

CHAPTER 3

PRESCRIPTIVE COMPLIANCE METHOD

[B] SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall control 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.

301.2 Building materials. Building materials shall comply with the requirements of this section.

301.2.1 Existing materials. Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the *code official* to be *dangerous* to life, health or safety. Where such conditions are determined to be *dangerous* to life, health or safety, they shall be mitigated or made safe.

301.2.2 New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for repairs and alterations, provided no hazard to life, health or property is created. Hazardous materials shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.

[B] SECTION 302 ADDITIONS

302.1 General. *Additions* to any building or structure shall comply with the requirements of the *Florida Building Code, Building* for new construction. Alterations to the *existing building* or structure shall be made to ensure that the *existing building* or structure together with the *addition* are no less conforming with the provisions of *Florida Building Code, Building* than the *existing building* or structure was prior to the *addition*. An *existing building* together with its *additions* shall comply with the height and area provisions of Chapter 5 of the *Florida Building Code, Building*.

302.2 Flood hazard areas. For buildings and structures in flood hazard areas established in Section 1612.3 of the *Florida Building Code, Building*, any *addition* that constitutes *substantial improvement* of the existing structure, as defined in Section 1612.2 of the *Florida Building Code, Building*, shall comply with the flood design requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design. For buildings and structures in flood hazard areas

established in Section 1612.3 of the *Florida Building Code, Building*, any *additions* that do not constitute *substantial improvement* or *substantial damage* of the existing structure, as defined in Section 1612.2 of the *Florida Building Code, Building*, are not required to comply with the flood design requirements for new construction.

302.3 Existing structural elements carrying gravity load. Any existing gravity load-carrying structural element for which an *addition* and its related alterations cause an increase in design gravity load of more than 5 percent shall be strengthened, supplemented, replaced or otherwise altered as needed to carry the increased load required by the *Florida Building Code, Building* for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased shall be considered an altered element subject to the requirements of Section 303.3. Any existing element that will form part of the lateral load path for any part of the *addition* shall be considered an existing lateral load-carrying structural element subject to the requirements of Section 302.4.

302.3.1 Design live load. Where the *addition* does not result in increased design live load, existing gravity load-carrying structural elements shall be permitted to be evaluated and designed for live loads approved prior to the *addition*. If the approved live load is less than that required by Section 1607 of the *Florida Building Code, Building*, the area designed for the nonconforming live load shall be posted with placards of approved design indicating the approved live load. Where the *addition* does result in increased design live load, the live load required by Section 1607 of the *Florida Building Code, Building* shall be used.

302.4 Existing structural elements carrying lateral load. Where the *addition* is structurally independent of the existing structure, existing lateral load-carrying structural elements shall be permitted to remain unaltered. Where the *addition* is not structurally independent of the existing structure, the existing structure and its *addition* acting together as a single structure shall be shown to meet the requirements of Section 1609 of the *Florida Building Code, Building*.

Exception: Any existing lateral load-carrying structural element whose demand-capacity ratio with the *addition* considered is no more than 10 percent greater than its demand-capacity ratio with the *addition* ignored shall be permitted to remain unaltered. For purposes of calculating demand-capacity ratios, the demand shall consider applicable load combinations with design lateral loads or forces in accordance with Section 1609 of the *Florida Building Code, Building*. For purposes of this exception, comparisons of demand-capacity ratios and calculation of design lateral loads, forces and capacities shall account for the cumulative effects of *additions* and alterations since original construction.

302.4.1 Seismic. Reserved.

**[B] SECTION 303
ALTERATIONS**

303.1 General. Except as provided by Section 301.2 or this section, alterations to any building or structure shall comply with the requirements of the *Florida Building Code, Building* for new construction. Alterations shall be such that the *existing building* or structure is no less conforming with the provisions of the *Florida Building Code, Building* than the *existing building* or structure was prior to the *alteration*.

