
The area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated, as per s. 3109 of the Florida Building Code.

Historic Building. See Chapter 10.

Incidental Use Area. In cases where use is incidental to some other occupancy, the section of this Code governing the occupancy shall apply.

Load Bearing Element. Any column, girder, beam,
joist, truss, rafter, wall, floor or roof sheathing which supports any vertical load in addition to its own weight, and/or any lateral load.

Rehabilitation. Any work, as described by the categories of work defined herein, undertaken in an existing building.

Repair. The patching, restoration, and/or minor replacement of materials, elements, components, equipment and/or fixtures for the purposes of maintaining such materials, elements, components, equipment and/or fixtures in good or sound condition.

Structural Determination. For purposes of this Code structural shall mean any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load and the removal of which part, material or assembly could cause, or be expected to cause, all or any portion to collapse or fail.

Substantial Damage. For the purpose of determining
compliance with the flood provisions of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement. See Section 3109.1.2 of the Florida Building Code.

Substantial Structural Damage. A condition where

1. In any story, the vertical elements of the lateral force resisting system, in any direction and taken as a whole, have suffered damage such that the lateral load carrying capacity has been reduced by more than 20 percent from its pre-damaged condition, or

2. The vertical load carrying components supporting more than 30 percent of the structure's floor or roof area have suffered a reduction in vertical load carrying capacity to below 75% of the *Florida Building Code* required strength levels calculated by either the strength or allowable stress method.

Work Area. That portion or portions of a building consisting of all reconfigured, elements, systems or spaces as indicated on the construction documents. Work area excludes other portions of the building where incidental work entailed by the intended work must be performed, and portions of the building where work not initially intended by the owner is specifically required by this code.

CHAPTER 3
CLASSIFICATION OF WORK

SECTION 301

GENERAL

301.1 Scope. The work performed on an existing building shall be classified in accordance with this chapter.

301.2 Work area. The work area, as defined in Chapter 2, shall be identified on the construction documents.

301.3 Compliance alternatives. The provisions of
Chapters 4 through 10 are not applicable where the building complies with Chapter 12.

301.4 Occupancy and Use. When determining the
appropriate application of the referenced sections of this code, the occupancy and use of a building shall be determined in accordance with Chapter 3 of the *Florida Building Code*.

301.5 A design professional or any owner must elect one or a combination of levels of alteration pursuant to sections 303, 304, and 305 of the Florida Building Code.

SECTION 302
REPAIRS

302.1 Scope. Repairs, as defined in Chapter 2, include the patching or restoration of materials, elements, equipment or fixtures for the purpose of maintaining such materials, elements, equipment or fixtures in good or sound condition.

302.2 Application. Repairs shall comply with the
provisions of Chapter 4.

SECTION 303
ALTERATION - LEVEL 1

303.1 Scope. Level 1 alterations include the removal
and replacement, or the covering of existing materials, elements, equipment or fixtures using new materials, elements, equipment or fixtures that serve the same purpose. Level 1 alterations shall not include any removal, replacement, or covering or existing materials, elements, equipment or fixtures undertaken for purpose of repair as defined in Chapter 2 and described in Section 302.

303.2 Application. Level 1 alterations shall comply with the provisions of Chapter 5.

SECTION 304
ALTERATION - LEVEL 2

304.1 Scope. Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

304.2 Application. Level 2 alterations shall comply with the provisions of Chapter 5 for Level 1 alterations as well as the provisions of Chapter 6.

SECTION 305
ALTERATION - LEVEL 3

305.1 Scope. Level 3 alterations apply where the work area exceeds 50% of the aggregate area of the building and made within any 12 month period.

Exception: Work areas in which the alteration work is exclusively plumbing, mechanical, or electrical shall not be included in the computation of total area of all work areas.

305.2 Application. Level 3 alterations shall comply with the provisions of Chapters 5 and 6 for Level 1 and 2 alterations, respectively, as well as the provisions of Chapter 7.

SECTION 306
CHANGE OF OCCUPANCY

306.1 Scope. Change of occupancy provisions apply
where the activity is classified a change of occupancy as defined in Chapter 2.

306.2 Application. Changes of occupancy shall comply with the provisions of Chapter 8.

SECTION 307
ADDITIONS

307.1 Scope. Provisions for additions shall apply

where work is classified an addition as defined in Chapter 2,

307.2 Application. Additions to existing buildings shall
comply with the provisions of Chapter 9.

SECTION 308
HISTORIC BUILDINGS

308.1 Scope. Historic buildings provisions shall apply to buildings classified as historic as defined in Chapter 10.

308.2 Application. Except as specifically provided for in Chapter 10, historic buildings shall comply with
applicable provisions of this code for the type of work being performed

SECTION 309
RELOCATED BUILDINGS

309.1 Scope. Relocated buildings provisions shall apply to relocated or moved buildings.

309.2 Application. Relocated buildings shall comply
with the provisions of Chapter 11.

CHAPTER 4

REPAIRS

SECTION 401
GENERAL

401.1 Scope. Repairs, as described in Section 302,
shall comply with the requirements of this Chapter. Repairs to historic buildings shall comply with this chapter, except as modified in Chapter 10.

401.2 Permitted materials. Except as otherwise
required herein, work shall be done using materials permitted by the applicable code for new construction or using like materials such that no hazard to life, health or property is created.

Exception: Repairs to a historic building shall be permitted using original or like materials. Materials shall comply with sections 403.1 and 403.2.

401.3 Conformance. The work shall not make the building less conforming with the building, plumbing, mechanical, electrical or fire codes of the jurisdiction, or with alternative materials, design and methods of construction or any previously approved plans, modifications, alternate methods or compliance alternatives, than it was before the repair was undertaken.

401.4 Flood hazard areas. In flood hazard areas,
repairs that constitute substantial improvement shall require that the building comply with *Florida Building Code* Section 1609 (HVHZ shall comply with section 1617.9) and Chapter 31.

401.5 Dangerous buildings. When a historic building is determined as dangerous, no work shall be required except as necessary to correct identified dangerous conditions.

SECTION 402
Reserved

SECTION 403
BUILDING ELEMENTS AND MATERIALS

403.1 Hazardous materials. Hazardous materials no
longer permitted, such as asbestos and lead-based paint, shall not be used.

403.2 Glazing in hazardous locations. Replacement
glazing in hazardous locations shall comply with the Safety Glazing requirements of the *Florida Building Code* as applicable:

Exception: Glass block walls, louvered windows and
jalousies repaired with like materials.

403.3 Replacement. For repairs in a historic buildng, replacement or partial replacement of existing or missing features that match the original in configuration, height, size and original methods of construction shall be permitted.

Exception: Glazing in hazardous locations shall comply with s. 403.2.

SECTION 404
FIRE PROTECTION

404.1 General. Repairs shall be done in a manner that maintains the level of fire protection provided.

SECTION 405
MEANS OF EGRESS

405.1 General. Repairs shall be done in a manner that maintains the level of protection provided for the means of egress.

SECTION 406
ACCESSIBILITY

406.1 General. Repairs shall be done in accordance with Chapter 11 of the Florida Building Code.

SECTION 407
STRUCTURAL

407.1 General. Repairs of structural elements shall
comply with this section.

407.1.1 Non-structural repairs and alterations exclusive of fixtures and furniture, the cost of which does not exceed 25 percent of the replacement value of the existing building or structure with the approval of the building official may be made of the same material of which the building or structure is constructed.

407.1.2 Wind design. Wind design of existing buildings shall be in accordance with the building codes in effect when the building was permitted.

407.2 Reduction of strength. Repairs shall not reduce the structural strength or stability of the building, structure or any individual member thereof.

Exception: Such reduction shall be allowed provided
the capacity is not reduced to below the *Florida Building Code* levels.

407.3 Damaged buildings. Damaged buildings shall be repaired in accordance with this section.

407.3.1 New structural frame members. New
structural frame members, used in the repair of undamaged buildings, including anchorage and connections, shall comply with the *Florida Building Code*.

407.3.2 Substantial structural damage. buildings
which have sustained substantial structural damage shall comply with this section

407.3.2.1 Engineering evaluation and analysis.
An engineering evaluation and analysis which establishes the structural adequacy of the damaged building shall be prepared by a Florida registered engineer or architect and submitted to the building official. The evaluation and analysis may assume that all undamaged structural elements and systems have their original strength and stiffness. After the building is repaired, the evaluation and analysis shall demonstrate that the building once repaired complies with the wind provisions of the *Florida Building Code*.

407.3.3 Below substantial structural damage.
Repairs to buildings damaged to a level below the substantial structural damage level as defined in Section 202 shall be allowed to be made with the materials, methods and strengths in existence prior to the damage unless such existing conditions are dangerous as defined in Chapter 2. New structural frame members, as defined in chapter 2, shall comply with Section 407.3.1.

407.3.4 Other uncovered structural elements.
Where in the course of conducting repairs, other uncovered structural elements are found to be unsound or otherwise structurally deficient, such elements shall be made to conform to the requirements of Section 407.3.2.1.1.

407.3.5 Flood hazard areas. In flood hazard areas,
damaged buildings that sustain substantial damage shall be brought into compliance with *Florida Building Code* Section 1609 (HVHZ shall comply with Section 1617.9) and Chapter 31.

SECTION 408

ELECTRICAL

408.1 Material . Existing electrical wiring and equipment undergoing repair shall be allowed to be repaired or replaced with like material in accordance with Chapter 27 of the Florida Building Code.

Exceptions:

1. Existing electrical wiring and equipment undergoing repair shall be permitted to be repaired or replaced with like material.
2. For replacement of nongrounding-type receptacles with grounding-type receptacles and for branch circuits that do not have an equipment grounding conductor in the branch circuitry, the grounding conductor of a grounding type receptacle outlet shall be permitted to be grounded to any accessible point on the grounding electrode system or to any accessible point on the grounding electrode conductor, in accordance with Article 250-130 (C) of NFPA 70.
3. Frames of electric ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers, and outlet or junction boxes that are part of the existing branch circuit for these appliances shall be permitted to be grounded to the grounded circuit conductor in accordance with Article 250-140 of NFPA 70.

SECTION 409
MECHANICAL

409.1 General. Existing mechanical systems undergoing repair shall comply with Section 301.12 of the Florida Mechanical Code.

SECTION 410
PLUMBING

410.1 Materials. The following plumbing materials and supplies shall not be used:

1. Sheet and tubular copper and brass trap and tailpiece fittings less than the minimum wall thickness of .027” (0.69 mm) .

2. Solder having more than 0.2% lead in the repair of potable water systems.

3. Water closets having a concealed trap seal or an unventilated space or having walls that are not throughly washed at each discharge in accordance with ASME A112.19.2.

4. The following types of joints shall be prohibited:

4.1. Cement or concrete joints.
4.2. Mastic or hot-pour bituminous joints.
4.3. Joints made with fittings not approved for the specific installation.
4.4. Joints between different diameter pipes made with elasto-meric rolling O-rings.
4.5. Solvent-cement joints between different types of plastic pipe.
4.6. Saddle-type fittings.

5. The following type of traps are prohibited:

5.1. Traps that depend on moving parts to maintain the seal.
5.2. Bell traps
5.3. Crown-vented traps
5.4. Traps not integral with a fixture and that depend on interior partitions for the seal, except those traps constructed of an approved material that is resistant to corrosion and degradation.

410.2 Plumbing Fixture replacement. When any plumbing fixture is replaced, the replacement plumbing fixture shall comply with the *Florida Plumbing Code*.

Exception : Blowout design water closets [3.5 gallons (13 L) per flushing cycle].

CHAPTER 5
ALTERATIONS - LEVEL 1

SECTION 501
GENERAL

501.1 Scope. Level 1 alterations, as described in Section 303 shall comply with the requirements of this Chapter. Level 1 alterations to historic buildings shall comply with this chapter, except as modified in Chapter 10.

501.2 Conformance. An existing building or portion
thereof shall not be altered such that the building becomes less safe or energy efficient than its existing condition. If, in the alteration the current level of safety or sanitation is to be reduced, the portion altered shall conform to the requirements of the *Florida Building Code*.

501.3 Flood hazard areas. In flood hazard areas,
alterations that constitute substantial improvement shall require that the building comply with *Florida Building Code* Section 1609 (HVHZ shall comply with Section 1617.9) and Chapter 31.

SECTION 502

Reserved

SECTION 503
BUILDING ELEMENTS AND MATERIALS

503.1 Interior finishes. All newly installed interior
finishes shall comply with the flame spread requirements of the Florida *Building Code*.

503.2 Carpeting. New carpeting used as an interior
floor finish material shall comply with the radiant flux requirements of the *Florida Building Code*.

503.3 Materials and methods: All new work shall
comply with materials and methods requirements in the *Florida Building Code* and the Florida Fire Prevention Code as applicable, that specify material standards, detail of installation and connection, joints, penetrations and continuity of any element, component or system in the building.

SECTION 504
FIRE PROTECTION

504.1 Repairs shall be done in a manner that maintains the level of fire protection provided.

SECTION 505
MEANS OF EGRESS

505.1 General. Means of egress for buildings undergoing alteration shall comply with the requirements of Section 501.1 and the scoping provisions of Chapter 1 where applicable.

Exception: Door and window dimensions. In residential dwellings and dwelling units, a maximum of 5% reduction in the clear opening dimensions of replacement doors and windows shall be allowed. See Chapter 11, Florida Building Code.

SECTION 506
ACCESSIBILITY

506.1 Accessibility shall be in accordance with Chapter 11 of the Florida Building Code.

SECTION 507

STRUCTURAL

507.1 General. Where alteration work includes replacement of equipment that is supported by the building or where a re-roofing permit is required, the structural provisions of this section shall apply.

507.2 Design criteria . Existing structural components supporting alteration work shall comply with this section.

Exception: Non-structural repairs and alterations exclusive of fixtures and furniture, the cost of which does not exceed 25 percent of the value of the existing building or structure with the approval of the building official may be made of the same material of which the building or structure is constructed.

507.2.1 Replacement of roofing or equipment.
Where replacement of roofing or equipment results in additional dead loads, structural components supporting such re-roofing or equipment shall comply with the vertical load requirements of the *Florida*

Building Code.

Exceptions :

1. Structural elements whose stress is not increased by more than 5 percent.

2. Buildings constructed in accordance with or the conventional construction methods of the *Florida Building Code* and where the additional dead load from the equipment is not increased by more than 5 percent.

507.2.2 Roof diaphragm. Where roofing materials are removed from more than 50% of the roof diaphragm of a building or section of a building where the roof diaphragm is a part of the main wind force resisting system the integrity of the roof diaphragm shall be evaluated and if found deficient due to insufficient or deteriorated connections such connections shall be provided or replaced.

507.3. Replacement of windows and doors. The replacement of garage doors, exterior doors, skylight, operative and inoperative windows shall be designed and constructed to comply with Chapter 16 of *Florida Building Code.*

Opening protection exception: For one-and two-family dwellings constructed under codes other than the Florida Building Code and located in wind-borne debris regions, the replacement of garage doors and exterior doors with glazing, sliding glass doors, glass patio doors, skylights, and operable and inoperable windows within any 12 month period shall not be required to have opening protection, but shall be designed for wind pressures for enclosed buildings provided the aggregate area of the glazing in the replaced components does not exceed 25% of the aggregate area of the glazed openings in the dwelling or dwelling unit.

507.4 Openings in sunrooms, enclosed balconies, and enclosed porches constructed under existing roofs or decks are not required to be protected provided the space is separated from the building interior by a wall and all openings in the separating wall are protected in accordance with s. 1606.1.4 of the Florida Building Code. Such spaces shall be permitted to be designed as enclosed or partially enclosed.

