



January 17, 2018

MEMORANDUM

Bulletin R-1-18

To: All Permit Applicants

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

Re: **Section 706 Existing Roofing of the 2017 Florida Building Code**

This Bulletin Supersedes Bulletin G-13-08

Regarding questions on our interpretation of section 706.1.1 of the 2017 Florida Building Code - Existing Buildings. Section 706.1.1 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 is replaced to conform to requirements of this code. (*Underlined section was changed for the 2017 Code*)

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

ROOF SECTION. A separating 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 706.1.1, "...unless the entire roofing system or roof section is replaced to conform to requirements of this code." The intent of this section is that if the roof as built or as modified, complies with the current code you may replace more than 25% without a total roof replacement. The last update/change to any re-roofing requirement was the enactment of the Wind Mitigation law passed in 2007, which became effective on October 1, 2007. Thus, if your structure was roofed or re-roofed after October 1, 2007, we will consider that it meets the current code and you may replace more than 25% of a roof section without having to replace the whole section.