Exceptions:

1. An existing stairway shall not be required to comply with the requirements of Section 1009 of the *Florida Building Code, Building* where the existing space and construction does not allow a reduction in pitch or slope.
2. Handrails otherwise required to comply with Section 1009.12 of the *Florida Building Code, Building* shall not be required to comply with the requirements of Section 1012.6 of the *Florida Building Code, Building* regarding full extension of the handrails where such extensions would be hazardous due to plan configuration.

303.2 Flood hazard areas. For buildings and structures in flood hazard areas established in Section 1612.3 of the *Florida Building Code, Building*, any *alteration* that constitutes *substantial improvement* of the existing structure, as defined in Section 1612.2 of the *Florida Building Code, Building*, shall comply with the flood design requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design. For buildings and structures in flood hazard areas established in Section 1612.3 of the *Florida Building Code, Building*, any alterations that do not constitute *substantial improvement* or *substantial damage* of the existing structure, as defined in Section 1612.2 of the *Florida Building Code, Building*, are not required to comply with the flood design requirements for new construction.

303.3 Existing structural elements carrying gravity load. Any existing gravity load-carrying structural element for which an *alteration* causes an increase in design gravity load of more than 5 percent shall be strengthened, supplemented, replaced or otherwise altered as needed to carry the increased gravity load required by the *Florida Building Code, Building* for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased as part of the *alteration* shall be shown to have the capacity to resist the applicable design gravity loads required by the *Florida Building Code, Building* for new structures.

303.3.1 Design live load. Where the *alteration does not* result in increased design live load, existing gravity load-carrying structural elements shall be permitted to be evaluated and designed for live loads approved prior to the *alteration*. If the approved live load is less than that required by Section 1607 of the *Florida Building Code, Building*, the area designed for the nonconforming live load shall be posted with placards of approved design indicating the approved live load. Where the alteration does result in

increased design live load, the live load required by Section 1607 of the *Florida Building Code, Building*, shall be used.

303.4 Existing structural elements carrying lateral load. Where the *alteration* increases design lateral loads in accordance with Section 1609 of the *Florida Building Code, Building* or where the alteration decreases the capacity of any existing lateral load-carrying structural element, the structure of the altered building or structure shall be shown to meet the requirements of Section 1609 *Florida Building Code, Building*.

Exception: Any existing lateral load-carrying structural element whose demand-capacity ratio with the *alteration* considered is no more than 10 percent greater than its demand-capacity ratio with the *alteration* ignored shall be permitted to remain unaltered. For purposes of calculating demand-capacity ratios, the demand shall consider applicable load combinations with design lateral loads or forces in accordance with Section 1609 *Florida Building Code, Building*. For purposes of this exception, comparisons of demand-capacity ratios and calculation of design lateral loads, forces and capacities shall account for the cumulative effects of *additions* and alterations since original construction.

303.4.1 Seismic. Reserved.

303.5 Voluntary seismic improvements. Reserved.

303.6 Means of egress capacity factors. Alterations to any *existing building* or structure shall not be subject to the egress width factors in Section 1005.1 of the *Florida Building Code, Building* for new construction in determining the minimum egress widths or the minimum number of exits in an *existing building* or structure. The minimum egress widths for the components of the means of egress shall be based on the means of egress width factors in the building code under which the building was constructed, and shall be considered as complying means of egress for any *alteration* if, in the opinion of the *code official*, they do not constitute a distinct hazard to life.

**[B] SECTION 304
REPAIRS**

304.1 General. Buildings and structures, and parts thereof, shall be repaired in conformance with this section and with Section 301.2. Work on nondamaged components that is necessary for the required *repair* of damaged components shall be considered part of the *repair* and shall not be subject to the requirements for alterations in this chapter. Routine maintenance required by Section 301.2, ordinary repairs exempt from permit in accordance with Section 105.2, and abatement of wear due to normal service conditions shall not be subject to the requirements for repairs in this section.

304.1.1 Dangerous conditions. Regardless of the extent of structural or nonstructural damage, the *code official* shall have the authority to require the elimination of conditions deemed *dangerous*.

