

BUILDING INSPECTION DIVISION



July 18, 2008

MEMORANDUM

Bulletin G-13-08

To: All Permit Applicants

From: Thomas H. Goldsbury, P.E., C.B.O., LEED AP
Chief, Building Inspection Division

Subject: Section 511 2004 Existing Building Code - Reroofing

Recently we have been getting several questions on our interpretation of section 511.1.2 of the 2004 Florida Building code for Existing Buildings. Section 511.1.2 states:

Not more than 25 percent of the total roof area or roof section of any existing building or structure shall be repaired, replaced or recovered in any 12 month period unless the entire roofing system or roof section conforms to requirements of this code.

The first question is the definition of roof section. This is found in Chapter 2 Definitions.

ROOF SECTION. A separation or division of a roof area by existing expansion joints, parapet walls, flashing (excluding valley), difference of elevation (excluding hips and ridges), roof type or legal description; not including the roof area required for a proper tie-off with an existing system.

Thus, if you are repairing/replacing more than 25% of a roof section divided from another roof section as defined above, only that particular roof section must be completely replaced to meet code.

The second question revolves around the intent of the last part of section 511.1.2, "...unless the entire roofing system or roof section conforms to requirements of this code." It is our view that if the roof complies with the current code you may replace more than 25% without a total roof replacement. If you consider this in conjunction with the mitigation requirements found in FS 553.844 and rule 9B-3.0475 which exempts roofs constructed in accordance with the Florida Building Code from the mitigation requirements; then it is reasonable to conclude that if the roof was constructed under the Florida Building Code which was effective for homes permitted after March 1st, 2002 the roof would be deemed to comply with the current code. Likewise any recovering of any roof section constructed prior to the implementation of the Florida Building Code would be limited to 25%, otherwise the entire roof section must be recovered and the mitigation requirements would apply.

PLANNING and DEVELOPMENT DEPARTMENT