Section 508

Electrical

508.1 Residential R3 Occupancies
508.1.1 Existing Wiring and Equipment. Existing electrical wiring and equipment undergoing repair shall be permitted to be repaired or replaced with like material.

508.1.2 Replacement of Receptacles. For replacement of nongrounding-type receptacles with grounding-type receptacles and for branch circuits that do not have an equipment grounding conductor in the branch circuitry, the grounding conductor of a grounding-type receptacle outlet shall be permitted to be grounded to any accessible point on the grounding electrode system, or to any accessible point on the grounding electrode conductor, in accordance with Article 250-130 (C) of NFPA-70.

508.1.3 Appliances. Frames of electric ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers, and outlet or junction boxes that are part of the existing branch circuit for these appliances shall be permitted to be grounded to the grounded circuit conductor in accordance with Article 250-140 of NFPA 70.

Section 509

Mechanical

Section 509.1 General. Existing mechanical systems undergoing repair shall comply with Section 301.12 of the *Florida Mechanical Code.*

Section 510

Plumbing

510.1 Materials. The following plumbing materials and supplies shall not be used:

1. Sheet and tubular copper and brass trap and tailpiece fittings less than the minimum wall thickness of .027” (0.69 mm).

2. Solder having more than 0.2% lead in the repair of potable water systems.

3. Water closets having a concealed trap seal or an unventilated space or having walls that are not thoroughly washed at each discharge in accordance with ASME A112.19.2.

4. The following types of joints shall be

prohibited:

4.1 Mastic or hot-pour bituminous joints.

4.2 Joints made with fittings not approved for the specific installation.

4.3 Joints between different diameter pipes made with elasto-meric rolling O-rings.

4.4 Solven-cement joints between different types of plastic pipe.

4.5 Saddle-type fittings.

5. The following type of traps are prohibited:

5.1 Traps that depend on moving parts to maintain the seal.

5.2 Bell traps.

5.3 Crown-vented traps.

5.4 Traps not integral with a fixture and that depend on interior partitions for the seal, except those traps constructed of an approved material that is resistant to corrosion and degradation.

510.2 Water closet replacement. When any water closet is replaced, the replacement water closet shall comply with the *Florida Plumbing Code*. The maximum water consumption flow rates and quantities for all replaced water closets shall be 1.6 gallons (6 L) per flushing cycle.

Exception: Blowout design water closets [3.5 gallons (13 L) per flushing cycle].

SECTION 511
REROOFING

511.1 General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15. Roof repairs to existing roofs and roof coverings shall comply with the provisions of this Code,

EXCEPTION. Reroofing shall not be required to meet the minimum design slope requirement of 1/4:12 in §1508 of the *Florida Building Code* for roofs that provide positive roof drainage (HVHZ shall comply with Section 1515.2.2.1 and 1515.2.2.2 of the *Florida Building Code*).

511.2 Structural and construction loads. The structural roof components shall be capable of supporting the roof covering system and the material and equipment loads that will be encountered during installation of the roof covering system.

511.3 Recovering vs. replacement. New roof coverings shall not be installed without first removing existing roof coverings where any of the following conditions occur.

1. When the old roofing is water-soaked or deteriorated to the point that it is not suitable as a base for additional roofing.

2. When blisters exist in any roofing, unless blisters are cut or scraped open and nailed down before applying additional roofing.

3. When the existing roof surface is gravel or the like, the gravel shall be thoroughly removed or all loose gravel removed and approved base material installed before applying additional roofing.

4. When existing roof is slate or the like.

5. When sheathing or supports are deteriorated to the point that the roof structural system is not substantial enough to support recovering.

6. When existing roof has two or more applications of any type roofing material. Conformance with this item shall make replacement mandatory.

EXCEPTIONS:

1. Building and structures located within the High Velocity Hurricane Zone shall comply with the provisions of Section 1512 – 1525 of the Florida Building Code

2. When the structural deck is concrete and the existing roof is firmly attached to the deck, then the roof shall be removed down to a minimum of three plies of moisture free felts.

3. When otherwise approved by the building official.

4. Wood shingles or shakes shall not be placed over more than one application of wood or asphalt shingles. Wood shingles or shakes may be placed over existing shakes when installed in accordance with Cedar Shake and Shingle Bureau recommendations.

511.4 Roof recovering. Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.

511.5 Reinstallation of materials. Existing slate, clay or cement tile shall be permitted for reinstallation, except that damaged, cracked or broken slate or tile shall not be reinstalled. Existing vent flashing, metal edgings, drain outlets, collars and metal counterflashings shall not be reinstalled where rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled, (HVHZ shall comply with Section 1512 – 1525 of the *Florida Building Code*).

511.6 Flashings. Flashings shall be reconstructed in accordance with roof covering manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation, (HVHZ shall comply with Sections 1512 – 1525 of the *Florida Building Code).*

Section 512

Energy Conservation

512.1 Minimum requirements.

Alterations subject to this chapter shall comply with the requirements of Chapter 13 of the *Florida Building Code*.

CHAPTER 6
ALTERATIONS - LEVEL 2

SECTION 601
GENERAL

601.1 Scope. Level 2 alterations, as described in Section 304 shall comply with the requirements of this Chapter.

Exception: Buildings in which the reconfiguration is exclusively the result of compliance with the accessibility requirements of Chapter 11 of the *Florida Building Code* shall be permitted to comply with Chapter 5.

601.2 Alteration level 1 compliance. In addition to the requirements of this chapter, all work shall comply with the requirements of Chapter 5.

601.3 Compliance. All new construction elements,
components and systems and spaces shall comply with the requirements of the *Florida Building Code*.

Exceptions:

1. Operable windows may be added without requiring compliance with the light, energy and ventilation requirements of the *Florida Building Code*.

2. Newly installed electrical equipment shall comply with the requirements of Section 608.0.

3. Dead end corridors in newly constructed spaces need only comply with the provisions of Section *605.6*.

4. The minimum ceiling height of the newly created habitable and occupiable spaces and corridors in one and two family dwellings shall be 7 feet.

SECTION 602
SPECIAL OCCUPANCY

602.1 General. Alteration of buildings, classified as public education facilities and state licensed facilities
as described in the *Florida Building Code*, Chapter 4, shall comply with the requirements of Chapter 4, *Florida Building Code*.

SECTION 603
BUILDING ELEMENTS AND MATERIALS

603.1 Scope. The requirements of this section are limited to work areas in which Level 2 alterations are being performed, and shall apply beyond the work area where specified.

603.2 Vertical openings. Existing vertical openings
shall comply with the provisions of Sections 603.2.1, 603.2.2 and 603.2.3.

603.2.1 Existing Vertical Openings. All existing
interior vertical openings connecting two or more floors shall comply with the appropriate sections of the *Florida Fire Prevention Code.*

Exceptions:

1. One-and two-family dwellings.

2. Group S Occupancies, vertical opening protection is not required for open parking garages and ramps.

**603.2.2 Supplemental shaft and floor opening
enclosure requirements.** Where the work area on
any floor exceeds 50 percent of that floor area, the enclosure requirements of Section 603.2 shall apply to vertical openings other than stairways throughout the floor:

Exception: Vertical openings located in tenant spaces that are entirely outside the work area.

603.2.3 Supplemental stairway enclosure requirements. Where the work area on any floor exceeds 50 percent of that floor area, stairways that are part of the means of egress serving the work area shall at a minimum be enclosed with smoke tight construction on the highest work area floor and all floors below.

Exception: Where stairway enclosure is not required by the *Florida Building Code* or the *Florida Fire Prevention Code*.

603.3 Smoke barriers. Smoke barriers in Group I Unrestrained shall be installed where required by Sections 603.3.1 and 603.3.2.

603.3.1 Compartmentation. See S. 409.1 of the *Florida Building Code.*

603.3.2 Fire-resistance rating. The smoke barriers
shall be constructed in accordance with the *Florida Building Code* or the *Florida Fire Prevention Code*.

603.4 Interior finish. The interior finish of walls and
ceilings in exits and corridors in any work area shall comply with the requirements of the *Florida Building Code*.

Exception: Existing interior finish materials which do not comply with the interior finish requirements of the *Florida Building Code* shall be permitted to be treated with an approved fire retardant coating in accordance with the manufacturer's instructions to achieve the required rating.

603.4.1 Supplemental interior finish requirements.
Where the work area on any floor exceeds 50 percent of the floor area, Section 603.4 shall also apply to the interior finish in exits and corridors serving the work area throughout the floor.

Exception: Interior finish within tenant spaces that are entirely outside the work area.

603.5 Guardrails. The requirements of Sections 603.5.1
and 603.5.2 shall apply in all work areas.

603.5.1 Minimum requirement. Every portion of a
floor, such as a balcony or a loading dock that is more than 30 inches (762 mm) above the floor or grade below and not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

603.5.2 Design. Where there are no guards or existing guards must be replaced, the guards shall be designed and installed in accordance with the *Florida Building Code*.

Exception: Where existing guards are replaced, the design may match the existing design.

SECTION 604
FIRE PROTECTION

604.1 Scope. The requirements of this section shall be limited to work areas in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located, or otherwise beyond the work area.

604.2 Automatic sprinkler systems. Automatic
sprinkler systems shall be provided in accordance with the requirements of Sections 604.2.1 through 604.2.5. Installation requirements shall be in accordance with the *Florida Building Code.*

604.2.1 High rise buildings. See S. 412 of the *Florida Building Code.*

604.2.3 Windowless stories. Work located in a
windowless story as determined in accordance with the *Florida Building Code* shall be sprinklered where the work area would be required to be sprinklered under the provisions of the *Florida Building Code* as a newly constructed building.

604.2.4 Other required suppression systems In
buildings and areas indicated in Section 903 of the *Florida Building Code*, or the *Florida Fire Prevention Code,* work areas include exits or corridors shared by more than one tenant or serving an occupant load greater than 30 shall be provided with sprinkler protection where the following conditions occur: the work area would be required to be provided with automatic sprinkler protection in accordance with the *Florida Building Code* applicable to new construction.

604.2.5 Supervision. Fire sprinkler systems required
by this Section shall be supervised by one of the following methods:

1. Approved central station system in accordance with NFPA 72;

2. Approved proprietary system in accordance with NFPA 72;

3. Approved remote station system of the jurisdiction in accordance with NFPA 72; or

Exceptions: Supervision is not required for the following :

1. Underground gate valve with roadway boxes;

2. Halogenated extinguishing systems;

3. Carbon dioxide extinguishing systems;

4. Dry and wet chemical extinguishing systems;

5. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided.

604.3 Standpipes. Where the work area includes exits or corridors shared by more than one tenant and is located more than 50 feet (15240 mm) above or below the lowest level of fire department access, a standpipe system shall be provided. Standpipes shall have an approved fire department connection with hose connections at each floor level above or below the lowest level of fire department access. Standpipe systems shall be installed in accordance with the *Florida Building Code*.

Exceptions:

1. No pump shall be required provided that the standpipes are capable of accepting delivery by fire department apparatus of a minimum of 250 gpm at 65 psi (946 L/m at 448KPa) to the topmost floor in buildings equipped throughout with an automatic sprinkler system or a minimum of 500 gpm at 65 psi (1892 L/m at 448KPa) to the topmost floor in all other buildings. Where the standpipe terminates below the topmost floor, the standpipe shall be designed to meet (gpm/psi) (L/m/KPa) requirements of this exception for possible future extension of the standpipe.

2. The interconnection of multiple standpipe risers shall not be required.

604.4 Fire alarm and detection. An approved fire alarm system shall comply with the appropriate sections of the *Florida Fire Prevention Code* for existing buildings.

604.4.3 Smoke Alarms. Individual guestrooms and
individual dwelling units in any work area in Group R 1, R2, R3, R4 and I shall be provided with smoke alarms in accordance with the *Florida Fire Prevention Code*.

Exception: Interconnection of smoke alarms outside of the rehabilitation work area shall not be required.

SECTION 605
MEANS OF EGRESS

605.1 Scope. The requirements of this section shall be limited to work areas that include exits or corridors shared by more than one tenant within the work area in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located, or otherwise beyond the work area.

605.2 General. The means of egress shall comply with the requirements of this section.

Exception:

1. Where the work area and the means of egress serving it complies with NFPA 101.

2. Means of egress conforming to the requirements of the *Florida Building Code and the Florida Fire Prevention Code* under which the building was constructed shall be considered as complying means of egress if, in the opinion of the code official, they do not constitute a distinct hazard to life.

605.3 Number of exits. The number of exits shall be in accordance with the appropriate sections of the *Florida Fire Prevention Code.*

Exception: In building Group R3 Occupancies shall comply with the *Florida Building Code*.

605.3.1.2 Fire escapes required. Fire escapes shall comply with the appropriate sections of the *Florida Fire Prevention Code.*

605.3.2 Mezzanines. Travel distance for mezzanines shall comply with Table 1005.78 of the *Florida Building Code*

605.3.3 Main entrance - Group A. All buildings of
Group A with an occupant load of 100 or more shall be provided with a main entrance capable of serving as the main exit with an egress capacity for at least one-half the total occupant load. The remaining exits shall be capable of providing one-half of the total required exit capacity.

Exception: Where there is no well-defined main exit or where multiple main exits are provided, exits shall be permitted to be distributed around the perimeter of the building provided that the total width of egress is not less than 100 percent of the required width.

605.4 Egress doorways. Egress doorways in any work area shall comply with Sections 605.4.1 through 605.4.5.

605.4.1 Two egress doorways required. Work
areas shall be provided with two egress doorways in accordance with the requirements of Sections 605.4.1.1 and 605.4.1.2.

605.4.1.1 Occupant load and travel distance. In
any work area, all rooms and spaces having an occupant load greater than 50 or in which the travel distance exceeds 75 feet (22 860 mm) shall have a minimum of two egress doorways.

Exception:

Storage rooms in S1 and S2 Occupancies having a maximum occupant load of 10.

605.4.1.2 Group I Unrestrained. In buildings of Group I Unrestrained Occupancy, any patient sleeping room or suite of patient rooms greater than 1,000 square feet (93 m_2) within the work area shall have a minimum of two egress doorways.

605.4.2 Door swing. In the work area and in the egress path from any work area to the exit discharge, all egress doors serving an occupant load greater than 50 shall swing in the direction of exit travel.

Exception:

Means of egress within or serving only a tenant space that is entirely outside the work area.

605.4.2.1 Supplemental requirements for door swing. Where work area exceeds 50 percent of the floor area, door swing shall comply with Section 605.4.2 throughout the floor.

Exception: Within other tenant space.

605.4.3 Door closing. In any work area, all doors
opening onto an exit passageway at grade or exit stair shall be self-closing or automatically closing by listed closing devices.

Exceptions:

1. Where exit enclosure is not required by the *Florida Building Code*.

2. Means of egress within or serving only a tenant space that is entirely outside the work area.

605.4.3.1 Supplemental requirements for door closing. Where work area exceeds 50 percent of the floor area, doors shall comply with Section 605.4.3 throughout the exit stair from the work area to the level of exit discharge.

605.4.4 Panic hardware. In any work area, and in
the egress path from any work area to the exit discharge, in buildings or portions thereof of Group A assembly occupancies with an occupant load greater than 100, all required exit doors equipped with latching devices shall be equipped with approved panic hardware.

Exception: Means of egress within a tenant space that is entirely outside the work area.

