

CHAPTER 2

DEFINITIONS

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words used in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the other *Florida Building Codes*, such terms shall have the meanings ascribed to them in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this chapter, such terms shall have ordinarily accepted meanings such as the context implies.

SECTION 202 GENERAL DEFINITIONS

[A] ADDITION. An extension or increase in floor area, number of stories, or height of a building or structure.

[A] ALTERATION. Any construction or renovation to an existing structure other than a *repair* or *addition*. Alterations are classified as Level 1, Level 2 and Level 3.

[A] APPROVED. Acceptable to the *code official* or authority having jurisdiction.

[A] CHANGE OF OCCUPANCY. A change in the use of a building or a portion of a building which results in any of the following:

1. A change of occupancy classification.
2. A change from one group to another group within an occupancy classification.
3. Any change in use within a group for which there is a change in the application of the requirements of this code.

[A] CODE OFFICIAL. The officer or other designated authority charged with the administration and enforcement of this code.

[BS] DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance

or ornamentation of the building or structure under service loads.

[A] DEFERRED SUBMITTAL. Those portions of the design that are not submitted at the time of the application and that are to be submitted to the *code official* within a specified period.

EQUIPMENT OR FIXTURE. Any plumbing, heating, electrical, ventilating, air conditioning, refrigerating, and fire protection equipment, and elevators, dumb waiters, escalators, boilers, pressure vessels and other mechanical facilities or installations that are related to building services. Equipment or fixture shall not include manufacturing, production, or process equipment, but shall include connections from building service to process equipment.

[A] EXISTING BUILDING. A building erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

EXISTING STRUCTURES. A structure erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

[A] FACILITY. All or any portion of buildings, structures, site improvements, elements and pedestrian or vehicular routes located on a site.

[BS] FLOOD HAZARD AREA. The greater of the following two areas:

1. The area within a flood plain subject to a 1-percent or greater chance of flooding in any year.
2. The area designated as a *flood hazard area* on a community's flood hazard map, or otherwise legally designated.

[A] HISTORIC BUILDING. See Section 1202.

LOAD-BEARING ELEMENT. Any column, girder, beam, joist, truss, rafter, wall, floor or roof sheathing that supports any vertical load in addition to its own weight or any lateral load.

NONCOMBUSTIBLE MATERIAL. A material that, under the conditions anticipated, will not ignite or burn when subjected to fire or heat. Materials that pass ASTM E136 are considered noncombustible materials.

POSITIVE ROOF DRAINAGE. The drainage condition in which consideration has been made for all loading deflections of the roof deck, and additional slope has been provided to ensure drainage of the roof within 48 hours of precipitation.

PRIMARY FUNCTION. A *primary function* is a major activity for which the facility is intended. Areas that contain a *primary function* include, but are not limited to, the customer services lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried

CHAPTER 10

CHANGE OF OCCUPANCY

SECTION 1001 GENERAL

1001.1 Scope. The provisions of this chapter shall apply where a *change of occupancy* occurs, as defined in Section 202.

1001.2 Certificate of occupancy. A change of occupancy or a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building* shall not be made to any structure without the approval of the *code official*. A certificate of occupancy shall be issued where it has been determined that the requirements for the change of occupancy have been met.

1001.2.1 Change of use. Any work undertaken in connection with a change in use that does not involve a *change of occupancy* classification or a change to another group within an occupancy classification shall conform to the applicable requirements for the work as classified in Chapter 6 and to the requirements of Sections 1002 through 1011.

Exception: As modified in Section 1205 for *historic buildings*.

1001.2.2 Change of occupancy classification or group. Where the occupancy classification of a building changes, the provisions of Sections 1002 through 1012 shall apply. This includes a *change of occupancy* classification and a change to another group within an occupancy classification.

1001.2.2.1 Partial change of occupancy. Where the occupancy classification or group of a portion of an *existing building* is changed, Section 1012 shall apply.

1001.3 Certificate of occupancy required. A certificate of occupancy shall be issued where a *change of occupancy* occurs that results in a different occupancy classification as determined by the *Florida Building Code, Building*.

