

CHAPTER 10

ADDITIONS

SECTION 1003 STRUCTURAL

SECTION 1001 GENERAL

1001.1 Scope. An *addition* to a building or structure shall comply with the *Florida Building Codes* as adopted for new construction without requiring the *existing building* or structure to comply with any requirements of those codes or of these provisions, except as required by this chapter. Where an *addition* impacts the *existing building* or structure, that portion shall comply with this code.

1001.2 Creation or extension of nonconformity. An *addition* shall not create or extend any nonconformity in the *existing building* to which the *addition* is being made with regard to accessibility, structural strength, fire safety, means of egress, or the capacity of mechanical, plumbing, or electrical systems.

1001.3 Other work. Any *repair* or *alteration* work within an *existing building* to which an *addition* is being made shall comply with the applicable requirements of the appropriate chapter of this code for the level of rehabilitation undertaken.

SECTION 1002 HEIGHTS AND AREAS

1002.1 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, Building* for new buildings.

1002.2 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, Building* for new buildings unless fire separation as required by the *Florida Building Code, Building* is provided.

Exception: In-filling of floor openings and nonoccupiable appendages such as elevator and exit stair shafts shall be permitted beyond that permitted by the *Florida Building Code, Building*.

1002.3 Fire protection systems. Existing allowable areas increased by the *addition* shall comply with Chapter 9 of the *Florida Building Code, Building*.

Exception: If an existing warehouse is expanded, the addition must comply with the requirements in Chapter 9 of the *Florida Building Code, Building*; however, the existing warehouse need not be updated to meet those requirements so long as it is in compliance with the *Florida Building Code, 2001* edition, and with requirements concerning automatic sprinkler systems in Section 903 of the *Florida Building Code, Building*.

1003.1 Compliance with the *Florida Building Code*. Additions to existing buildings or structures are new construction and shall comply with the *Florida Building Code, Building*.

1003.2 Additional gravity loads. Existing structural elements supporting any additional gravity loads as a result of additions shall comply with the *Florida Building Code, Building*.

Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.
2. Buildings of Group R occupancy with no more than five dwelling units or sleeping units 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.

1003.3 Lateral-force-resisting system. The lateral-force-resisting system of existing buildings to which additions are made shall comply with Sections 1003.3.1, 1003.3.2 and 1003.3.3.

Exceptions:

1. Buildings of Group R occupancy with no more than five dwelling or sleeping units used solely for residential purposes where the *existing building* and the *addition* comply with the conventional light-frame construction methods of the *Florida Building Code, Building* or the provisions of the *Florida Building Code, Residential*.
2. In other existing buildings where the lateral-force story shear in any story is not increased by more than 10 percent cumulative.

1003.3.1 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 *Florida Building Code, Building* wind provisions.

1003.3.2 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 *Florida Building Code, Building* wind provisions.

1003.3.3 Voluntary addition of structural elements to improve the lateral-force-resisting system. Voluntary *addition* of structural elements to improve the lateral-force-resisting system of an *existing building* shall comply with Section 707.6.

1003.4 Snow drift loads. Reserved.

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1003.5 Flood hazard areas. Additions and foundations in flood hazard areas shall comply with the following requirements:

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 Section 1612 of the *Florida Building Code, Building*.
 - 1.2. If the *addition* constitutes *substantial improvement*, the *existing building* and the *addition* shall comply with Section 1612 of the *Florida Building Code, Building*.
2. For horizontal additions that are not structurally interconnected to the *existing building*:
 - 2.1. The *addition* shall comply with Section 1612 of the *Florida Building Code, Building*.
 - 2.2. If the *addition* and all other proposed work, when combined, constitute *substantial improvement*, the *existing building* and the *addition* shall comply with Section 1612 of the *Florida Building Code, Building*.
3. For vertical additions and all other proposed work that, when combined, constitute *substantial improvement*, the *existing building* shall comply with Section 1612 of the *Florida Building Code, Building*.
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 Section 1612 of the *Florida Building Code, Building*.

SECTION 1004 SMOKE ALARMS IN OCCUPANCY GROUPS R-3 AND R-4

1004.1 Smoke alarms in existing portions of a building. Whenever an *addition* is made to a building or structure of a Group R-3 or R-4 occupancy, the *existing building* shall be provided with smoke alarms as required by the *Florida Building Code, Building* or the *Florida Building Code, Residential* 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 1005 ACCESSIBILITY

1005.1 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 of the *Florida Building Code, Accessibility*.

SECTION 1006 ENERGY CONSERVATION

1006.1 Minimum requirements. Additions to existing buildings or structures shall comply with the requirements of the *Florida Building Code, Energy Conservation*.