605.4.4.1 Supplemental requirements for panic hardware. Where work area exceeds 50 percent of the floor area, panic hardware shall comply with Section 605.4.4 throughout the floor.

Exception: Within other tenant spaces.

605.4.5 Emergency power source in Group I Unrestrained. Work areas in buildings of Group I Restrained Occupancy having remote power unlocking capability for more than 10 locks shall be provided with an emergency power source for such locks. Power shall be arranged to automatically operate upon failure of normal power within 10 seconds and for a duration of not less than 1 1/2 hour.

605.5.1 Corridor doors.

605.5.1.1 Corridor doors in the work area shall not be constructed of hollow core wood and shall not contain louvers.

605.5.1.2 All replacement doors shall be 1 ¾ inch (45 mm) solid bonded wood core or approved equal, unless the existing frame will accommodate only a 1 ⅜ inch (35 mm) door.

605.5.1.3 All dwelling units, guest room or rooming unit corridor doors in work areas in buildings of Groups R1, R2, and R4 shall be at least 1⅜ inch (35 mm) solid core wood or approved equal and shall not have any glass panels, other than approved wired glass or other approved glazing material in metal frames. All dwelling units, guest room or rooming unit corridor doors in work areas in buildings of Groups R1, R2, and R4 doors shall be equipped with approved door closures.

Exceptions:

1. Corridor doors within a dwelling unit or

guestroom.

2. Existing doors meeting the requirements of *HUD Guideline on Fire Ratings of Archaic Materials and Assemblies* for a rating of 15 minutes or better shall be accepted as meeting the provisions of this requirement.

3. Existing doors in buildings protected throughout with an approved automatic sprinkler system shall be required only to resist smoke, be reasonably tight fitting and shall be equipped with approved door closure and shall not contain louvers.

4. In group homes with a maximum of 15 occupants, and which are protected with an approved automatic detection system, closing devices may be omitted.

5. Door assemblies having a fire resistance rating of at least 20 minutes.

605.5.2 Transoms. In all buildings of Group I, R1 and R2 Occupancy all transoms in corridor walls in work areas shall be either glazed with ¼-inch (6.4 mm) wired glass set in metal frames or other glazing assemblies having a fire protection rating as required for the door and permanently secured in the closed position or sealed with materials consistent with the corridor construction.

605.5.3 Other corridor openings. In any work area,
any other sash, grill or opening in a corridor, and any window in a corridor not opening to the outside air, shall be sealed with materials consistent with the corridor construction.

Exception: Means of egress within or serving only a tenant space that is entirely outside the work area.

605.5.4 Supplemental requirements for corridor openings. Where the work area on any floor exceeds 50 percent of the floor area, this section shall be applicable to all corridor windows, grills, sash and other openings on the floor

605.6 Dead end corridors. Dead end corridors in any
work area shall comply with the requirements of Table 1004 of the *Florida Building Code.*

605.7 Means of egress lighting. Means of egress
lighting shall be in accordance with this section, as applicable.

605.7.1 Artificial lighting required. Means of egress
in all work areas shall be provided with artificial lighting in accordance with the requirements of the *Florida Building Code*.

605.7.2 Supplemental requirements for means of egress lighting. Where the work area on any floor
exceeds 50 percent of that floor area, means of egress lighting throughout the floor shall comply with Section 605.7.1.

Exception: Means of egress within or serving only a tenant space that is entirely outside the work area.

605.8 Exit signs. Exit signs shall be in accordance with this section, as applicable.

605.8.1 Work areas. Means of egress in all work areas shall be provided with exit signs in accordance with the requirements of the *Florida Building Code*.

605.8.2 Supplemental requirements for exit signs.
Where the work area on any floor exceeds 50 percent of that floor area, means of egress existing signs throughout the floor shall comply with Section 605.8.1.

Exception: Means of egress within or serving only a tenant space that is entirely outside the work area.

605.9 Handrails. The requirements of Sections 605.9.1
and 605.9.2 shall apply to handrails from work area floor to the level of exit discharge.

605.9.1 Minimum requirement. Every required exit
stairway that is part of the means of egress for any work area and that has three or more risers and is not provided with at least one handrail, or in which the existing handrails are judged to be in danger of collapsing, shall be provided with handrails for the full length of the run of steps on at least one side. All exit stairways with a required egress width of more than 66 inches shall have handrails on both sides.

605.9.2 Design. Handrails required in accordance
with Section 605.9.1, shall be designed and installed in accordance with the provisions of the *Florida*

Building Code.

Exception: Handrails being replaced in part may match the existing design.

605.10 Guardrails. The requirements of Sections
605.10.1 and 605.10.2 shall apply to guardrails from work area floor to the level of exit discharge, but shall be confined to the egress path of any work area.

605.10.1 Minimum requirement. Every open portion
of a stair, landing, or balcony that is more than 30 inches (762 mm) above the floor or grade below and not provided with guardrails, or those in which the existing guardrails are judged to be in danger of collapsing, shall be provided with guardrails.

605.10.2 Design. Guardrails required in accordance
with Section 605.10.1 shall be designed and installed in accordance with the *Florida Building Code.*

SECTION 606

ACCESSIBILITY

606.1 General. A building, facility or element that is
altered shall comply Chapter 11 of the *Florida Building Code.*

Exception: Guardrails being replaced in part may match the existing design.

SECTION 607
STRUCTURAL

607.1 General. Where alteration work includes installation of additional equipment that is structurally supported by the building or reconfiguration of space such that portions of the building become subjected to higher gravity loads as required by Tables 1604.1 and 1604.3 (HVHZ shall comply with Table 1614 and Section 1614.2) of the *Florida Building Code*, the provisions of this section shall apply.

607.2 Reduction of strength. Alterations shall not
reduce the structural strength or stability of the building, structure or any individual member thereof.

Exception: Such reduction shall be allowed as long
as the strength and the stability of the building are not reduced to below the *Florida Building Code* levels.

607.3 New structural members. New structural members in alterations, including connections and anchorage, shall comply with the *Florida Building Code*.

607.4 Existing structural members. Existing structural components supporting additional equipment or subjected to additional loads based on *Florida Building Code* Tables 1604.1 and 1604.3 (HVHZ shall comply with Table 1614 and Section 1614.2) as a result of a reconfiguration of spaces shall comply with Sections 607.4.1 through 607.4.3.

607.4.1 Gravity loads. Existing structural elements
supporting any additional gravity loads as a result of additional equipment or space reconfiguration shall comply with the *Florida Building Code*.

Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.

2. Buildings of Group R Occupancy with not more than 5 dwelling units or guest rooms used solely for residential purposes where the existing building and its alteration comply with the Conventional Light-Frame Construction methods as defined in Chapter 2.

SECTION 608
ELECTRICAL

608.1 New installations. All newly-installed electrical
equipment and wiring relating to work done in any work area shall comply with the materials and methods requirements of Chapter 27 of the *Florida Building Code*.

608.2 Existing installations. Existing wiring in all work areas in Use Groups A1, A2, H, and I shall be upgraded to meet the requirements of Chapter 27 of the *Florida Building Code*.

608. 3 Residential occupancies. In Groups R2, R3, R
4 Occupancies and buildings regulated by the *Florida Building Code*, the requirements of Sections 608.3.1 through 608.3.7 shall be applicable only to work areas located within a dwelling unit.

608.3.1 Enclosed areas. All enclosed areas, other
than closets, kitchens, basements, garages, hallways, laundry areas, utility areas, storage areas and bathrooms shall have a minimum of two duplex receptacle outlets or one duplex receptacle outlet and one ceiling or wall type lighting outlet.

608.3.2 Kitchens. Kitchen areas shall have a minimum of two duplex receptacle outlets.

608.3.3 Laundry areas. Laundry areas shall have a
minimum of one duplex receptacle outlet located near the laundry.

608.3.5 Minimum lighting outlets. At least one
lighting outlet shall be provided in every bathroom, hallway, stairway, attached garage and detached garage with electric power, and to illuminate outdoor entrances and exits.

608.3.6 Utility rooms and basements At least one
lighting outlet shall be provided in utility rooms and basements where these spaces are used for storage or contain equipment requiring service.

608.3.7 Residential R3 Occupancies.

608.3.7.1Existing electrical wiring. Existing electrical wiring and equipment undergoing repair or replacement shall be permitted to be repaired or replaced with like material.

608.3.7.2 Replacement receptacles. For replacement of nongrounding-type receptacles with grounding-type. receptacles and for branch circuits that do not have an equipment grounding conductor in the branch circuitry, the grounding conductor of a grounding type receptacle outlet shall be permitted to be grounded to any accessible point on the grounding electrode system, or to any accessible point on the grounding electrode conductor, in accordance with Article 250-130(c) of NFPA 70.

608.3.7.3 Appliances. Frames of electric ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers, and outlet or junction boxes that are part of the existing branch circuit for these appliances shall be permitted to be grounded to the grounded circuit conductor in accordance with Article 250-140 of NFPA 70.

SECTION 609

MECHANICAL

609.1 Reconfigured or converted spaces. All
reconfigured spaces intended for occupancy and all spaces converted to habitable or occupiable space in any work area shall be provided with either natural or mechanical ventilation or exhaust in accordance with the *Florida Mechanical Code.*

609.2 Existing mechanical systems. Existing mechanical systems undergoing repair shall comply with Section 301.12 of the *Florida Mechanical Code.*

SECTION 610

PLUMBING

610.1 Minimum fixtures. Where the occupant load of
the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the *Florida Plumbing Code* based on the increased occupant load.

610.1.1 Replacement fixtures. Replacement fixtures shall be installed in accordance with the Florida Plumbing Code.

610.2 Materials. The following plumbing materials and supplies shall not be used:

1. Sheet and tubular copper and brass trap and tailpiece fittings less than the minimum wall thickness of .027” (0.69 mm) .

2. Solder having more than 0.2% lead in the repair of potable water systems.

3. Water closets having a concealed trap seal or an unventilated space or having walls that are not thoroughly washed at each discharge in accordance with ASME A112.19.2.

4. The following types of joints shall be prohibited:

4.2. Mastic or hot-pour bituminous joints.
4.3. Joints made with fittings not approved for the specific installation.
4.4. Joints between different diameter pipes made with elasto-meric rolling O-rings.
4.5. Solvent-cement joints between different types of plastic pipe.
4.6. Saddle-type fittings.

5. The following type of traps are prohibited:

5.1. Traps that depend on moving parts to maintain the seal.
5.2. Bell traps
5.3. Crown-vented traps
5.4. Traps not integral with a fixture and that depend on interior partitions for the seal, except those traps constructed of an approved material that is resistant to corrosion and degradation.

Section 611
Energy Conservation

611.1 Minimum requirements. Alterations subject to this Chapter shall comply with the requirements of Chapter 13 of the *Florida Building Code*.

CHAPTER 7
ALTERATIONS - LEVEL 3

SECTION 701
GENERAL

701.1 Scope. Alterations classified as Level 3 alterations as described in Section 305 shall comply with
the requirements of this Chapter.

701.2 Compliance. In addition to the provisions of this chapter work shall comply with all the requirements of Chapters 5 and 6. The requirements of Sections 603, 604, and 605 shall apply within all work areas regardless of whether or not they include exits and corridors shared by more than one tenant and regardless of the occupant load.

Exceptions:

Buildings in which the reconfiguration of space affecting exits or shared egress access is exclusively the result of compliance with the accessibility requirements of Section 506.2 shall not be required to comply with this Chapter.

SECTION 702
SPECIAL OCCUPANCY

702.1 High rise buildings Any building having occupied floors more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access shall comply with the requirements of Sections 702.1.1 through 702.1.2.

702.1.1 Re-circulating air or exhaust systems.
When a floor is served by a re-circulating air or exhaust system with a capacity greater than 15,000 cfm (701 m^3/s), that system shall be equipped with approved smoke and heat detection devices installed in accordance with the *Florida Mechanical Code*.

702.1.2 Elevators. Where there is an elevator or
elevators for use by the public, at least one elevator serving the work area shall comply with the *Florida Fire Prevention Code*. All elevator lobbies shall comply with 412.6 of the *Florida Building Code*.

Exception: An approved engineering system in accordance with ASME 17.1 or s.103.7 of the *Florida Building Code* shall be acceptable as an alternative compliance with this section.

702.2 Boiler and Furnace equipment rooms Boiler
and furnace equipment rooms adjacent to or within the following facilities shall be enclosed by one-hour fire rated construction: day nurseries, children's shelter facilities, residential child care facilities and similar facilities with children below the age of 2-½ years, or which are classified as Group I Unrestrained Occupancy, shelter facilities, residences for the developmentally disabled, group homes, teaching family homes, transitional living homes, rooming and boarding houses, hotels and multiple dwellings.

Exceptions:

1. Furnace and boiler equipment of low pressure type, operating at pressures of 15 psig (103.4 KPa) or less for steam equipment or 170 psig (1171 KPa) or less for hot water equipment, when installed in accordance with manufacturer recommendations.

2. Furnace and boiler equipment of residential R-3 type with 200,000 BTU (211,000 KJ) per hour input rating or less is not required to be enclosed.

3. Furnace rooms protected with automatic sprinkler protection.

702.2.1 Emergency controls. Emergency controls
for boilers and furnace equipment shall be provided in accordance with the *Florida Mechanical Code* in all buildings classified as day nurseries, children's shelter facilities, residential child care facilities and similar facilities with children below the age of 2-½ years, or which are classified as Group I Unrestrained Occupancy, and in group homes, teaching family homes, and supervised transitional living homes in accordance with the following:

1. Emergency shutoff switches for furnaces and boilers in basements shall be located at the top of the stairs leading to the basement; and

2. Emergency shutoff switches for furnaces and boilers in other enclosed rooms shall be located outside of such room.

SECTION 703

BUILDING ELEMENTS AND MATERIALS

703.1 Existing shafts and vertical openings. Existing stairways that are part of the means of egress shall comply with the appropriate sections of the *Florida Fire Prevention Code*.

703. 2 Fire partitions. Fire separation in all Occupancies shall be in accordance with Section 703.2.1.

703.2.1 Separation required. Walls separating units which are not continuous from the foundation to the underside of the roof sheathing shall be constructed to provide a continuous fire separation using construction materials consistent with the existing wall or complying with the requirements for new structures. All work shall be performed on the side of the wall of the dwelling unit that is part of the work area.

Exception: Where alterations or repairs do not result in the removal of wall or ceiling finishes exposing the structure, walls are not required to be continuous through concealed floor spaces.

703.3 Interior finish. Interior finish in exits serving the
work area shall comply with Section 603.4 between the highest floor on which there is a work area to the floor of exit discharge.

SECTION 704
FIRE PROTECTION

704.1 Automatic sprinkler systems. Automatic
sprinkler systems shall be provided in all work areas in accordance with the *Florida Building Code*.

704.1.1 High rise buildings. In high rise buildings,
work areas shall be provided with automatic sprinkler protection where the building has a sufficient municipal water supply system to the site. Where the work area exceeds 50 percent of floor area, sprinklers shall be provided in the entire floor.

704.1.2 Rubbish and linen chutes. Rubbish and
linen chutes located in the work area shall be provided with sprinklered protection where protection of the rubbish and linen chute would be required under the provisions of the *Florida Building Code* for new construction.

704.2 Fire alarm and detection. Fire alarm and
detection systems shall comply with the appropriate sections of the *Florida Fire Prevention Code.*

SECTION 705

MEANS OF EGRESS

705.1 General. The means of egress shall comply with the requirements of Section 605 as modified in Sections 705.2 and 705.3.