304.2 Substantial structural damage to vertical elements of the lateral-force-resisting system. A building that has sustained *substantial structural damage* to the vertical elements of

its lateral-force-resisting system shall be evaluated and repaired in accordance with the applicable provisions of Sections 304.2.1 through 304.2.3.

304.2.1 Evaluation. The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the *code official*. The evaluation shall establish whether the damaged building, if repaired to its pre-damage state, would comply with the provisions of this code for wind loads. Wind loads for this evaluation shall be those prescribed in Section 1609 of the *Florida Building Code, Building*.

304.2.2 Extent of repair for compliant buildings. If the evaluation establishes compliance of the pre-damage building in accordance with Section 304.2.1, then repairs shall be permitted that restore the building to its pre-damage state using materials and strengths that existed prior to the damage.

304.2.3 Extent of repair for noncompliant buildings. If the evaluation does not establish compliance of the pre-damage building in accordance with Section 304.2.1, then the building shall be rehabilitated to comply with applicable provisions of the *Florida Building Code, Building* for load combinations, including wind. The wind loads for the *repair* shall be as required by the building code in effect at the time of original construction, unless the damage was caused by wind, in which case the wind loads shall be as required by the building code in effect at the time of original construction or as required by the *Florida Building Code, Building*, whichever are greater. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of the *Florida Building Code, Building* for new buildings of similar structure, purpose and location.

304.3 Substantial structural damage to gravity load-carrying components. Gravity load-carrying components that have sustained *substantial structural damage* shall be rehabilitated to comply with the applicable provisions of the *Florida Building Code, Building* for dead and live loads. Existing gravity load-carrying structural elements shall be permitted to be designed for live loads approved prior to the damage. Nondamaged gravity load-carrying components that receive dead or live loads from rehabilitated components shall also be rehabilitated or shown to have the capacity to carry the design loads of the rehabilitation design. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of the *Florida Building Code, Building* for new buildings of similar structure, purpose and location.

304.3.1 Lateral force-resisting elements. Regardless of the level of damage to vertical elements of the lateral force-resisting system, if *substantial structural damage* to gravity load-carrying components was caused primarily by wind effect, then the building shall be evaluated in accordance with Section 304.2.1 and, if noncompliant, rehabilitated in accordance with Section 304.2.3.

304.4 Less than substantial structural damage. For damage less than *substantial structural damage*, repairs shall be allowed that restore the building to its pre-damage state using

materials and strengths that existed prior to the damage. New structural members and connections used for this *repair* shall comply with the detailing provisions of the *Florida Building Code, Building*, for new buildings of similar structure, purpose and location.

304.5 Flood hazard areas. For buildings and structures in flood hazard areas established in Section 1612.3 of the *Florida Building Code, Building*, any *repair* that constitutes *substantial improvement* of the existing structure, as defined in Section 1612.2 of the *Florida Building Code, Building* shall comply with the flood design requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design. For buildings and structures in flood hazard areas established in Section 1612.3 of the *Florida Building Code, Building*, any repairs that do not constitute *substantial improvement* or *substantial damage* of the existing structure, as defined in Section 1612.2 of the *Florida Building Code, Building*, are not required to comply with the flood design requirements for new construction.

[B] SECTION 305 FIRE ESCAPES

305.1 Where permitted. Fire escapes shall be permitted only as provided for in Sections 305.1.1 through 305.1.4.

305.1.1 New buildings. Fire escapes shall not constitute any part of the required means of egress in new buildings.

305.1.2 Existing fire escapes. Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only.

305.1.3 New fire escapes. New fire escapes for existing buildings shall be permitted only where exterior stairs cannot be utilized due to lot lines limiting stair size or due to the sidewalks, alleys or roads at grade level. New fire escapes shall not incorporate ladders or access by windows.

305.1.4 Limitations. Fire escapes shall comply with this section and shall not constitute more than 50 percent of the required number of exits nor more than 50 percent of the required exit capacity.

