**Supplement to the 8th Edition (2023) FBC, Existing Building.**

**Note 1**: Throughout the document, change International Building Code to Florida Building Code, Building; Energy Conservation Code tothe Florida Building Code, Energy Conservation; change the International Existing Building Code to Florida Building Code, Existing Building; change the International Fire code to Florida Fire Prevention Code; change International Fuel Gas Code to Florida Building Code, Fuel Gas; change the International Mechanical Code to Florida Building Code, Mechanical; change the International Plumbing Code to Florida Building Code, Plumbing; change the International Residential Code to Florida Building Code, Residential.

**CHAPTER 1 SCOPE AND ADMINISTRATION**

Delete section 101.9 without substitution.

**~~101.9 Mandatory structural inspections for condominium and cooperative buildings.~~**

**~~101.9.1~~** ~~Refer to Section 110.9 of the Florida Building Code, Building.~~

**Revise section 101.2 to read as follows:**

**101.2 Scope.** The provisions of the *Florida Building Code, Existing Building* shall apply to the *repair, alternation, change of occupancy, addition* to and the relocation of *existing buildings.* The provisions of the *Florida Building Code, Existing Building* shall also apply to existing buildings that are subject to *Milestone Inspections,* as defined in Chapter 2 and as required in Chapter 18.

**Exception:** For the purpose of public educational facilities and state licensed facilities, see Chapter 4, Special Occupancy, of the *Florida Building Code, Building.*

**Revise section 101.4 to read as follows:**

**101.4 Applicability.**

This code shall apply to the *repair*, *alteration*, *change of occupancy*, *addition* and relocation of *existing buildings*, regardless of occupancy, subject to the criteria of Sections 101.4.1 and 101.4.2. This code shall also apply to existing buildings that are subject to *Milestone Inspections,* as defined in Chapter 2 and as required in Chapter 18.

**101.4.1 Buildings not previously occupied.**

A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall be permitted to comply with the provisions of the laws in existence at the time of its original permit unless such permit has expired. Subsequent permits shall comply with the Florida Building Code, Building or Florida Building Code, Residential, as applicable, for new construction.

No change to the remaining text.

**101.4.2 Buildings previously occupied.**

The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the Florida Fire Prevention Code, or as is deemed necessary by the *code official* for the general safety and welfare of the occupants and the public.

**Revise section 113 to read as follows:**

**SECTION 113 VIOLATIONS**

**~~Reserved~~**

**113.1 Application.** The application of this section is limited in scope to buildings that are required to comply with the requirements of Chapter 18.

**113.2 Unlawful acts.**  It shall be unlawful for any person, firm or corporation to *repair*, alter, extend, add, move, remove, demolish or change the occupancy of any building or equipment regulated by this code or cause same to be done in conflict with or in violation of any of the provisions of this code.

**113.3 Notice of violation.** The *code official* is authorized to serve a notice of violation or order on the person responsible for the *repair*, *alteration*, extension, *addition*, moving, removal, demolition or change in the occupancy of a building in violation of the provisions of this code or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

**113.4 Prosecution of violation.** If the notice of violation is not complied with promptly, the *code official* is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

**113.5 Violation penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who *repairs* or alters or changes the occupancy of a building or structure in violation of the approved construction documents or directive of the *code official* or of a permit or certificate issued under the provisions of this code shall be subject to penalties as prescribed by law.

**113.6 Failure to Timely Submit the Milestone Inspection Report.** If an owner or association of a building or structure fails to timely submit the milestone inspection report to the Building Official or seek an extension request, the Building Official shall elect the choice of either a Special Magistrate or Code Enforcement Board as set forth under Florida Statutes, Section 162, et al., to conduct a hearing to address such failure. In the event an owner fails to comply with the repair and/or modification requirements as determined from the milestone inspection report as set forth herein, the structure may be deemed to be unsafe and unfit for occupation. Such findings shall be reviewed by the building official and shall be sent to the Special Magistrate, Code Enforcement Board, or Unsafe Structures Board, as appropriate.

**113.7 Revocation.** The building official may revoke, at any time, or refuse to accept a milestone inspection report if the building official determines that the written inspection report contains any misrepresentation of the actual conditions of the building or structure.