705. 2 Means of egress lighting. Means of egress from the highest work area floor to the floor of exit discharge shall be provided with artificial lighting within the exit enclosure in accordance with the requirements of the *Florida Building Code.*

705.3 Exit signs. Means of egress from the highest
work area floor to the floor of exit discharge shall be provided with exit signs in accordance with the requirements of the *Florida Building Code*.

SECTION 706
ACCESSIBILITY

706.1 General. A building, facility or element that is
altered shall comply with Chapter 11 of the *Florida Building Code.*

SECTION 707
STRUCTURAL

707.1 General. Where buildings are undergoing Level 3 Alterations including structural alterations, the provisions of this section shall apply.

707.2 Reduction of strength. Alterations shall not
reduce the structural strength or stability of the building, structure or any individual member thereof.

Exception: Such reduction shall be allowed provided
that the structural strength and the stability of the building are not reduced to below the *Florida Building Code* levels.

707.3 New structural members. New structural members in alterations, including connections and anchorage, shall comply with the *Florida Building*
Code.

707.4 Minimum design loads. The minimum

design
loads on existing elements of a structure that do not support additional loads as a result of an alteration shall be the loads applicable at the time the building was constructed.

707.5 Structural alterations. Buildings and structures
undergoing structural alterations shall comply with this section.

707.5.1 Evaluation and analysis. An engineering
evaluation and analysis which establishes the structural adequacy of the altered structure shall be prepared by a registered architect or engineer and submitted to the building code official. Where more than 30 percent, within a 12 months period, of the total sum of floor and roof areas of the building or structure have been or are proposed to be involved in structural alteration. The evaluation and analysis shall demonstrate that the altered building or the structure complies with the *Florida Building Code* for wind loading.

Exceptions:

1. Buildings of Group R Occupancy with no more than 5 dwelling units or guest rooms used solely for residential purposes altered based on the Conventional Light-Frame Construction methods as defined in Chapter 2.

2. Where such alterations involve only the lowest story of a building and Change of Occupancy Provisions of Chapter 8 do not apply, only the lateral force resisting components in and below that story need comply with this Section.

707.5.2 Limited structural alteration. Where not more than 30% of the total floor and roof areas of the building are involved in structural alteration within a 12 month period, the evaluation and analysis, shall demonstrate that the altered building or structure complies with the loads applicable at the time the building was constructed.

707.6 Additional loads. Where gravity loading is increased on the roof or floor of a building or structure, all structural members affected by such increase in loading shall meet the gravity load requirements of *Florida Building Code*.

Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.

2. Buildings of Group R Occupancy with no more than 5 dwelling units or guest rooms used solely for residential purposes altered based on the Conventional Light-Frame Construction methods as defined in Chapter 2.

707.7 Voluntary lateral force resisting system alterations. Alterations of existing structural elements
that are initiated for the purpose of increasing the lateral force-resisting strength or stiffness of an existing structure, and are not required by other sections of this code, shall not be required to be designed for forces conforming to the *Florida Building Code* provided that an engineering analysis is submitted to show that :

1. The capacity of existing structural elements required to resist forces is not reduced.

2. The lateral loading to existing structural elements is not increased beyond their capacity.

3. New structural elements are detailed and connected to the existing structural elements as required by the *Florida Building Code.*

4. New or relocated non-structural elements are detailed and connected to existing or new structural elements as required by the *Florida Building Code* and

5. A dangerous condition as defined in this code is not created.

Voluntary alterations to lateral force resisting systems conducted in accordance with this Code and the referenced standards of this code shall be permitted.

Section 708

Energy Conservation

708.1 Minimum requirements. Alterations subject to this chapter shall comply with the requirements of Chapter 13 of the *Florida Building Code*.

CHAPTER 8
CHANGE OF OCCUPANCY

SECTION 801
GENERAL

801.1 Repair and alteration with no change of occupancy classification. Any repair or alteration work undertaken in connection with a change of sub-occupancy that does not involve a change of occupancy classification as described in the *Florida Building Code* shall conform to the applicable requirements for the work as classified in Chapter 3 and the requirements of Sections 802 through 811.

Exceptions:

1. Compliance with all the provisions of Chapter 7 is not required where the change of occupancy classification complies with the requirements of Section 812.3.

2. As modified in Section 1004.0 for historic buildings.

3. As permitted in Chapter 12.

801.2 Part change of occupancy group. Where a portion of an existing building is changed to a new occupancy group, Section 812 shall apply.

801.3 Certificate of occupancy required. A certificate of occupancy shall be issued where a change of occupancy occurs which results in being classified in a different occupancy classification as determined by the Florida Building Code.

SECTION 802
SPECIAL OCCUPANCY

802.1 Compliance with the building code. Where the character of use of an existing building or part of an existing building is changed to one of the following special occupancy categories, as defined in Chapter 4 of the *Florida Building Code*, the building shall comply with all the applicable requirements of the *Florida Building Code*:

1.Covered mall buildings,

2. Atriums,

3. Motor vehicle related occupancies

4. Aircraft related occupancies,

5. Motion picture projection rooms,

6. Stages and platforms,

7. Special amusement buildings,

8. Incidental use areas,

9. Hazardous materials.

802.2 Underground buildings. An underground building in which there is a change of use shall comply with the requirements of the *Florida Building Code* applicable to underground structures.

SECTION 803
BUILDING ELEMENTS AND MATERIALS

803.1 General. Building elements and materials in portions of buildings undergoing a change of occupancy classification shall comply with Section 812.

SECTION 804
FIRE PROTECTION

804.1 General. Fire protection requirements of Section 812 shall apply where a building or portions thereof undergoes a change of occupancy classification.

SECTION 805
EGRESS

805.1 General. Means of egress in portions of buildings undergoing a change of occupancy classification shall comply with Section 812.

SECTION 806
ACCESSIBILITY

806.1 General. Accessibility in portions of buildings undergoing a change of occupancy classification shall comply with Chapter 11 of the *Florida Building Code*.

SECTION 807
STRUCTURAL

807.1 Gravity loads. Buildings or portions thereof

subject to a change of occupancy where such change in the nature of occupancy results in higher uniform or concentrated loads based on *Florida Building Code* Tables 1604~~7~~.1 and 1604.3, (HVHZ shall comply with Table 1614.2) shall comply with the gravity load provisions of the *Florida Building Code*.

Exceptions: Structural elements whose force stress is not increased by more than 5 percent.

807.2 Wind loads. Buildings and structures subject to a change of occupancy where such change in the nature of occupancy results in higher wind importance factors based on *Florida Building Code* Table 1606, (HVHZ shall comply with Table 1614.2) shall be analyzed and shall comply with the applicable wind load provisions of the *Florida Building Code*.

Exception : Where the new occupancy with higher importance factor is less than or equal to 10% of the total building floor area. The cumulative effect of the area of occupancy changes shall be considered for the purposes of this exception.

SECTION 808
ELECTRICAL

808.1 Special occupancies. Where the occupancy of
an existing building or part of an existing building is changed to one of the following special occupancies as described in Chapter 27 of the *Florida Building Code*, the electrical wiring and equipment of the building or portion thereof that contains the proposed occupancy shall comply with an applicable requirements of the *Florida Building Code* regardless of whether a change of occupancy group is involved:

1. hazardous locations,

2. commercial garages, repair and storage,

3. aircraft hangars,

4. gasoline dispensing and service stations,

5. bulk storage plants,

6. spray application, dipping and coating processes,

7. health care facilities,

8. places of assembly,

9. theaters, audience areas of motion picture and television studios and similar locations,

10.motion picture and television studios and similar locations,

11.motion picture projectors, and

808.2 Unsafe conditions. Where the occupancy of an existing building or part of an existing building is
changed all unsafe conditions shall be corrected, without requiring that all parts of the electrical system be brought up to the current edition of Chapter 27 of the *Florida Building Code.*

808.3 Service upgrade. Where the occupancy of an
existing building or part of an existing building is changed, the electrical service shall be upgraded to meet the requirements of Chapter 27 of the *Florida Building Code* for the new occupancy.

808.4 Number of electrical outlets. Where the
occupancy of an existing building or part of an existing building is changed the number of electrical outlets shall comply with Chapter 27 of the *Florida Building Code* for the new occupancy.

SECTION 809
MECHANICAL

809.1 Mechanical requirements. Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to different kitchen exhaust requirements or to increased mechanical ventilation requirements in accordance with the *Florida Mechanical Code*, the intent of the respective *Florida Mechanical Code* provisions shall be complied with.

SECTION 810
PLUMBING

810.1 Increased demand. Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the *Florida Plumbing Code*, the intent of the respective *Florida Plumbing Code* provisions shall be complied with.

810.3 Interceptor required. If the new occupancy will
produce grease or oil laden wastes, interceptors shall be provided as required in the *Florida Plumbing*

Code.

810.4 Chemical wastes. If the new occupancy will
produce chemical wastes, the following shall apply:

1. If the existing piping is not compatible with the chemical waste, the waste shall be neutralized prior to entering the drainage system or the piping shall be changed to a compatible material.

2. No chemical waste shall discharge to a public sewer
system without the approval of the sewage authority.

810.5 Group I Unrestrained. If the occupancy group is changed to Group I Unrestrained, the plumbing system shall comply with the applicable requirements of the *Florida Plumbing Code.*

SECTION 811

OTHER REQUIREMENTS

811.1 Health and hygiene
811.1.1 Light and ventilation. Light and ventilation
shall comply with the requirements of the *Florida Building Code* for the new occupancy

SECTION 812
CHANGE OF OCCUPANCY CLASSIFICATION

812.1 Compliance with Chapter 7. The occupancy
classification of an existing building may be changed, provided the building meets all the requirements of Chapter 7 applied throughout the building for the new occupancy group, and complies with the requirements of Sections 802 through 812.

812.1.1 Change of occupancy group without
separation. Where a portion of an existing building
is changed to a new occupancy group, and that portion is not separated from the remainder of the building with fire rated wall/ceiling having a fire resistance rating as required in the *Florida Building Code* for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 7 applied throughout the building for the most restrictive Use Group in the building and with the requirements of this Chapter.

Exception: Compliance with all the provisions of Chapter 7 is not required when the change of occupancy group complies with the requirements of Section 812.3.

812.1.2 Change of occupancy group with separation. A portion of an existing building that is changed to a new occupancy group, and is separated from the remainder of the building with fire rated wall/ceiling having a fire resistance rating as required in the *Florida Building Code* for the separate occupancy shall comply with all the requirements of Chapter 7 for the new occupancy group, and with the requirements of this Chapter.

Exception: Compliance with all the provisions of Chapter 7 is not required when the change of use complies with the requirements of Section 812.3.

812.2 Hazard category classifications. The relative
degree of hazard between different occupancy groups shall be as set forth in the hazard category classifications, Tables 812.4.1, 812.4.3 and 812.4.4 of Sections 812.4.1, 812.4.3 and 812.4.4.

812.2.1 Change of occupancy classification to an
equal or lesser hazard. An existing building or
portion thereof may have its use changed to a occupancy group within the same hazard classification category or to a occupancy group in a lesser hazard classification category (higher number) in all four hazard category classifications, provided it complies with the provisions of Chapter 7 for the new occupancy group, applied throughout the building, or portion thereof.

Exception: Compliance with all the provisions of Chapter 7 is not required where the change of occupancy group complies with the requirements of Section 812.3.

812.2.2 Change of occupancy classification to a
higher hazard. An existing building shall comply with all the applicable requirements of this Chapter when a change in occupancy group will place it in a higher hazard category or when the occupancy group is changed within Group H.

812.2.3 Change of occupancy classification to a
higher hazard in all three hazard classifications.
An existing building may have its use changed to a higher hazard rating (lower number) in all three hazard category classifications designated in Tables

812.4.1, 812.4.3 and 812.4.4 provided it complies with this Chapter or with Chapter 12.

812.3 Change of occupancy classification to an equal or lesser hazard in all three hazard classifications. A change of use to an occupancy group within the same hazard classification category or to an occupancy group in a lesser hazard classification category (higher number) in the three hazard category classifications addressed by Tables 812.4.1, 812.4.3 and 812.4.4 shall be permitted in an existing building or portion thereof provided the provisions of Sections 812.3.1 through 812.3.5 are met.

812.3.1 Minimum requirements. Regardless of the occupancy group involved, the following requirements shall be met:

1. The capacity of the means of egress shall comply with *Florida Building Code.*

2. The interior finish of walls and ceilings shall comply with the requirements of the *Florida Building Code* for the new occupancy group.

3. Compliance with the Florida Fire Prevention Code.

812.3.2 Groups I Restrained, R1, R2, or R4. Where the new use is classified as Group I Restrained, R1 or R2, or R4 Occupancy the following requirements shall be met.

1. Corridor doors and transoms shall comply with the requirements of Sections 605.5.1 and 605.5.2.

2. Automatic sprinkler systems shall comply with the requirements of Section 604.2.

3. Fire alarm and detection systems shall comply with the requirements of Section 604.4.

812.3.3 Group I Unrestrained. Where the new use is classified as Group I Unrestrained Occupancy, the following requirements shall be met:

1. Egress doorways from patient sleeping rooms shall and suites of rooms shall comply with the requirements of Section 605.4.1.2.

2. Shaft enclosures shall comply with the requirements of Section 703.1.

3. Smoke barriers shall comply with the requirements of Section 603.3.

4. Automatic sprinkler systems shall comply with the requirements of Section 604.2.

5. Fire alarm and detection systems shall comply with the requirements of Section 604.4.

812.3.5 Group R3. Where the new use is classified as Group R3 Occupancy, the following requirements shall be met:

1. Dwelling unit separation shall comply with the requirements of Section 703.2.1.

2. The smoke alarm requirements of Section 604.4.3 shall be met.

812.4 Fire and life safety
812.4.1 Means of Egress, General. Hazard categories in regard to life safety and means of egress shall be in accordance with Table 812.4.1.

TABLE 812.4.1
HAZARD CATEGORIES AND CLASSIFICATIONS:
LIFE SAFETY AND EXITS

RELATIVE HAZARD	OCCUPANCY CLASSIFICATION
1 (Highest Hazard)	H
2	A
3	A, E, I Restrained, M, R1, R2, R4, D
4	B, F, R3, S1
5 (lowest hazard)	S2

812.4.1.1 Means of egress for change to higher hazard category. When a change of occupancy group is made to a higher hazard category (lower number) as shown in Table 812.4.1, the means of egress shall comply with the requirements of Chapter 10 of the *Florida Building Code*.

Exceptions:

1. Stairways shall be enclosed in compliance with applicable provisions of Section 703.1.

2. Existing stairways including handrails and guards complying with the requirements of Chapter 7 shall be permitted for continued use subject to approval of the code official.

3. Any stairway replacing an existing stairway within a space where, because of existing construction, the pitch or slope cannot be reduced, shall be permitted for continued use subject to approval of the building code official.

4. Where an existing corridor is required to be fire rated, equivalency can be achieved by either sprinklering the building or using equivalency as per NFPA 914 or Chapter 7 of the *Florida Building Code* for fire resistance.

5. Existing corridor doorways, transoms and other corridor openings shall comply with the requirements in Sections 605.5.1, 605.5.2 and 605.5.3.

6. Existing dead end corridors shall comply with the requirements in Section 605.6.

7. Where emergency escape and rescue opening are required, an existing operable window with clear opening area no less than 4 square feet (0.38 m_2), and with minimum opening height and width of 22 inches (559 mm) and 20 inches (508 mm) respectively, with maximum sill height at 44 inches above floor or approved permanent elevated area, shall be accepted as an emergency escape and rescue opening.

