



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

3300 SUMMIT BOULEVARD
WEST PALM BEACH, FLORIDA 33406
TEL (561) 688-7687 FAX (561) 688-7654
<http://www.palmbeach.k12.fl.us/FM/BD/index.htm>

Subject Title: Roof Covering Replacement
Applicable Code: FBC 423.8.4 Standards for Remodeling and/or Renovation Projects
Date: October 12, 2006

Question: What is the threshold for requiring the total replacement of roof covering?

Answer: 25% of the replacement value of the covering system or the recommendation of a Florida Architect or Engineer to replace the roof covering system.

Comment:

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

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 roof covering system is an appropriate judgment point to set for requiring the entire roof covering system. The Building Department will also require the roof covering system be replaced if a Florida Architect or Engineer prepares a report recommending replacement of the roof covering system.