



**SCHOOL DISTRICT PALM BEACH COUNTY  
BUILDING DEPARTMENT  
CODE INTERPRETATION**

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**Subject Title:** When a Portable Must Meet Current Code Requirements  
**Applicable Code:** FBC 423.8.4 Standards for Remodeling and/or Renovation Projects  
**Date:** January 23, 2006

**Question:** What is the threshold a damaged portable must meet to require compliance with current construction code requirements?

**Answer:** 25% of the replacement value of the building or structure. This includes everything except furniture and user items (i.e. computers, electronics, TV's, etc)

**Comment:**

FBC 423.8.4 requires the plan review authority to use best judgment to determine the level of code compliance.

FBC – Existing Building, Chapter 4 deals with the requirements for repairs. Section 407.1.1 sets the 25% limit before the new construction codes apply to the entire building. Section 407.3.2 also requires the new construction code requirements for building with substantial structural damage. Substantial structural is defined in the Existing Building Code as:

1. Damage results in 20% reduction of the lateral load carrying capacity of the pre-damage structure conditions. or
2. The vertical load carrying components supporting the more than 30% of the floor or roof area lost 25% or more of their load carrying capacity.

Therefore 25% damage to the structure is an appropriate cut off point to require the portable either be replaced or repaired to current new construction code requirements.