812.4.1.2 Means of egress when change of use to equal or lower hazard category. When a change of occupancy group is made to an equal or lesser hazard category as shown in Table 812.4.1, existing elements of the means of egress shall comply with the requirements of Section 705 for the new occupancy group. Newly constructed or configured means of egress shall comply with the requirements of Chapter 10 of the *Florida Building Code*.

Exceptions:

1. Any stairway replacing an existing stairway within a space where, because of existing construction, the pitch or slope cannot be reduced, shall be permitted for continued use subject to approval of the building code official. Also, see Section 1001.2 of the Florida Building Code.

812.4.1.3 Egress capacity. Egress capacity shall meet or exceed the occupant load as specified in *the Florida Building Code* if the change of Occupancy Classification is to an equal or lesser hazard category when evaluated in accordance with Table 812.4.1.

812.4.1.4 Handrails. Existing stairways shall comply with the handrail requirements in Section 605.9 in the area of the change of occupancy Classification.

812.4.1.5 Guards. Existing guards shall comply with the guardrail requirements in Section 605.10 within the area of the change of occupancy classification.

812.4.2~~3~~ Heights and areas. Hazard categories in regard to height and area shall be in accordance with Table 812.4.2.

TABLE 812.4.3
HAZARD CATEGORIES AND CLASSIFICATIONS: HEIGHTS AND AREAS

RELATIVE HAZARD	OCCUPANCY CLASSIFICATIONS
1 (Highest Hazard)	H
2	A1, A2, I, R1, R2, R4
3	E, F, S1, M, D

4(Lowest Hazard)	B, S2, R3

812.4.3.1 Height and area for change to higher hazard category. When a change of occupancy group is made to a higher hazard category as shown in Table 812.4.3, heights and areas of buildings and structures shall comply with the requirements of Chapter 5 of the *Florida Building Code* for the new occupancy group.

Exception: A 1-story building changed into Group E shall not be required to meet the area limitations of the *Florida Building Code*.

812.4.3.2 Height and area for change to equal or lesser hazard category. When a change of use is made to an equal or lesser hazard category as shown in Table 812.4.3, the height and area of the existing building shall be deemed to be acceptable.

812.4.3.3 Fire rated wall/ceiling. When a change of occupancy group is made to a higher hazard category as shown in Table 812.4.3, fire rated wall/ceiling in separated mixed use buildings shall comply with the fire resistance requirements in the *Florida Building Code*.

Exception: Where the fire rated wall/ceiling are required to have a one-hour fire resistance rating, equivalency can be achieved by either sprinklering the building or using equivalency as per NFPA 914 or Chapter 7 of the *Florida Building Code* for fire resistance.

812.4.4 Exterior wall fire resistance ratings. Hazard categories in regard to fire resistance ratings of exterior walls shall be in accordance with Table 812.4.4.

TABLE 812.4.4
HAZARD CATEGORIES AND CLASSIFICATIONS: EXPOSURE OF EXTERIOR WALLS

RELATIVE HAZARD	OCCUPANCY CLASSIFICATION
1 (Highest Hazard)	H
2	F, M, S1
3	A, B, E, I, R, D
4 (Lowest Hazard)	S2

812.4.4.1 Exterior wall rating for change of occupancy classification to a higher hazard category. Where a change of occupancy group is made to a higher hazard category as shown in Table 812.4.4, exterior walls shall have fire resistance and exterior opening protectives as required by the *Florida Building Code*. This provision shall not apply to walls at right angles to the property line.

Exception: A two hour fire resistance rating shall be allowed where the building does not exceed three stories in height and is classified as one of the following Groups: A-2 with an occupant load of less than 300, B, F, M, or S.

812.4.4.2 Exterior wall rating for change of occupancy classification to an equal or lesser hazard category. When a change of occupancy group is made to an equal or lesser hazard category as shown in Table 812.4.4, existing exterior walls, including openings, shall be accepted.

812.4.4.3 Opening protectives. Openings in exterior walls shall be protected as required by the *Florida Building Code*. When openings in the exterior walls are required to be protected due to distance from the property line, the sum of the area of such openings shall not exceed 50 percent of the total area of the wall in each story.

Exceptions:

1. Where the *Florida Building Code* permits openings in excess of 50 percent.

2. Protected openings shall not be required in buildings of occupancy group R which do not exceed three stories in height and which are located not less than 3 feet (914 mm) from the property line.

3. Where exterior opening protectives are required, an automatic sprinkler system throughout may be substituted for opening protection.

4. Exterior opening protectives are not required when the change of occupancy

group is to an equal or lower hazard classification in accordance with Table 812.4.4.

812.5 Accessibility. Existing buildings or portions
thereof that undergo a change of occupancy classification shall comply with Chapter 11 of the *Florida Building Code.*

812.6 Enclosure of vertical shafts. Enclosure of
vertical shafts shall be in accordance with Section 802.4.2.1 through 802.4.2.4.

812.6.1 Minimum requirements. Vertical shafts shall be designed to meet the *Florida Building Code* requirements for atriums or the requirements of this Section.

812.6.2 Stairways. When a change of occupancy group is made to a higher hazard category as shown in Table 812.4.1, interior stairways shall be enclosed as required by the *Florida Building Code*.

Exceptions:

1. In other than Group I Occupancy, an enclosure shall not be required for openings serving only one adjacent floor and not connected with corridors or stairways serving other floors.

2. Unenclosed existing stairways need not be enclosed in a continuous vertical shaft if each story is separated from other stories by one-hour fire-resistive construction or approved wired glass set in steel frames and all exit corridors are sprinklered. An opening between the corridor and occupant space shall have at least one sprinkler head above the openings of the tenant side. The sprinkler system shall be permitted to be supplied from the domestic water-supply systems, provided the system is of adequate pressure, capacity and sizing for the combined domestic and sprinkler requirements.

3. Existing penetrations of stairway enclosures shall be accepted if they are protected in accordance with the *Florida Building Code*.

812.6.3 Other vertical shafts. Interior vertical
shafts other than stairways, including but not limited to elevator hoistways and service and utility shafts, shall be enclosed as required by the *Florida Building Code* when there is a change of use to a higher hazard category in Table 812.4.1.

Exceptions:

1. Existing one-hour interior shaft enclosures shall be accepted where a higher rating is required.

2. Vertical openings, other than stairways, in buildings other than Group I Occupancy shall comply with the appropriate sections of the Florida Fire Prevention Code.

812.6.4 Openings. All openings into existing vertical shaft enclosures shall be protected by fire assemblies having a fire-protection rating of not less than one hour and shall be maintained self closing or shall be automatic closing by actuation of a smoke detector. All other openings shall be fire protected in an approved manner. Existing fusible link-type automatic door-closing devices shall be permitted in all shafts except stairways if the fusible link rating does not exceed 135°F. (57°C.).

CHAPTER 9
ADDITIONS

SECTION 901
GENERAL

901.1 Scope. An addition to a building or structure shall comply with the building, plumbing, electrical, and mechanical codes, without requiring the existing building or structure to comply with any requirements of those codes or of these provisions.

Exception: In flood hazard areas, the existing building is subject to the requirements of Section 903.5 of this Chapter.

901.2 Creation or extension of nonconformity. An addition shall not create or extend any non-conformity in the existing building to which the addition is constructed with regard to accessibility, structural strength, fire safety, means of egress, or the capacity of mechanical, plumbing or electrical systems.

901.3 Other work. Any repair or alteration work within
an existing building to which an addition is being made shall comply with the requirements of the appropriate chapter of this code for the level of rehabilitation undertaken.

SECTION 902
HEIGHTS AND AREAS

902.1 Height limitations. No addition shall increase the height of an existing building beyond that permitted under the applicable provisions of Chapter 5 of the *Florida Building Code* for new buildings.

902.2 Area limitations. No addition shall increase the
area of an existing building beyond that permitted under the applicable provisions of Chapter 5 of the *Florida Building Code* for new buildings unless fire separation as required in the *Florida Building Code* is provided.

Exceptions:

Infilling of floor openings, non-occupiable appendages such as elevator and exit stair shafts shall be permitted beyond that permitted by the *Florida Building Code*.

902.3 Fire protection systems. Existing allowable areas increased by the addition shall comply with Chapter 9 of the *Florida Building Code*.

SECTION 903
STRUCTURAL

903.1 Compliance with *Florida Building Code*. Additions to existing buildings or structures are new construction and shall comply with the *Florida Building Code*.

903.2 Additional gravity loads. Existing structural
elements supporting any additional gravity loads as a result of additions shall comply with the *Florida Building Code*.

Exceptions :

1. Structural elements whose stress is not increased by more than 5 percent.

2. Buildings of Group R Occupancy with no more than 5 dwelling units or guestrooms used solely for residential purposes where the existing building and the addition comply with the Conventional Light-Frame Construction methods as defined in Chapter 2.

903.3 Lateral force resisting system. The lateral force resisting system of existing buildings to which additions are made shall comply with Sections 903.3.1, 903.3.2 and 903.3.3.

Exceptions:

1. In Type V construction, Group R Occupancies where the lateral force story shear in any story is not increased by more than 10 percent.

2. Buildings of Group R Occupancy with no more than 5 dwelling units or guestrooms used solely for residential purposes where the existing building and the addition comply with the Conventional Light-Frame Construction methods as defined in Chapter 2.

3. Additions where the lateral force story shear in any story is not increased by more than 5 percent.

903.3.1 Vertical addition. Any element of the Lateral

Force Resisting System of an existing building subjected to an increase in vertical or lateral loads from the vertical addition shall comply with the lateral load provisions of the *Florida Building Code*.

903.3.2 Horizontal addition. Where horizontal
additions are structurally connected to an existing structure all lateral force resisting elements of the existing structure affected by such addition shall comply with the lateral load provisions of the *Florida Building Code*. Lateral loads imposed on the elements of the existing structure and the addition shall be determined by a relative stiffness analysis of the combined structure including torsional effects.

**903.3.3 Voluntary addition of structural elements
to improve lateral force resisting system.**
Voluntary addition of structural elements to improve the lateral force resisting system of a building shall comply with Section 707.7.

903.5 Flood hazard areas. In flood hazard areas:

1. For horizontal additions that are structurally interconnected to the existing building:

1.1. If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with *Florida Building Code* Section 1609 (HVHZ shall comply with Section 1617.9) and Chapter 31.

1.2. If the addition constitutes substantial improvement, the existing building and the addition shall comply with *Florida Building Code* Section 1609 (HVHZ shall comply with Section 1617.9) and Chapter 31.

2. For horizontal additions that are not structurally interconnected to the existing building:

2.1. The addition shall comply with *Florida Building Code* Section 1609 (HVHZ shall comply with Section 1617.9) and Chapter 31.

2.2. If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with *Florida Building Code* Section 1609 (HVHZ shall comply with Section 1617.9) and Chapter 31.

3. For vertical additions and all other proposed work, when combined, that constitute substantial improvement, the existing building shall comply with *Florida Building Code* Section 1609 (HVHZ shall comply with Section 1617.9) and Chapter 31.

4. For a new, replacement, raised or extended foundation, if the foundation work and all other proposed work, when combined, constitute substantial improvement, the existing building shall comply with *Florida Building Code* Section 1609 and Chapter 31.

SECTION 904
SMOKE ALARMS IN USE GROUPS R3 AND R4

904.1 Smoke alarms in addition. Whenever an addition is made to a building or structure of Use Group R3 or R 4, hardwired, interconnected smoke alarms meeting the requirements of the *Florida Building Code* shall be installed and maintained in the addition.

904.2 Smoke alarms in existing portions of building.
Whenever an addition is made to a building or structure of Use Group R3 or R4, the existing building shall be provided with smoke alarms as required by the *Florida Building Code* as applicable. The smoke alarms in the existing building are not required to be interconnected with smoke alarms in other portions of the base building.

SECTION 905
ACCESSIBILITY

905.1 Minimum requirements. Accessibility provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of primary function, shall comply with the requirements in Chapter 11 of the *Florida Building Code* .

SECTION 906
ENERGY CONSERVATION

906.1 Minimum requirements. Additions to existing
buildings or structures shall comply with the requirements of Chapter 13 of the *Florida Building Code* .

CHAPTER 10

HISTORIC BUILDINGS

SECTION 1001
GENERAL

1001.1 Intent and purpose. It is the intent of this chapter to provide means for occupant safety, property conservation and use of designated historic buildings while protecting those elements, spaces, and features that make these buildings historically or architecturally significant.

1001.2 Scope. The provisions of this code acknowledge the need to preserve the character of historic buildings and shall apply to the repair, alteration, restoration, change of occupancy, addition and relocation of historic buildings.

Section 1002

Definitions

Historic building. For the purposes of this code and the referenced documents, a historic building is defined as a building or structure that is:

1. Individually listed in the National Register of Historic Places; or

2. A contributing property in a National Register of Historic Places listed district; or

3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district; or

4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.

For accessibility requirements, see the Florida Building Code Chapter 11, Section 11-4.1.7 Accessible Buildings: Historic Preservation.

Adaptive reuse. The conversion of functional change of a building from the purpose or use for which it was originally constructed or designed.

Adaptive use. A use for a building other than that for which it was originally designed or intended.

Historic character. The essential quality of a historic building or space that provides its significance. The character might be determine by the historic background, including association with a significant event or person, the architecture of design, or the contents or elements and finishes of the building or space.

Historic fabric. Original or added building or construction materials, features, and finishes that existed during the period that is deemed to be most architecturally or historically significant or both.

Historic preservation. A generic term that encompasses all aspects of the professional and public concern related to the maintenance of a historic structure, site, or element in its current condition, as originally constructed, or with the additions and alterations determined to have acquired significance over time.

Historic site. A place, often with associated structures, having historic significance.

Historic structure. A building, bridge, lighthouse, monument, pier, vessel, or other construction that is designated or that is deemed eligible for such designation by a local, regional, or national jurisdiction as having historical, architectural, or cultural significance.

Preservation. The act or process of applying measure necessary to sustain the existing form, integrity, and materials of a historic building or structure.

Rehabilitation, historic building. The act or process of making possible a compatible use of a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration. The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features, and repair or replacement of damaged or altered features from the restoration period.

Section 1003

Goal and Objectives

1003.1 Historic preservation goal. The historic preservation goal of this code shall be to minimize damage to and loss of historic structures, their unique characteristics, and their contents as follows:

1. Maintain and preserve original space configurations of historic buildings.

2. Minimize alteration, destruction, or loss of historic fabric or design

1003.2 Historic preservation objectives.

1. The original qualities or character of a building, structure, site, or environment shall be encouraged.

2. Removal or alteration of any historic material or distinctive architectural features shall be minimized.

3. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.

4. A compatible use for a property that requires minimal alteration of the building, structure, or site and its environment shall be encouraged.

5. New additions or alterations shall be designed and constructed in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be to the greatest degree possible, unimpaired.

6. Repairs, alterations, restorations, changes of occupancy, additions and relocations shall be guided by the recommended approaches in rehabilitation set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Appendix D of the FBC).

Section 1004

Equivalency

1004. Equivalency. Nothing in this code shall be intended to prevent the use of systems, methods, or devices of equivalent or superior quality, strength, fire resistance, or effectiveness, provided that the following conditions are met:

1. Technical documentation is submitted to the building official to document equivalency.

2. The system, method, or device is acceptable to the building official.

Section 1005

Compliance

1005.1 Strict Compliance. Historic structures or portions of such structures that do not strictly comply with this code shall be considered to be in compliance if it can be shown to the satisfaction of the building code official that equivalent protection has been provided or that no hazard will be created or continued through non-compliance.