SECTION 1002 SPECIAL USE AND OCCUPANCY

1002.1 Compliance with the building code. Where the character or use of an *existing building* or part of an *existing building* is changed to one of the following special use or occupancy categories as defined in the *Florida Building Code, Building*, the building shall comply with all of the applicable requirements of the *Florida Building Code, Building*:

1. Covered and open mall buildings.
2. Atriums.
3. Motor vehicle-related occupancies.
4. Aircraft-related occupancies.

5. Motion picture projection rooms.
6. Stages and platforms.
7. Special amusement buildings.
8. Incidental use areas.
9. Hazardous materials.
10. Ambulatory care facilities.
11. Group I-2 occupancies.

1002.2 Underground buildings. An underground building in which there is a change of use shall comply with the requirements of the *Florida Building Code, Building* applicable to underground structures.

SECTION 1003 BUILDING ELEMENTS AND MATERIALS

1003.1 General. Building elements and materials in portions of buildings undergoing a *change of occupancy* classification shall comply with Section 1012.

SECTION 1004 FIRE PROTECTION

1004.1 General. Fire protection requirements of Section 1012 shall apply where a building or portions thereof undergo a *change of occupancy* classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building*.

SECTION 1005 MEANS OF EGRESS

1005.1 General. Means of egress in portions of buildings undergoing a *change of occupancy* classification shall comply with Section 1012.

SECTION 1006 ACCESSIBILITY

1006.1 General. Accessibility in portions of buildings undergoing a *change of occupancy* classification shall comply with the provisions of the *Florida Building Code, Accessibility*.

SECTION 1007 STRUCTURAL

[BS] 1007.1 Gravity loads. Buildings or portions thereof subject to a *change of occupancy* where such change in the nature of occupancy results in higher uniform or concentrated loads based on the *Florida Building Code, Building*, Table

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CHAPTER 6

CLASSIFICATION OF WORK

SECTION 601 GENERAL

601.1 Scope. The provisions of this chapter shall be used in conjunction with Chapters 7 through 13 and shall apply to the *alteration, addition and change of occupancy* of existing structures, including historic and moved structures, as referenced in Section 301.3.2. The work performed on an *existing building* shall be classified in accordance with this chapter.

601.1.1 Compliance with other alternatives. *Alterations, additions and changes of occupancy* to existing structures shall comply with the provisions of Chapters 7 through 13 or with one of the alternatives provided in Section 301.3.

601.2 Work area. The *work area*, as defined in Chapter 2, shall be identified on the construction documents.

601.3 Structure seaward of a coastal construction line. Structures located seaward of the coastal construction line shall be designed to resist the predicted forces of a 100-year storm event in accordance with Section 3109 of the *Florida Building Code, Building*.

601.4 Dangerous buildings. When an historic building is determined as dangerous, no work shall be required except as necessary to correct identified dangerous conditions.

SECTION 602 ALTERATION—LEVEL 1

602.1 Scope. Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

602.2 Application. Level 1 *alterations* shall comply with the provisions of Chapter 7.

SECTION 603 ALTERATION—LEVEL 2

603.1 Scope. Level 2 *alterations* include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

603.2 Application. Level 2 *alterations* shall comply with the provisions of Chapter 7 for Level 1 *alterations* as well as the provisions of Chapter 8.

SECTION 604 ALTERATION—LEVEL 3

604.1 Scope. Level 3 *alterations* apply where the work area exceeds 50 percent of the *building area*.

604.2 Application. Level 3 *alterations* shall comply with the provisions of Chapters 7 and 8 for Level 1 and 2 *alterations*, respectively, as well as the provisions of Chapter 9.

SECTION 605 CHANGE OF OCCUPANCY

605.1 Scope. *Change of occupancy* provisions apply where the activity is classified as a *change of occupancy* as defined in Chapter 2.

