

CHAPTER 1

SCOPE AND ADMINISTRATION

PART 1—SCOPE AND APPLICATION

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: Subject to the approval of the *code official*, *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 is undergoing more than a limited structural *alteration* as defined in Section 807.4.3. New structural members added as part of the *alteration* shall comply with the *Florida Building Code, Building. Alterations of existing buildings in flood hazard areas* shall comply with Section 601.3.

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.

101.5.4 Evaluation and design procedures. Reserved.

101.5.4.1 Compliance with IBC level seismic forces. Reserved.

101.5.4.2 Compliance with reduced IBC level seismic forces. Reserved.

101.5.5 Existing mechanical equipment. An agency or local government may not require that existing mechanical equipment on the surface of a roof be installed in compliance with the requirements of the *Florida Building Code* until the equipment is required to be removed or replaced.

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 115 UNSAFE BUILDINGS AND EQUIPMENT RESERVED
SECTION 104 DUTIES AND POWERS OF CODE OFFICIAL RESERVED	SECTION 116 EMERGENCY MEASURES RESERVED
SECTION 105 PERMITS RESERVED	SECTION 117 DEMOLITION RESERVED
SECTION 106 CONSTRUCTION DOCUMENTS RESERVED	
SECTION 107 TEMPORARY STRUCTURES AND USES RESERVED	
SECTION 108 FEES RESERVED	
SECTION 109 INSPECTIONS RESERVED	
SECTION 110 CERTIFICATE OF OCCUPANCY RESERVED	
SECTION 111 SERVICE UTILITIES RESERVED	
SECTION 112 BOARD OF APPEALS RESERVED	
SECTION 113 VIOLATIONS RESERVED	
SECTION 114 STOP WORK ORDER RESERVED	