

# CHAPTER 1 ADMINISTRATION

IF YOU CHOOSE THIS

## SECTION 101 GENERAL

**101.1 Title.** These regulations shall be known as the *Florida Building Code, Existing Building*, hereinafter referred to as "this code." In addition to the provisions of this chapter, the provisions of Chapter 1, *Florida Building Code, Building*, shall govern the administration and enforcement of this code.

**101.2 Scope.** The provisions of the *Florida Building Code, Existing Building*, shall apply to the repair, alteration, change of occupancy, addition and relocation of existing buildings.

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

**101.3 Intent.** The intent of this code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the 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 Applicability.** This code shall apply to the repair, alteration, change of occupancy, addition and relocation of all existing buildings, regardless of occupancy, subject to the criteria of Sections 101.4.1 and 101.4.2.

**101.4.1 Buildings not previously occupied.** A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the *Florida Building Code, Building* or *Florida Building Code, Residential*, as applicable, for new construction or with any current permit for such occupancy.

**101.4.2 Buildings previously occupied.** 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 code official for the general safety and welfare of the occupants and the public.

**101.5 Compliance methods.** The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with one of the methods listed in Sections 101.5.1 through 101.5.3 as selected by the applicant. Application of a method shall be the sole basis for assessing the compliance of work performed under a single permit unless otherwise approved by the code official. Sections 101.5.1 through 101.5.3 shall not be applied in combination with each other.

**Exception:** Alterations complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code unless the building has sustained substantial structural damage as defined in Section 506.2, or the building is undergoing more than a limited structural alteration as defined in Section 807.5.3. New structural

members added as part of the repair or alteration shall comply with the *Florida Building Code, Building*. Repairs and alterations of existing buildings in flood hazard areas shall comply with Sections 501.4 and 601.3, respectively.

**101.5.1 Prescriptive compliance method.** Repairs, alterations, additions and changes of occupancy complying with Chapter 3 of this code in buildings complying with the *Florida Fire Prevention Code* shall be considered in compliance with the provisions of this code.

**101.5.2 Work area compliance method.** Repairs, alterations, additions, changes in occupancy and relocated buildings complying with the applicable requirements of Chapters 4 through 12 of this code shall be considered in compliance with the provisions of this code.

**101.5.3 Performance compliance method.** Repairs, alterations, additions, changes in occupancy and relocated buildings complying with Chapter 13 of this code shall be considered in compliance with the provisions of this code.

**101.6 Safeguards during construction.** All construction work covered in this code, including any related demolition, shall comply with the requirements of Chapter 14.

**101.7 Appendices.** Reserved.

**101.8 Correction of violations of other codes.** Repairs or alterations mandated by any property, housing, or fire safety maintenance code or mandated by any licensing rule or ordinance adopted pursuant to law shall conform only to the requirements of that code, rule, or ordinance and shall not be required to conform to this code unless the code requiring such repair or alteration so provides.

SECTION 102  
APPLICABILITY  
RESERVED

SECTION 103  
DEPARTMENT OF BUILDING SAFETY  
RESERVED

SECTION 104  
DUTIES AND POWERS OF CODE OFFICIAL  
RESERVED

SECTION 105  
PERMITS  
RESERVED

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CHAPTER 3

PRESCRIPTIVE COMPLIANCE METHOD

[B] SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall apply to the alteration, repair, addition and change of occupancy of existing structures, including historic and moved structures, as referenced in Section 101.5.1.

Exception: Existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300-02.

301.1.1 Compliance with other methods. Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions of this chapter or with one of the methods provided in Section 101.5.

SECTION 302 ADDITIONS, ALTERATIONS OR REPAIRS

[B] 302.1 Existing buildings or structures. Additions or alterations to any building or structure shall comply with the requirements of the Florida Building Code, Building for new construction. Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any provisions of the Florida Building Code, Building. An existing building plus additions shall comply with the height and area provisions of the Florida Building Code, Building. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure.

[B] 302.1.1 Flood hazard areas. See Section 501.4.

[B] 302.2 Structural. Additions or alterations to an existing structure shall not increase the force in any structural element by more than 5 percent (unless the increased forces on the element are still in compliance with the code for new structures), nor shall the strength of any structural element be decreased to less than that required by the Florida Building Code, Building for new structures. Where repairs are made to structural elements of an existing building and uncovered structural elements are found to be unsound or otherwise structurally deficient, such elements shall be made to conform to the requirements for new structures.

[B] 302.2.1 Existing live load. Where an existing structure heretofore is altered or repaired, the minimum design loads for the structure shall be the loads applicable at the time of erection, provided that public safety is not endangered thereby.

[B] 302.2.2 Live load reduction. If the approved live load is less than required by Section 1607 of the Florida Building Code, Building, the areas designed for the reduced live load shall be posted in with the approved load. Placards shall be of an approved design.

302.2.3 Seismic. Reserved.

[B] 302.2.4 Alterations to trusses. Truss members and components shall not be cut, notched, drilled, spliced or otherwise altered in any way without written concurrence and approval of a registered design professional. Alterations resulting in the addition of loads to any member (e.g., HVAC equipment, water heater) shall not be permitted without verification that the truss is capable of supporting such additional loading.

[B] 302.2.5 Structural safety due to system installations. The building shall not be weakened by the installation of any electrical, fuel gas, mechanical or plumbing system. In the process of installing or repairing any such system, the finished floors, walls, ceilings, tile work or any other part of the building or premises that is required to be changed or replaced shall be left in a safe structural condition in accordance with the requirements of the Florida Building Code, Building.

[B] 302.3 Nonstructural. Nonstructural alterations or repairs to an existing building or structure are permitted to be made of the same materials of which the building or structure is constructed, provided that they do not adversely affect any structural member or the fire-resistance rating of any part of the building or structure.

[B] 302.4 Stairways. An alteration or the replacement of an existing stairway in an existing structure shall not be required to comply with the requirements of a new stairway as outlined in Section 1009 of the Florida Building Code, Building where the existing space and construction will not allow a reduction in pitch or slope.

302.5 Energy. See Chapter 13 of the Florida Building Code, Building.

302.6 Electrical. Additions, alterations, renovations or repairs to electrical installations shall conform to Chapter 27 of the Florida Building Code, Building without requiring the existing installation to comply with all of the requirements of this code. Additions, alterations or repairs shall not cause an existing installation to become unsafe, hazardous or overloaded.

Minor additions, alterations, renovations and repairs to existing installations shall meet the provisions for new construction, unless such work is done in the same manner and arrangement as was in the existing system, is not hazardous and is approved.

[FG] 302.7 Fuel gas. Additions, alterations, renovations or repairs to fuel gas installations shall conform to the Florida Building Code, Fuel Gas without requiring the existing installation to comply with all of the requirements of this code. Additions, alterations or repairs shall not cause an existing installation to become unsafe, hazardous or overloaded.

Minor additions, alterations, renovations and repairs to existing installations shall meet the provisions for new construction, unless such work is done in the same manner and