605.2 Application. *Changes of occupancy* shall comply with the provisions of Chapter 10.

SECTION 606 ADDITIONS

606.1 Scope. Provisions for *additions* shall apply where work is classified as an *addition* as defined in Chapter 2.

606.2 Application. *Additions to existing buildings* shall comply with the provisions of Chapter 11.

SECTION 607 HISTORIC BUILDINGS

607.1 Scope. *Historic building* provisions shall apply to buildings classified as historic as defined in Chapter 12.

607.2 Application. Except as specifically provided for in Chapter 12, *historic buildings* shall comply with applicable provisions of this code for the type of work being performed.

SECTION 608 RELOCATED BUILDINGS

608.1 Scope. Relocated building provisions shall apply to relocated or moved buildings.

608.2 Application. Relocated buildings shall comply with the provisions of Chapter 13.

SECTION 609 RETROFITTING

609.1 Scope. Retrofitting of buildings, as defined in Chapter 2, includes work of a voluntary nature for the purposes of improving the ability of the building or building elements or building components to better serve the purpose for which they were originally intended or the purpose that current building codes intend. Retrofit work shall not include repair work as defined in Chapter 2 and described in Chapter 4.

609.2 Application. Retrofitting of existing buildings shall comply with the provisions of Chapter 17 of this code.

CHAPTER 8

ALTERATIONS—LEVEL 2

SECTION 801 GENERAL

801.1 Scope. Level 2 alterations as described in Section 603 shall comply with the requirements of this chapter.

801.2 Alteration Level 1 compliance. In addition to the requirements of this chapter, all work shall comply with the requirements of Chapter 7.

801.3 Compliance. All new construction elements, components, systems, and spaces shall comply with the requirements of the *Florida Building Code, Building*.

Exceptions:

1. Windows may be added without requiring compliance with the light and ventilation requirements of the *Florida Building Code, Building*.
2. Newly installed electrical equipment shall comply with the requirements of Section 808.
3. The length of dead-end corridors in newly constructed spaces shall only be required to comply with the provisions of Section 805.6.
4. The minimum ceiling height of the newly created habitable and occupiable spaces and corridors shall be 7 feet (2134 mm).

SECTION 802 SPECIAL USE AND OCCUPANCY

802.1 General. Alteration of buildings classified as special use and occupancy as described in the *Florida Building Code, Building* shall comply with the requirements of Section 801.1 and the scoping provisions of Chapter 1 where applicable.

SECTION 803 BUILDING ELEMENTS AND MATERIALS

803.1 Scope. The requirements of this section are limited to work areas in which Level 2 alterations are being performed and shall apply beyond the work area where specified.

803.2 Vertical openings. Existing vertical openings shall comply with the provisions of Sections 803.2.1, 803.2.2 and 803.2.3.

803.2.1 Existing vertical openings. All existing interior vertical openings connecting two or more floors shall be enclosed with approved assemblies having a fire-resistance rating of not less than 1 hour with approved opening protectives.

Exceptions:

1. Where vertical opening enclosure is not required by the *Florida Building Code, Building* or the *Florida Fire Prevention Code*.
2. Interior vertical openings other than stairways may be blocked at the floor and ceiling of the

work area by installation of not less than 2 inches (51 mm) of solid wood or equivalent construction.

3. The enclosure shall not be required where:
 - 3.1. Connecting the main floor and mezzanines; or
 - 3.2. All of the following conditions are met:
 - 3.2.1. The communicating area has a low hazard occupancy or has a moderate hazard occupancy that is protected throughout by an automatic sprinkler system.
 - 3.2.2. The lowest or next to the lowest level is a street floor.
 - 3.2.3. The entire area is open and unobstructed in a manner such that it may be assumed that a fire in any part of the interconnected spaces will be readily obvious to all of the occupants.
 - 3.2.4. Exit capacity is sufficient to provide egress simultaneously for all occupants of all levels by considering all areas to be a single floor area for the determination of required exit capacity.
 - 3.2.5. Each floor level, considered separately, has at least one-half of its individual required exit capacity provided by an exit or exits leading directly out of that level without having to traverse another communicating floor level or be exposed to the smoke or fire spreading from another communicating floor level.
4. In Group A occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories.
5. In Group B occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 803.2.1, shall not be required in the following locations:
 - 5.1. Buildings not exceeding 3,000 square feet (279 m²) per floor.