1005.2 Compliance option. Life safety and property conservation shall be provided in accordance with one of the following options:

1. Prescriptive based provisions of this code.

2. Compliance alternative based provisions of this code.

3. Performance based provisions of the National Fire Protection Association 914 Code for Fire Protection of Historic Structures, Chapter 6, latest edition along with a structural evaluation as specified in section 1201.4.1 of this code.

1005.3 Conditions specific to compliance options 2 and 3.

1. Architect or engineer required. The evaluation of historic structures utilizing compliance options 2 or 3 shall be completed by a Florida *Registered architect or* engineer and submitted to the building code official for review.

2. Documentation. Historic buildings that are determined to be code compliant through the use of compliance option 2 or 3 shall have copies of the architect or engineer's report kept on site and available for review by the building official.

3. Change of report assumptions. Any remodeling, modification, renovation, change of use, or change in the established assumptions of the report shall require a re-evaluation and re-approval by the building code official.

4. Construction safeguards. Construction safeguards consistent with Chapter 13 of the Florida Building Code, latest edition, and the National Fire Protection Association 914 Code for Fire Protection of Historic Structures, latest edition, shall be maintained during periods of repair, alteration, change of occupancy, addition and relation of historic buildings.

5. Maintenance. In addition to the requirements of section 1004, historic buildings shall be maintained in accordance with chapters 1, 2, 8, 9, 10 and 11 of the National Fire Protection Association 914 Code for Fire Protection of Historic Structures, latest edition.

Section 1006

Investigation and Evaluation

1006. Investigation and Evaluation Report. A historic building undergoing repair, alteration, or change of occupancy shall be investigated and evaluated. If it is intended that the building meet the requirements of this chapter, a written report shall be prepared and filed with the building official by a Florida registered architect or engineer. Such report shall be in accordance with the provisions of Sections 4.3.1.2 through 4.3.2 National Fire Protection Association 914 Code for Fire Protection of Historic Structures, latest edition, and shall identify each required safety feature in compliance with this chapter and where compliance with this or other chapters would be damaging to the contributing historic features. In addition, the report shall describe each feature not in compliance and demonstrate how the intent of the provisions of this or other chapters are complied with in providing an equivalent level of safety.

Appendices

Appendix C. Survey Criteria for a Historic Structure.
Appendix H. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Appendix D, Florida Building Code).
Appendix I. Guidelines on Fire Ratings for Archaic Materials and Assemblies.
Appendix from NFPA 914.

Section 1007

Historic Cuban Tile

*1007.1 Historic Cuban Tile**, a material with distinctive architectural features and unity and with examples of skilled craftsmanship. In order to preserve its use and in accordance with Section 1003.2 Historic Preservation Objectives, its use shall be preserved for both existing and new construction with the following requirements.***

*1007.2 **Handmade or hand process made barrel ("C"-shaped) natural clay tile, often variegated in color, either manufactured in the Republic of Cuba prior to the imposition of the U.S. Embargo, or, in the case of antique tile, manufactured in 18th Century Spain, salvaged from buildings in Cuba and imported to the United States during the 1920's and 1930's.***

1.IDENTIFICATION: Final responsibility for the identification of historic Cuban tile shall rest with the Building Official, subject to the appeals process established by the Florida Building Code. Historic Cuban Tile is generally identified in the following manner:

A. Tile bearing an embossed identification mark usually located on the convex side at the wide taper end of the tile, the most common of which are: "C.E. SAÑUDO MADE IN CUBA"; "JAIME MADE IN CUBA"; "FLORIDO"; "st ANA R.S."; "St. FELIPE"; "MIA"; "CPS"; "C"; "D"; "DD"; "DDD"; "M"; [script] "M"; [script] "JS"; "S"; "SS"; "TZ"; "Z"; "ZZ"; "*", a non-alphabetical symbol (such as the "delta" figure created by three finger-tip impressions in a triangular position), or a distinctive physical characteristic (such as a burlap material impression over the convex surface of the tile, or finger-made impression band(s) located across the end lap of the convex surface); and

B.Tile not bearing an embossed identification mark, a non-alphabetical symbol, or a distinctive physical characteristic(s) listed in (1) above, but determined by official action of the legally constituted historic preservation board or historic preservation officer of the jurisdiction to be antique Cuban tile of Spanish origin or tile manufactured in pre-embargo Cuba.

2. REAPPLICATION OF HISTORIC CUBAN TILE - METHOD: When a structure which bore

historic Cuban tile when originally constructed is reroofed, reapplication of historic Cuban tile, rather than replacement with new contemporary tile, is preferred and shall be encouraged by the Building Official. When historic Cuban tile is reapplied under the circumstances described above, except as otherwise provided herein, all of the requirements of this Code, especially Chapter 15 relating to Roof Covering and Application, shall apply. In addition, the following reapplication methods shall be observed:

A. ATTACHMENT: Historic Cuban tile shall be mortar set or adhesive set to the deck in the same manner as other product control approved handmade clay barrel tile, in accordance with Roofing Application Standard 120.

B. USE WITH CONTEMPORARY TILE: Where, during removal, the salvage ratio of the historic Cuban tile is less than 100 percent, it is preferred that the replacement cap tile also be historic Cuban tile. Where this is not practical or possible, during reapplication, the salvaged historic Cuban tile shall be used only as cap tile, and not as pan tile. The historic Cuban tile should always be reapplied to distinctive architectural elements such as walls, parapets and chimneys. Where contemporary barrel tile is used to supplement salvaged historic Cuban tile, the contemporary barrel tile shall be product control approved and otherwise comply with all the requirements of this Code. It is preferred that the contemporary barrel tile when used as cap tile, be handmade natural clay tile, but, in any event, it shall be the same shape, color and texture as the existing historic Cuban tile. Because the salvage ratio of pan tile is low and because pan tile is much less visible, reapplication of historic Cuban tile as a pan tile is discouraged. Rather, it is preferred that pan tile be contemporary barrel tile of either handmade clay, vitrified clay or cement.

C. MIXING DISSIMILAR TILES: Mixing dissimilar tile styles or shapes, such as an "S"-shaped tile with the "C"-shaped historic Cuban barrel tile, even on separate roofing surfaces of the same structure, shall be avoided. In no case shall dissimilar tile styles or shapes be permitted on the same roofing surface.

D. DOUBLE CAPS AND/OR PANS ON THE EAVE ROOF LINE: For reinforcement during routine maintenance and for aesthetic purposes, double caps, double pans, or both, shall be encouraged on the eave roof line, especially where extant or historical evidence of the original installation indicates the use of this historic technique.

E. INSPECTION AND TESTING OF THE INSTALLATION: Installations of salvaged and reapplied historic Cuban tile, as are specifically permitted in this section, shall be subject to each and every inspection and test otherwise required in this Code for a barrel tile mortar set or adhesive set installation.

3. EXEMPTION FROM PRODUCT CONTROL AND TESTING REQUIREMENTS: Historic Cuban tile, when salvaged and reapplied, as otherwise provided in this section, to a roof which historically bore such material, is exempt from the product control and pre-installation physical testing requirements of this Code. However, the completed installation shall be subject to each and every inspection and test otherwise required of a barrel tile mortar set or adhesive set installation, and, further, if contemporary barrel tile is used to supplement historic Cuban tile, the contemporary tile shall be product control approved and comply with all requirements of this Code.

CHAPTER 11

RELOCATED OR MOVED BUILDINGS

SECTION 1101

GENERAL

1101.1 Scope. This chapter provides requirements for relocated or moved structures.

1101.2 Conformance. The building shall be safe for human occupancy as determined by the *Florida Fire Prevention Code* and the *Florida Building Code*. Any repair, alteration or change in occupancy undertaken within the moved structure shall comply with the requirements of this code applicable to the work being performed. Any field fabricated elements shall comply with the requirements of the *Florida Building Code*.

SECTION 1102

REQUIREMENTS

1102.0 Residential buildings or structures moved into or within a county or municipality shall not be required to be brought into compliance with the state minimum building code in force at the time the building or structure is moved provided:

1. The building or structure is structurally sound and in occupiable condition for its intended use;

2. The occupancy use classification for the building or structure is not changed as a result of the move;

3. The building is not substantially remodeled;

4. Current fire code requirements for ingress and egress are met;

5. Electrical, gas and plumbing systems meet the code in force at the time of construction and are operational and safe for reconnection; and

6. Foundation plans are sealed by a professional engineer or architect licensed to practice in this state, if required by the Florida Building Code for all residential buildings or structures of the same occupancy class.

7. Moving of buildings shall be in accordance with the *Florida Building Code*.

1102.1 Location on the lot. The building shall be located on the lot in accordance with the requirements of the *Florida Building Code*

1102.2 Foundation. The foundation system of relocated buildings shall comply with the *Florida Building Code*.

1102.2.1 Historic buildings. Foundations of relocated historic buildings and structures shall comply with the Florida Building Code. Relocated historic buildings shall otherwise be considered a historic building for the purpose of this Code. Relocated historic buildings and structures shall be so sited that exterior wall and opening requirements comply with the *Florida Building Code* or the compliance alternatives of this Code.

1102.2.2 Connection to the foundation. The connection of the relocated building to the foundation shall comply with the *Florida Building Code*.

1102.3 Wind Loads. Building shall comply with *Florida Building Code* wind provisions.

Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.

2. Manufactured buildings as approved by the Manufactured Buildings Program, Florida Department of Community Affairs.

1102.4 Required inspection and repairs. The building official shall be authorized to inspect, or require inspection by approved professionals at the expense of the owner, the various structural parts of a relocated building to verify that structural components and connections have not sustained structural damage. Any repairs required by the building official as a result of such inspection shall be made prior to the final approval.

CHAPTER 12
COMPLIANCE ALTERNATIVES

SECTION 1201
GENERAL

1201.1 Scope. The provisions of this chapter are intended to maintain or increase the current degree of public safety, health and general welfare in existing buildings while permitting repair, alteration, addition and change of occupancy without requiring full compliance with Chapters 4 through 10, except where compliance with other provisions of this code is specifically required in this Chapter.

1201.2 Applicability. Existing structures shall be made to conform to the requirements of this chapter or the provisions of Chapters 4 through 10. The provisions in Sections 1201.2.1 through 1201.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, D, F, M, R, and S. These provisions shall not apply to buildings with occupancies in Group H or I.

1201.2.1 Change in occupancy. Where an existing building is changed to a new occupancy classification and this section is applicable, the provisions of this section for the new occupancy shall be used to determine compliance with this code.

1201.2.2 Part change in occupancy. Where a portion of the building is changed to a new occupancy classification, and that portion is separated from the remainder of the building with fire barrier walls assemblies having a fire resistance rating as required by Table 704.1 of the *Florida Building Code* for the separate occupancies, or with approved compliance alternatives, the portion changed shall be made to conform to the provisions of this section. Where a portion of the building is changed to a new occupancy classification, and that portion is not separated from the remainder of the building with fire separation assemblies having a fire resistance rating as required by Table 704.1 of the *Florida Building Code* for the separate occupancies, or with approved compliance alternatives, the provisions of this section which apply to each occupancy shall apply to the entire building. Where there are conflicting provisions, those requirements which secure the greater public safety shall apply to the entire building or structure.

1201.2.3 Additions. Additions to existing buildings shall comply with the requirements of the *Florida Building Code* and this code for new construction. The combined height and area of the existing building and the new addition shall not exceed the height and area allowed by Chapter 5 of the *Florida Building Code*. Where a fire wall that complies with Table 600 and Chapter 2 of the *Florida Building Code* is provided between the addition and the existing building, the addition shall be considered a separate building.

1201.2.4 Alterations and repairs. An existing building or portion thereof, which does not comply with the requirements of this code for new construction shall not be altered or repaired in such a manner that results in the building being less safe or sanitary than such building is currently. If, in the alteration or repair, the current level of safety or sanitation is to be reduced, the portion altered or repaired shall conform to the requirements of Chapters 2 through 33 of the *Florida Building Code.*

1201.2.5 Accessibility requirements. All portions of the buildings proposed for change of occupancy shall conform to the accessibility provisions of Chapter 11 of the *Florida Building Code*.

1201.3 Acceptance. For repairs, alterations, additions and changes of occupancy to existing buildings that are evaluated in accordance with this section, compliance with this section shall be accepted by the code official.

1201.3.2 Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the *Florida Fire Prevention Code*

1201.3.3 Compliance with flood hazard provisions. In flood hazard areas, buildings that are evaluated in accordance with this section shall comply with *Florida Building Code* Sections 1609 (HVHZ shall comply with Section 1617.9) and 3109 if the work covered by this section constitutes substantial improvement.

1201.4 Investigation and evaluation. For proposed

work covered by this chapter, the building owner shall cause the existing building to be investigated and evaluated by a registered architect of engineer in accordance with the provisions of Sections 1201.4 through 1201.9.

1201.4.0 Historic buildings shall be investigated and evaluated in accordance with Chapter 10.

1201.4.1 Structural analysis. The owner shall have a structural analysis of the existing building made by a registered architect or engineer to determine adequacy of structural systems for the proposed alteration, addition or change of occupancy. The existing building shall be capable of supporting the minimum load requirements of Chapter 16 of the *Florida Building Code.*

1201.4.2 Submittal. The results of the investigation and evaluation as required in Section 1201.4, along with proposed compliance alternatives, shall be submitted to the code official.

1201.4.3 Determination of compliance. The code official shall determine whether the existing building, with the proposed addition, alteration or change of occupancy, complies with the provisions of this section in accordance with the evaluation process in Sections 1201.5 through 1201.9.

1201.5 Evaluation. The evaluation shall be comprised of three categories. fire safety, means of egress and general safety, as described in Sections 1201.5.1 through 1201.5.3.

1201.5.1 Fire safety. Included within the fire safety category are the structural fire resistance, automatic fire detection, fire alarm and fire suppression system features of the facility.

1201.5.2 Means of egress. Included within the means of egress category are the configuration, characteristics and support features for means of egress in the facility.

1201.5.3 General safety. Included within the general safety category are the fire safety parameters and the means of egress parameters.

1201.6 Evaluation process. The evaluation process specified herein shall be followed in its entirety to evaluate existing buildings. Table 1201.7 shall be utilized for tabulating the results of the evaluation. References to other sections of this code indicate that compliance with those sections is required in order to gain credit in the evaluation herein outlined. In applying this section to a building with mixed occupancies, where the separation between the mixed occupancies does not qualify for any category indicated in Section 1201.6.16, the score for each occupancy shall be determined and the lower score determined for each section of the evaluation process shall apply to the entire building.

Where the separation between the mixed occupancies qualifies for any category indicated in Section 1201.6.16, the score for each occupancy shall apply to each portion of the building based on the occupancy of the space.

1201.6.1 Building height. The value for building height shall be the lesser value determined by the formula in Section 1201.6.1.1. Chapter 5 of the *Florida Building Code* and shall be used to determine the allowable height of the building, including allowable increases due to automatic sprinklers in Section 503. Subtract the actual building height from the allowable and divide by 12 ½ feet. Enter the height value and its sign positive or negative in Table 1201.7 under Safety Parameter 1201.6.1, Building Height, for fire safety, means of egress and general safety. The maximum score for a building shall be 10.