305.2 Location. Where located on the front of the building and where projecting beyond the building line, the lowest landing shall not be less than 7 feet (2134 mm) or more than 12 feet (3658 mm) above grade, and shall be equipped with a counter-balanced stairway to the street. In alleyways and thoroughfares less than 30 feet (9144 mm) wide, the clearance under the lowest landing shall not be less than 12 feet (3658 mm).

305.3 Construction. The fire escape shall be designed to support a live load of 100 pounds per square foot (4788 Pa) and shall be constructed of steel or other approved noncombustible materials. Fire escapes constructed of wood not less than nominal 2 inches (51 mm) thick are permitted on buildings of Type V construction. Walkways and railings located over or supported by combustible roofs in buildings of Type III and IV construction are permitted to be of wood not less than nominal 2 inches (51 mm) thick.

305.4 Dimensions. Stairs shall be at least 22 inches (559 mm) wide with risers not more than, and treads not less than, 8 inches (203 mm) and landings at the foot of stairs not less than 40 inches (1016 mm) wide by 36 inches (914 mm) long, located not more than 8 inches (203 mm) below the door.

305.5 Opening protectives. Doors and windows along the fire escape shall be protected with ³/₄-hour opening protectives.

**[B] SECTION 306
GLASS REPLACEMENT**

306.1 Conformance. The installation or replacement of glass shall be as required for new installations.

**SECTION 307
CHANGE OF OCCUPANCY**

[B] 307.1 Conformance. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of the *Florida Building Code, Building* for such division or group of occupancy. Subject to the approval of the building official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

[B] 307.2 Certificate of occupancy. A certificate of occupancy shall be issued where it has been determined that the requirements for the new occupancy classification have been met.

[B] 307.3 Stairways. Existing stairways 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.

[B] 307.4 Structural. Reserved.

[EC] 307.5 Energy. See the *Florida Building Code, Energy Conservation*.

307.6 Electrical. It shall be unlawful to make a change in the occupancy of a structure that will subject the structure to the special provisions of the *Florida Building Code, Building* related to electrical installations applicable to the new occupancy without approval. The *code official* shall certify that the structure meets the intent of the provisions of law governing building construction for the proposed new occupancy and that such *change of occupancy* does not result in any hazard to the public health, safety or welfare.

[FG] 307.7 Fuel gas. It shall be unlawful to make a change in the occupancy of a structure that will subject the structure to the special provisions of the *Florida Building Code, Fuel Gas* applicable to the new occupancy without approval. The *code official* shall certify that the structure meets the intent of the provisions of law governing building construction for the pro-

posed new occupancy and that such *change of occupancy* does not result in any hazard to the public health, safety or welfare.

[M] 307.8 Mechanical. It shall be unlawful to make a change in the occupancy of a structure that will subject the structure to the special provisions of the *Florida Building Code, Mechanical* applicable to the new occupancy without approval. The code official shall certify that the structure meets the intent of the provisions of law governing building construction for the proposed new occupancy and that such change of occupancy does not result in any hazard to the public health, safety or welfare.

[P] 307.9 Plumbing. It shall be unlawful to make a change in the occupancy of a structure that will subject the structure to the special provisions of the *Florida Building Code, Plumbing* applicable to the new occupancy without approval. The *code official* shall certify that the structure meets the intent of the provisions of law governing building construction for the proposed new occupancy and that such *change of occupancy* does not result in any hazard to the public health, safety or welfare.

**[B] SECTION 308
HISTORIC BUILDINGS
SEE CHAPTER 11**

**[B] SECTION 309
MOVED STRUCTURES**

309.1 Conformance. See Chapter 12.

**[B] SECTION 310
ACCESSIBILITY FOR EXISTING BUILDINGS**

See the *Florida Building Code, Accessibility*.

**[B] SECTION 311
ENERGY CONSERVATION**

See the *Florida Building Code, Energy Conservation*.

**SECTION 312
REROOFING**

See Section 611, Reroofing, of this code.