803.3 Smoke compartments. In Group I-2 occupancies where the work area is on a story used for sleeping rooms for more than 30 patients, the story shall be divided into not less than two compartments by smoke barrier walls in accordance with Section 407.5 of the *Florida Building Code, Building* as required for new construction.

803.4 Interior finish. The interior finish of walls and ceilings in exits and corridors in any *work area* shall comply with the requirements of the *Florida Building Code, Building*.

Exception: Existing interior finish materials that do not comply with the interior finish requirements of the *Florida Building Code, Building* shall be permitted to be treated with an approved fire-retardant coating in accordance with the manufacturer's instructions to achieve the required rating.

803.4.1 Supplemental interior finish requirements. Where the *work area* on any floor exceeds 50 percent of the floor area, Section 803.4 shall also apply to the interior finish in exits and corridors serving the *work area* throughout the floor.

Exception: Interior finish within tenant spaces that are entirely outside the *work area*.

803.5 Guards. The requirements of Sections 803.5.1 and 803.5.2 shall apply in all *work areas*.

803.5.1 Minimum requirement. Every portion of a floor, such as a balcony or a loading dock, that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

803.5.2 Design. Where there are no guards or where existing guards must be replaced, the guards shall be designed and installed in accordance with the *Florida Building Code, Building*.

803.6 Fire-resistance ratings. Where approved by the code official, buildings where an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the *Florida Building Code, Building* has been added, and the building is now sprinklered throughout, the required fire-resistance ratings of building elements and materials shall be permitted to meet the requirements of the current building code. The building is required to meet the other applicable requirements of the *Florida Building Code, Building*.

Plans, investigation and evaluation reports, and other data shall be submitted indicating which building elements and materials the applicant is requesting the code official to review and approve for determination of applying the current building code fire-resistance ratings. Any special construction features, including fire-resistance-rated assemblies and smoke-resistive assemblies, conditions of occupancy, means-of-egress conditions, fire code deficiencies, approved modifications or approved alternative materials, design and methods of construction, and equipment applying to the building that impact required fire-resistance ratings shall be identified in the evaluation reports submitted.

SECTION 804 FIRE PROTECTION

804.1 Scope. The requirements of this section shall be limited to work areas in which Level 2 *alterations* are being performed, and where specified they shall apply throughout the floor on which the *work areas* are located or otherwise beyond the *work area*.

804.1.1 Corridor ratings. Where an approved automatic sprinkler system is installed throughout the story, the required fire-resistance rating for any corridor located on the story shall be permitted to be reduced in accordance with the *Florida Building Code, Building*. In order to be considered for a corridor rating reduction, such system shall provide coverage for the stairway landings serving the floor and the intermediate landings immediately below.

804.2 Automatic sprinkler systems. Automatic sprinkler systems shall be provided in accordance with the requirements of Sections 804.2.1 through 804.2.4. Installation requirements shall be in accordance with the *Florida Building Code, Building*.

804.2.1 High-rise buildings. In high-rise buildings, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection in the entire *work area* where the *work area* is located on a floor that has a sufficient sprinkler water supply system from an existing standpipe or a sprinkler riser serving that floor.

804.2.1.1 Supplemental automatic sprinkler system requirements. Where the *work area* on any floor exceeds 50 percent of that floor area, Section 804.2.1 shall apply to the entire floor on which the *work area* is located.

Exception: Occupied tenant spaces that are entirely outside the *work area*.

804.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2. In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. The *work area* is required to be provided with automatic sprinkler protection in accordance with the *Florida Building Code, Building* as applicable to new construction; and
2. The *work area* exceeds 50 percent of the floor area.

Exception: If the building does not have sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump, work areas shall be protected by an automatic smoke detection system throughout all occupiable spaces other than sleeping units or individual dwelling units that activates the occupant notification system