1201.6.1.1 Height formula. The following formulas shall be used in computing the building height value.

$$\text{Height value, feet} = \frac{(AH) - (EBH)}{\$\$\$\$\$\$\$\$\$ \times CF}$$

12.5

$$\text{Height value, stories} = (AS\text{-}EBS) \times CF$$

(Equation 12-1)

where:
AH = Allowable height in feet from Table 5003 of the *Florida Building Code*.
EBH = Existing building height in feet.
AS = Allowable height in stories from Table 5003 of the *Florida Building Code*.
EBS = Existing building height in stories.
CF = 1 if (*AH*) - (*EBH*) is positive.
CF = Construction-type factor shown in Table1201.6.6(2) if (*AH*) - (*EBH*) is

negative.

Note. Where mixed occupancies are separated and individually evaluated as indicated in Section 1201.6, the values *AH*, *AS*, *EBH* and *EBS* shall be based on the height of the fire area of the occupancy being evaluated.

1201.6.2 Building area. The value for building area
shall be determined by the formula in Section 1201.6.2.2. Section 503.1 of the *Florida Building Code* and the formula in Section 1201.6.2.1 shall be used to determine the allowable area of the building. The allowable area shall be the lesser value calculated by equations 12-2 and 12-3.This shall include any allowable increases due to open perimeter and automatic sprinklers as provided for in Section 503 of the *Florida Building Code*. Subtract the actual building area from the allowable area and divide by 1,200 square feet (112 m^2). Enter the area
value and its sign (positive or negative) in Table 1201.7 under Safety Parameter 201.6.2, Building Area, for fire safety, means of egress and general safety. In determining the area value, the maximum permitted positive value for area is 50 percent of the fire safety score as listed in Table 1201.8, Mandatory Safety Scores.

1201.6.2.1 Allowable area formula. The following
formula shall be used in computing allowable area:

$$Aa = \frac{(100 + If + Is) \times At}{100} \quad \textbf{(Equation 12-2)}$$

Amax. = 3 x Aa, as determined in accordance with Section 503 of the *Florida Building Code*.

Aa,max. = Amax.
Number of stories **(Equation 12-3)**

where:
Aa = Allowable area per floor
Is = Area increase due to sprinkler protection percent as calculated in accordance with Section 503 of the *Florida Building Code*.
If = Area increase due to frontage, percent as calculated in accordance with Section 503 of the *Florida Building Code*.
At = Tabular area per floor in accordance with Table 500 of the *Florida Building Code* square feet
Amax. = Total area of the entire building.
Aa,max. = Allowable area per floor based on the limitations of Section 503 of the *Florida Building Code*.

1201.6.2.2 Area formula. The following formula
shall be used in computing the area value. Determine the Area Value for each occupancy fire area on a floor by floor basis. For each occupancy, choose the minimum Area Value of the set of values obtained for the particular occupancy.

$$\text{Area value}_i = \left[\frac{\text{Allowable Area}_i - \text{Actual Area}_i}{1{,}200 \text{ sq ft}} \times \frac{\text{Actual Area}_i}{\text{Allowable Area}_i}\right] + \left[\frac{\text{Actual Area}_n}{\text{Allowable Area}_n}\right] \quad \textbf{(Equation 12–4)}$$

where:

i = value for an individual separated occupancy on a floor.
n = number of separated occupancies on a floor.

1201.6.3 Compartmentation. Evaluate the compartments created by fire barrier walls which comply with Sections 1201.6.3.1 and 1201.6.3.2 and which are exclusive of the wall elements considered under Sections 1201.6.4 and 1201.6.5. Conforming compartments shall be figured as the net area and do not include shafts, chases, stairways, walls or columns. Using Table 1201.6.3, determine the appropriate compartmentation value (CV) and enter that value into Table 1201.7 under Safety Parameter 1201.6.3, Compartmentation, for fire safety, means of egress and general safety.

1201.6.3.1 Wall construction. A wall used to
create separate compartments shall be a fire barrier conforming to Section 705 of the *Florida Building Code* with a fire resistance rating of not less than 2 hours. Where the building is not divided into more than one compartment, the compartment size shall be taken as the total floor area on all floors. Where there is more than one compartment within a

story, each compartmented area on such story shall be provided with a horizontal exit conforming to Section 1009 of the *Florida Building Code*. The fire door serving as the horizontal exit between compartments shall be so installed, fitted and gasketed that such fire door will provide a substantial barrier to the passage of smoke.

1201.6.3.2 Floor/ceiling construction. A floor/ceiling assembly used to create compartments shall conform to Section 701 of the *Florida Building Code* and shall have a fire resistance rating of not less than 2 hours.

1201.6.4 Tenant and dwelling unit separations.
Evaluate the fire resistance rating of floors and walls separating tenants, including dwelling units, and not evaluated under Sections 1201.6.3 and 1201.6.5. Under the categories and occupancies in Table 1201.6.4, determine the appropriate value and enter that value in Table 1201.7 under Safety Parameter 1201.6.4, Tenant and Dwelling Unit Separation, for fire safety, means of egress and general safety.

1201.6.4.1 Categories. The categories for tenant
and dwelling unit separations are:

1. Category a — No fire partitions; incomplete fire partitions; no doors; doors not self-closing or automatic closing.

2. Category b — Fire partitions or floor assembly less than 1-hour fire resistance rating or not constructed in accordance with Sections 704 or 701 of the *Florida Building Code*, respectively.

3. Category c — Fire partitions with 1 hour or greater fire resistance rating constructed in accordance with Section 704 of the *Florida Building Code* and floor assemblies with 1-hour but less than 2-hour fire resistance rating constructed in accordance with Section 701 of the *Florida Building Code* or with only one tenant within the fire area.

4. Category d — Fire barriers with 1-hour but less than 2-hour fire resistance rating constructed in accordance with Section 704.2 of the *Florida Building Code* and floor assemblies with 2-hour or greater fire
resistance rating constructed in accordance with Section 701 of the *Florida Building Code*.

5. Category e — Fire barriers and floor assemblies with 2-hour or greater fire resistance rating and constructed in accordance with Sections 704.2 and 701 of the *Florida Building Code*, respectively.

TABLE 1201.6.3
COMPARTMENTATION VALUES

OCCUPANCY	CATEGORIES				
	a Compartment size equal to or greater than 15,000 square feet	b Compartment size of 10,000 square feet	c Compartment size of 7,500 square feet	d Compartment size of 5,000 square feet	e Compartment size of 2,500 square feet or less
A-1	0	6	10	14	18
A-2	4	4	10	14	18
B, E, S2, D	0	5	10	15	20
F, M, R, S1	0	4	10	16	22

TABLE 1201.6.4
SEPARATION VALUES

OCCUPANCY	CATEGORIES				
	a	b	c	d	e
A-1	0	0	0	0	1
A-2	-5	-3	0	1	3
R	-4	-2	0	2	4
B, E, F, M, D, SI	-4	-3	0	2	4

S2	-5	-2	0	2	4

1201.6.5 Corridor walls. Evaluate the fire resistance rating and degree of completeness of walls which create corridors serving the floor, and constructed in accordance with Sections 704, 1003, 1012, and Table 1004 of the *Florida Building Code*. This evaluation shall not include the wall elements considered under Sections 1201.6.3 and 1201.6.4. Under the categories and Groups in Table 1201.6.5, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.5, Corridor Walls, for fire safety, means of egress and general safety.

1201.6.5.1 Categories. The categories for corridor walls are:

1. Category a — No fire partitions; incomplete fire partitions; no doors; or doors not self-closing.

2. Category b — Less than 1-hour fire resistance rating or not constructed in accordance with Section 704 of the *Florida Building Code*.

3. Category c — 1-hour to less than 2-hour fire resistance rating, with doors conforming to Section 704.2 of the *Florida Building Code* or without corridors as permitted by Section 1003 of the *Florida Building Code*.

4. Category d — 2-hour or greater fire resistance rating, with doors conforming to Section 705 of the *Florida Building Code*.

TABLE 1201.6.5
CORRIDOR WALL VALUES

OCCUPANCY	CATEGORIES			
	a	b	c_a	d_a
A-1	-10	-4	0	2
A-2	-30	-12	0	2
F, M, R, S1	-7	-3	0	2
B, E, S2, D	-5	-2	0	2

a. Corridors not providing at least one-half the travel distance for all occupants on a floor shall use Category b.

1201.6.6 Vertical openings. Evaluate the fire resistance rating of vertical exit enclosures, hoistways, escalator openings and other shaft enclosures within the building, and openings between two or more floors. Table 1201.6.6(1) contains the appropriate protection values. Multiply that value by the construction-type factor found in Table 1201.6.6(2). Enter the vertical opening value and its sign, positive or negative, in Table 1201.7 under Safety Parameter 1201.6.6, Vertical Openings, for fire safety, means of egress and general safety. If the structure is a one-story building, enter a value of 2. Unenclosed vertical openings that conform to the requirements of Section 705 of the *Florida Building Code* shall not be considered in the evaluation of vertical openings.

1201.6.6.1 Vertical opening formula. The following formula shall be used in computing vertical opening value.

VO = *PV* x *CF*
(Equation 12-5)
VO = Vertical opening value.
PV = Protection value from Table 1201.6.6(1)
CF = Construction type factor from Table 1201.6.6(2)

TABLE 1201.6.6(1)
VERTICAL OPENING PROTECTION VALUE

PROTECTION	VALUE
None (unprotected opening)	-2 times number floors connected
Less than 1 hour	-1 times number floors connected
1 to less than 2 hours	1
2 hours or more	2

TABLE 1201.6.6(2)
Type of Construction

Type	I		II		III		IV			V			VI		
		S		S		S	1 Hr	Un	S	1 Hr	Un	S	1 Hr	Un	S
Factor	1.2	1.1	2.2	1.6	2.3	1.7	2.2	2.3	2.2	3.0	3.2	3.0	3.3	7.0	3.3

S: sprinklered

Un: unsprinklered

1201.6.7 HVAC systems. Evaluate the ability of the
HVAC system to resist the movement of smoke and fire beyond the point of origin. Under the categories in Section 1201.6.7.1, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.7, HVAC Systems, for fire safety, means of egress and general safety.

1201.6.7.1 Categories. The categories for HVAC
systems are:

1. Category a — Plenums not in accordance with Section 602 of the *Florida Mechanical Code*. -10 points.

2. Category b — Air movement in egress elements not in accordance with Section 1005.4.3 of the *Florida Building Code*. -5 points.

3. Category c — Both categories a and b are applicable. -15 points.

4. Category d — Compliance of the HVAC system with Section 1005.4.3 of the *Florida Building Code* and Section 602 of the *Florida Mechanical Code*. 0 points.

5. Category e — Systems serving one story; or a central boiler/chiller system without ductwork connecting two or more stories. +5 points.

1201.6.8 Automatic fire detection. Evaluate the
smoke detection capability based on the location and
operation of automatic fire detectors in accordance with Section 905 of the *Florida Building Code* and the *Florida Mechanical Code*. Under the categories and occupancies in Table 1201.6.8, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.8, Automatic Fire Detection, for fire safety, means of egress and general safety.

1201.6.8.1 Categories. The categories for automatic fire detection are:

1. Category a — None.

2. Category b — Existing smoke detectors in HVAC systems and maintained in accordance with the *Florida Fire Prevention Code*.

3. Category c — Smoke detectors in HVAC systems. The detectors are installed in accordance with the requirements for new buildings in the *Florida Mechanical Code*.

4. Category d — Smoke detectors throughout all floor areas other than individual guest rooms, tenant spaces and dwelling units.

5. Category e — Smoke detectors installed throughout the fire area.

TABLE 1201.6.8
AUTOMATIC FIRE DETECTION VALUES

OCCUPANCY	CATEGORIES				
	a	b	c	d	e
A-1, F, M, R, S1	-10	-5	0	2	6
A-2	-25	-5	0	5	9
B, E, S2, D	-4	-2	0	4	8

1201.6.9 Fire alarm systems. Evaluate the capability of the fire alarm system in accordance with Section 907. Under the categories and occupancies in Table 1201.6.9, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.9, Fire Alarm, for fire safety, means of egress and general safety.

1201.6.9.1 Categories. The categories for fire
alarm systems are:

1. Category a — None.

2. Category b — Fire alarm system with manual fire alarm boxes in accordance with Section 905.1 of the *Florida Building Code* and alarm notification appliances in accordance with Section 905 of the *Florida Building Code*.

3. Category c — Fire alarm system in accordance with Section 905 of the *Florida Building Code*.

4. Category d – Fire alarm systems installed but not required in accordance with NFPA 72.

5. Category e — Category c plus a required emergency voice/alarm communications system and a fire command station that conforms to NFPA 412.4 and contains the emergency voice/alarm communications system controls, fire department communication system controls and any other controls specified in NFPA 412.4 where those systems are provided.

TABLE 1201.6.9
FIRE ALARM SYSTEM VALUES

OCCUPANCY	CATEGORIES				
	a	b*,**	c**	d**	e**
A-1,A-2, B, E,R, D	-10	-5	0	3	5
F, M, S	0	5	10	12	15

Footnote: category d, fire alarm system installed in accordance with NFPA 72 but not required

Add note:

- * For buildings equipped throughout with an automatic sprinkler system, add 2 points for activation by a sprinkler water flow device.
- ** For fire alarm systems meeting central station or remote station in accordance with NFPA 72, add 2 points.

1201.6.10 Smoke control. Evaluate the ability of a
natural or mechanical venting, exhaust or pressurization system to control the movement of smoke from a fire. Under the categories and occupancies in Table 1201.6.10, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.10, Smoke Control, for means of egress and general safety.

TABLE 1201.6.10
SMOKE CONTROL VALUES

OCCUPANCY	CATEGORIES					
	a	b	c	d	e	f
A-1, A-2	0	1	2	3	6	6
E, D	0	0	0	1	3	5
B, M, R	0	2[a]	3[a]	3[a]	3[a]	4[a]
F, S,	0	2[a]	2[a]	3[a]	3[a]	3[a]

a. This value shall be 0 if compliance with Category d or e in Section 1201.6.8.1 has not been obtained.

1201.6.10.1 Categories. The categories for smoke control are:

1. Category a — None.

2. Category b — The building is equipped throughout with an automatic sprinkler system. Openings are provided in exterior walls at the rate of 20 square feet (1.86 m_2) per 50 linear feet (15 240 mm) of exterior wall in each story and distributed around the building perimeter at intervals not exceeding 50 feet (15 240 mm). Such openings shall be readily openable from the inside without a key or separate tool and shall be provided with ready access thereto. In lieu of operable openings, clearly and permanently marked tempered glass panels shall be used.

3. Category c — One enclosed exit stairway, with ready access thereto, from each occupied floor of the building. The stairway has operable exterior windows and the building has openings in accordance with Category b.

4. Category d — One smokeproof enclosure and the building has openings in accordance with Category b.

5. Category e — The building is equipped throughout with an automatic sprinkler system. Each fire area is provided with a mechanical air-handling system designed to accomplish smoke containment. Return and exhaust air shall be moved directly to the outside without recirculation to other fire areas of the building under fire conditions. The system shall exhaust not less than six air changes per hour from the fire area. Supply air by mechanical means to the fire area is not required. Containment of smoke shall be considered as confining smoke to the fire area involved without migration to other fire areas. Any other tested and approved design which will adequately accomplish smoke containment is permitted.

6. Category f — Each stairway shall be one of the following. a smokeproof enclosure in accordance with Section 1005.6 of the *Florida Building Code*; pressurized in accordance with Section 1005.6.9 of the *Florida Building Code*; or shall have operable exterior windows.

