

BUILDING INSPECTION DIVISION



September 25, 2008

MEMORANDUM

Bulletin G-15-08

To: All Permit Applicants

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

Subject: Residential Existing Slab Affidavits

When converting an existing patio or screen room concrete slab into a floor slab for a habitable space, sections R506.2.3 and R704 of the Florida Building Code – Residential (see attached) are often quite difficult to meet. The existing patio/screen room slab may not have a vapor retarder underneath that is required for a habitable space. It may also not have the required clearance from the adjacent grade that allows for termite inspection. It would be quite expensive to the property owner to remove and replace the slab, and possibly re-grade his yard to meet these code requirements, which may not pose a problem depending on his site conditions and intended use of the slab.

Thus, in order to avoid this expense, but ensure that the homeowner is aware of the potential problems, **effective for all permits submitted on or after October 15, 2008**, where an existing slab is to be used as noted above, the attached **Existing Slab Affidavit** must be submitted with the permit package.

Existing Slab Affidavit

Re: Address _____

I have read sections R506.2.3 and R704 below of the Florida Building Code – Residential, (the Code) and understand that by my using my existing slab I may not comply completely with the Code.

I further understand the possibility of future problems such as, but not limited to, drainage, moisture penetration through the slab causing buckling or blistering of flooring, and the potential damage from termites if the new or existing slab obstructs any ability to notice termite infestation.

(Signature of property owner)

Before me this ____ day of _____
In the County of Duval, State of Florida, has personally appeared

Herein by himself/herself and affirms all statements and declarations herein are true and accurate.

_____, Notary Public at Large, State of _____, County
of _____.

Personally known or Produced Identification ID Type _____

R506.2.3 Vapor retarder.

A 6 mil (0.006 inch; 152 mm) polyethylene or approved vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared sub grade where no base course exists.

Exception: The vapor retarder may be omitted:

- 1. From garages, utility buildings and other unheated accessory structures.**
- 2. From driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.**
- 3. Where approved by the building official, based on local site conditions.**

R704 INSPECTION FOR TERMITES

In order to provide for inspection for termite infestation, clearance between exterior wall coverings and final earth grade on the exterior of a building shall not be less than 6 inches (152 mm).

Exceptions:

- 1. Paint or decorative cementitious finish less than 5/8 inch (17.1 mm) thick adhered directly to the masonry foundation sidewall.**
- 2. Access or vehicle ramps which rise to the interior finish floor elevation for the width of such ramps only.**
- 3. A 4-inch (102 mm) inspection space above patio and garage slabs and entry areas.**
- 4. If the patio has been soil treated for termites, the finish elevation may match the building interior finish floor elevations on masonry construction only.**
- 5. Masonry veneers.**