1201.6.11 Means of egress capacity and number.

Evaluate the means of egress capacity and the number of exits available to the building occupants. In applying this section, the means of egress are required to conform to Sections 1004 of the *Florida Building Code* (with the exception of Section 1004.1.1), 1003 of the *Florida Building Code* (except that the minimum width required by this section shall be determined solely by the width for the required capacity in accordance with Tables 1004 of the *Florida Building Code),* 1005 and 1010 of the *Florida Building Code*. The number of exits credited are the number that are available to each occupant of the area being evaluated. Existing fire escapes shall be accepted as a component in the means of egress when conforming to Section 605.3.1.2. Under the categories and occupancies in Table 1201.6.11, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.11, Means of Egress Capacity, for means of egress and general safety.

1201.6.11.1 Categories. The categories for means of egress capacity and number of exits are:

1. Category a - Compliance with the minimum required means of egress capacity or number of exits is achieved through the use of a fire escape in accordance with Section 605.3.1.2

2. Category b — Capacity of the means of egress complies with Section 1003 of the *Florida Building Code* and the number of exits complies with the minimum number required by Section 1004 of the *Florida Building Code*.

3. Category c — Capacity of the means of egress is equal to or exceeds 125 percent of the required means of egress capacity, the means of egress complies with the minimum required width dimensions specified in the code and the number of exits complies with the minimum number required by Section 1004 of the *Florida Building Code*.

4. Category d — The number of exits provided exceeds the number of exits required by Section 1004 of the *Florida Building Code*. Exits shall be located a distance apart from each other equal to not less than that specified in Section 1004 of the *Florida Building Code*.

5. Category e — The area being evaluated meets both Categories c and d.

TABLE 1201.6.11
MEANS OF EGRESS VALUES

OCCUPANCY	CATEGORIES				
	a	b	c	d	e
A-1, A-2, E, D	-10	0	2	8	10
M, B	-3	0	1	2	4
F, S	-1	0	0	0	0
R	-3	0	0	0	0

a. The values indicated are for buildings six stories or less in height. For buildings over six stories in height, add an additional -10 points.

1201.6.12 Dead ends. In spaces required to be
served by more than one means of egress, evaluate the length of the exit access travel path in which the building occupants are confined to a single path of travel. Under the categories and occupancies in Table 1201.6.12, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.12, Dead Ends, for means of egress and general safety.

1201.6.12.1 Categories. The categories for dead
ends are:

1. Category a — Dead end of 35 feet (10 670 mm) in unsprinklered buildings or 70 feet (21 340 mm) in sprinklered buildings.

2. Category b — Dead end of 20 feet (6096 mm); or 50 feet (15 240 mm) in Group B in accordance with Section 1005.2 of the *Florida Building Code*.

3. Category c — No dead ends; or ratio of length to width (*l/w*) is less than 2.5:1.

TABLE 1201.6.12
DEAD-END VALUES

OCCUPANCY	CATEGORIES		
	a	b	c
A-1, B, E, D, F, M, R, S	-2	0	2
A-2, E	-2	0	2

a. For dead-end distances between categories, the dead-end value shall be obtained by linear

interpolation.

1201.6.13 Maximum travel distance to an exit.
Evaluate the length of exit access travel to an approved exit. Determine the appropriate points in accordance with the following equation and enter that value into Table 1201.7 under Safety Parameter 1201.6.13, Maximum Exit Access Travel Distance, for means of egress and general safety. The maximum allowable exit access travel distance shall be determined in accordance with Section 1004.1 of the *Florida Building Code*.

$$\text{Points} = 20 \times \frac{\text{Maximum allowable Travel distance} - \text{Maximum actual Travel distance}}{\text{Max. allowable travel distance}}$$

1201.6.14 Elevator control. Evaluate the passenger elevator equipment and controls that are available to the fire department to reach all occupied floors. Elevator recall controls shall be provided in accordance with Chapter 30 of the *Florida Building Code*. Under the categories and occupancies in Table 1201.6.14, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.14, Elevator Control, for fire safety, means of egress and general safety. The values shall be zero for a single story building.

1201.6.14.1 Categories. The categories for elevator controls are:

1. Category a — No elevator.
2. Category b — Any elevator without Phase I and II recall.

3. Category c — All elevators with Phase I and II recall as required by the *Florida Fire Prevention Code*.

4. Category d — All meet Category c; or Category b where permitted to be without recall; and at least one elevator that complies with new construction requirements serves all occupied floors.

TABLE 1201.6.14
ELEVATOR CONTROL VALUES

ELEVATOR TRAVEL	CATEGORIES			
	a	b	c	d
Less than 25 feet of travel above or below the primary level of elevator access for emergency fire-fighting or rescue personnel	-2	0	0	+2
Travel of 25 feet or more above or below the primary level of elevator access for emergency fire-fighting or rescue personnel	-4	NP	0	+4

For SI: 1 foot = 304.8 mm.

1201.6.15 Means of egress emergency lighting.
Evaluate the presence of and reliability of means of egress emergency lighting. Under the categories and occupancies in Table 1201.6.15, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.15, Means of Egress Emergency Lighting, for means of egress and general safety.

1201.6.15.1 Categories. The categories for means of egress emergency lighting are:

1. Category a — Means of egress lighting and exit signs not provided with emergency power in accordance with Section 1016 of the *Florida Building Code*.

2. Category b — Means of egress lighting and exit signs provided with emergency power in accordance with Section 1016 of the *Florida Building Code*.

3. Category c — Emergency power provided to means of egress lighting and exit signs which provides protection in the event of power failure to the site or building.

TABLE 1201.6.15
MEANS OF EGRESS EMERGENCY LIGHTING VALUES

NUMBER OF EXITS REQUIRED BY SECTION 1005.2 OF THE *Florida Building Code*	CATEGORIES		
	a	b	c
Two or more exits	NP	0	4

Minimum or one exit	0	1	1

1201.6.16 Mixed occupancies. Where a building
has two or more occupancies that are not in the same occupancy classification, the separation between the mixed occupancies shall be evaluated in accordance with this section. Where there is no separation between the mixed occupancies or the separation between mixed occupancies does not qualify for any of the categories indicated in Section 1201.6.16.1, the building shall be evaluated as indicated in Section 1201.6 and the value for mixed occupancies shall be zero. Under the categories and occupancies in Table 1201.6.16, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.16, Mixed Occupancies, for fire safety and general safety. For buildings without mixed occupancies, the value shall be zero.

1201.6.16.1 Categories. The categories for mixed
occupancies are:

1. Category a — Minimum 1-hour fire barriers between occupancies.

2. Category b — Fire barriers between occupancies in accordance with Section 704 of the *Florida Building Code*.

3. Category c — Fire barriers between occupancies having a fire resistance rating of not less than twice that required by Section 704 of the *Florida Building Code*.

TABLE 1201.6.16
MIXED OCCUPANCY VALUES[a]

OCCUPANCY	CATEGORIES		
	a	b	c
A-1, A-2, R	-10	0	10
B, E, F, M, S, D	-5	0	5

a. For fire-resistance ratings between categories, the value shall be obtained by linear interpolation.

1201.6.17 Sprinklers. Evaluate the ability to suppress a fire based on the installation of an automatic sprinkler system in accordance with Section 903.2 of the *Florida Building Code*. “Required sprinklers” shall be based on the requirements of this code. Under the categories and occupancies in Table 1201.6.17, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.17, Automatic Sprinklers, for fire safety, means of egress divided by 2 and general safety. Hi-Rise buildings defined in Section 412.1 of the *Florida Building Code* that undergo a change in occupancy to Use groups R, shall be equipped throughout with an automatic sprinkler system in accordance with Section 412.1 and Chapter 9 of the *Florida Building Code*.

1201.6.17.1 Categories. The categories for automatic sprinkler system protection are:

1. Category a — Sprinklers are required throughout; sprinkler protection is not provided or the sprinkler system design is not adequate for the hazard protected in accordance with Section 903 of the *Florida Building Code*.

2. Category b — Sprinklers are required in a portion of the building; sprinkler protection is not provided or the sprinkler system design is not adequate for the hazard protected in accordance with Section 903 of the *Florida Building Code*.

3. Category c — Sprinklers are not required; none are provided.

4. Category d — Sprinklers are required in a portion of the building; sprinklers are provided in such portion; the system is one which complied with the code at the time of installation and is maintained and supervised in accordance with Section 903 of the *Florida Building Code*.

5. Category e — Sprinklers are required throughout; sprinklers are provided throughout in accordance with Chapter 9 of the *Florida Building Code*.

6. Category f — Sprinklers are not required throughout; sprinklers are provided throughout in accordance with Chapter 9 of the *Florida Building Code*.

TABLE 1201.6.17
SPRINKLER SYSTEM VALUES

OCCUPANCY	CATEGORIES					
	a	b	c	d	e	f
A-1, F, M, R, S1	-6	-3	0	2	4	9

A-2	-4	-2	0	1	2	6
B, E, S2 D	-12	-6	0	3	6	18

A. & B These options cannot be taken if category a is obtained in Section 1201.6.18.

1201.6.18 Standpipes: Evaluate the ability to initiate attack on a fire by making supply of water available readily through the installation of Standpipes in accordance with Section 904 of the *Florida Building Code*. "Required Standpipes" shall be based on the requirements of the *Florida Building Code*. Under the categories and occupancies in Table 1201.6.18, determine the appropriate value and enter that value into table 1201.7 under Safety Parameter 1201.6.18, Standpipes, for fire safety, means of egress and general safety.

1201.6.18.1 Standpipe: The categories for Standpipe systems are:

1. Category a – Standpipes are required; Standpipe is not provided or the Standpipe system design is not in compliance with Sections 904.2 of the *Florida Building Code*.

2. Category b – Standpipes are not required; none are provided.

3. Category c – Standpipes are required; standpipes are provided in accordance with Section 904 of the *Florida Building Code.*

4. Category d – Standpipes are not required; standpipes are provided in accordance with Section 904 of the *Florida Building Code*.

TABLE 1201.6.18
STANDPIPE SYSTEM VALUES

Occupancy	Categories			
	a	b	c	d
A-1,F, M, R, S1,	-6	0	2	3
A-2	-4	0	1	2
B, E, D, S2	-12	0	3	6

a. This option cannot be taken if category a or b in section 1201.6.17 has been obtained.

1201.6.19 Incidental use. Evaluate the protection of
incidental use areas in accordance with Section 303 and 704.1 of the *Florida Building Code*. Do not include those where this code requires suppression throughout the building including covered mall buildings, high-rise buildings, public garages and
unlimited area buildings. Assign the lowest score for the building or fire area being evaluated. If there are no specific occupancy areas in the building or fire area being evaluated, the value shall be zero.

1201.7 Building score. After determining the
appropriate data from Section 1201.6, enter those data in Table 1201.7 and total the building score.

1201.8 Safety scores. The values in Table 1201.8 are the required mandatory safety scores for the evaluation process listed in Section 1201.6.

1201.9 Evaluation of building safety. The mandatory safety score in Table 1201.8 shall be subtracted from the building score in Table 1201.7 for each category. Where the final score for any category equals zero or more, the building is in compliance with the requirements of this section for that category. Where the final score for any category is less than zero, the building is not in compliance with the requirements of this section.

1201.9.1 Mixed occupancies. For mixed occupancies, the following provisions shall apply:

1. Where the separation between mixed occupancies does not qualify for any category indicated in Section 1201.6.16, the mandatory safety scores for the occupancy with the lowest general safety score in Table 1201.8 shall be utilized. (See Section 1201.6.)

2. Where the separation between mixed occupancies qualifies for any category indicated in Section 1201.6.16, the mandatory safety scores for each occupancy shall be placed against the evaluation scores for the appropriate occupancy.

TABLE 1201.6.19
Incidental Use Area Values

Protection	Protection Provided required by 704.1 of the FBC

	None	1 Hour	AFSS	AFSS with SP	2 Hour
2 Hours	**-3**	**-2**	**-1**	**-1**	**0**
1 Hour	**-1**	**0**	**-1**	**-1**	**0**

TABLE 1201.7
SUMMARY SHEET - BUILDING CODE

Existing occupancy _____ Proposed occupancy _____

Year building was constructed _____ Number of stories _____ Height in Feet _____

Type of construction _____ Area per floor _____

Percentage of Frontage Increase _____ % Percentage of height reduction _____ %

Completely suppressed: Yes _____ No _____ Corridor wall rating _____

Compartmentation: Yes _____ No _____ Required door closers: Yes _____ No _____

Fire resistance rating of vertical opening enclosures _____

Type of HVAC system _____ Serving number of floors _____

Automatic fire detection: Yes: _____ No _____ Type and Location _____

Fire alarm system: Yes: _____ No _____ Type _____

Smoke control: Yes: _____ No _____ Type _____

Adequate exit routes: Yes: _____ No _____ Dead ends: Yes _____ No _____

Maximum exit access travel distance _____ Elevator controls: Yes _____ No _____

Means of egress emergency lighting: Yes _____ No _____ Mixed occupancies: Yes _____ No _____

SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
1201.6.1 Building Height 1201.6.2 Building Area 1201.6.3 Compartmentation		******	******
1201.6.4 Tenant and Dwelling Unit Separations 1201.6.5 Corridor Walls 1201.6.6 Vertical Openings			
1201.6.7 HVAC Systems 1201.6.8 Automatic Fire Detection 1201.6.9 Fire Alarm System			
1201.6.10 Smoke control 1201.6.11 Means of egress 1201.6.12 Dead ends	****** ****** ******		
1201.6.13 Maximum Exit Access Travel Distance 1201.6.14 Elevator Control 1201.6.15 Means of Egress Emergency Lighting	****** ****** ******		
1201.6.16 Mixed Occupancies 1201.6.17 Sprinklers 1201.6.18 Standpipes 1201.6.19 Incidental Use Area Protection		****** ******	
Building score - total value			

******No applicable value to be inserted

TABLE 1201.8
MANDATORY SAFETY SCORES[a]

OCCUPANCY	FIRE SAFETY (MFS)	MEANS OF EGRESS (MME)	GENERAL SAFETY (MGS)
A-1	20	31	31
A-2	21	32	32
E, D	29	40	40
B	30	40	40
F	24	34	34
M	23	40	40
R	21	38	38
S-1	19	29	29
S-2	29	39	39

a MFS = Mandatory Fire Safety
MME = Mandatory Means of Egress
MGS = Mandatory General Safety

TABLE 1201.9
EVALUATION FORMULAS[a]

FORMULA	T1207.1 PASS	T1201.7 FAIL	SCORE
FS-MFS> 0	_____(FS) - _____(MFS) =	_____ _____	_____
ME -MME $ 0	_____(ME) - _____(MME) =	_____ _____	_____
GS-MGS $ 0	_____(GS) - _____(MGS) =	_____ _____	_____

a FS = Fire Safety MFS = Mandatory Fire Safety
ME = Means of Egress MME = Mandatory Means of Egress
GS = General Safety MGS = Mandatory General Safety

Insert Chapter 33 of the Florida Building Code

APPENDIX B

Proposed Statutory Language: Adoption of Existing Buildings Code

The Legislature has reviewed the Florida Building Commission's recommendation for code provisions applicable to existing buildings that was submitted with the Commission's 2002 Report. The Florida Building Commission is directed to continue the process to adopt those provisions as part of the Florida Building Code pursuant to section 120.54(3), Florida Statutes. The Legislature finds that application of the provisions provide a benefit to the Citizens of the State of Florida and should not be delayed any more than required by rulemaking procedures, and therefore the provisions shall not be subject to the provisions of 553.73, and 553.77, Florida Statutes, and rules of the Commission implementing those statutes relating to Florida Building Code amendments, modifications or updates.

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