**SECTION 115 UNSAFE BUILDINGS AND EQUIPMENT**

**~~RESERVED~~**

**115.1 Application.** The application of this section is limited in scope to buildings that are required to comply with the requirements of Chapter 18.

**115.2 Unsafe conditions**.Buildings that are or hereafter become *unsafe*, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an *unsafe* condition. *Unsafe* buildings shall be taken down and removed or made safe as the *code official* deems necessary and as provided for in this code. A vacant building that is not secured against unauthorized entry shall be deemed *unsafe*.If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two milestone inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

**115.3 Record.** The *code official* shall cause a report to be filed on an *unsafe* condition. The report shall state the occupancy of the structure and the nature of the *unsafe* condition.

**115.4 Notice.** If an *unsafe* condition is found, the *code official* shall serve on the owner of the building or the owner’s authorized agent a written notice that describes the condition deemed *unsafe* and specifies the required *repairs* or improvements to be made to abate the *unsafe* condition, or that requires the *unsafe* building to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the *code official* acceptance or rejection of the terms of the order.

**115.5 Method of service.** Such notice shall be deemed properly served where a copy thereof is served in accordance with one of the following methods:

1. A copy is delivered to the owner or the owner’s authorized agent personally.

2. A copy is sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested.

3. A copy is delivered in any other manner as prescribed by local law.

If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner’s authorized agent shall constitute service of notice on the owner.

**115.6 Restoration or abatement.** The building determined to be *unsafe* by the *code official* is permitted to be restored to a safe condition. The owner, the owner’s authorized agent, of a building deemed *unsafe* by the *code official* shall abate or cause to be abated or corrected such *unsafe* conditions either by *repair*, rehabilitation, demolition or other *approved* corrective action. To the extent that *repairs*, *alterations* or *additions* are made, or a *change of occupancy* occurs during the restoration of the structure, such *repairs*, *alterations*, *additions* or *change of occupancy* shall comply with the requirements of this code.

**Supplement 3 – Glitch**

**CHAPTER 2 DEFINITIONS**

**[A] LISTED.**

Equipment, materials, products or services included in a list published by an organization acceptable to the code official and concerned with evaluation of products or services that maintains periodic inspection of production of listed equipment or materials or periodic evaluation of services and whose listing states either that the equipment, material, product or service meets identified standards or has been tested and found suitable for a specified purpose. Terms that are used to identify listed equipment, products, or materials include “listed”, “certified”, “classified” or other terms as determined appropriate by the listing organization.

(CA10557 / AMD1-22 Part I AS)

**GYPSUM BOARD.** A type of gypsum panel product consisting of a noncombustible core primarily of gypsum with paper surfacing.

**GYPSUM PANEL PRODUCT.** The general name for a family of sheet products consisting essentially of gypsum complying with the standards specified in Table 2506.2 and Table 2507.2, and Chapter 35 of the *Florida Building Code, Building*.

**GYPSUM SHEATHING.** Gypsum panel products specifically manufactured with enhanced water resistance for use as a substrate for exterior surface materials.

**GYPSUM WALLBOARD.** A gypsum board used primarily as an interior surfacing for building structures.

(S10770 / G1-22 Part I AS)

**AMBULATORY CARE FACILITY.** Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility for care recipients already incapable.

(F10717 / EB71-22 AS)

**OCCUPIABLE ROOF.** An exterior space on a roof that is designed for human occupancy, other than maintenance or repair, and which is equipped with a means of egress system meeting the requirements of this code.

(F10738 / EB84-22 AS)

Revise Section 202 to add the following definitions:

**Major Structural Component.** Means a building’s load-bearing elements, primary structural members, and primary structural systems.

**Milestone Inspection.** Means a structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural systems as those terms are defined in *s. 627.706, Florida Statutes,* by an architect licensed under *Chapter 481, Florida Statutes* or engineer licensed under *Chapter 471, Florida Statutes,* authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the firesafety code. The milestone inspection services may be provided by a team of professionals with an architect or engineer acting as a registered design professional in responsible charge with all work and reports signed and sealed by the appropriate qualified team member.

**Primary Structural Member.** Means a structural element designed to provide support and stability for the vertical or lateral loads of the overall structure.

**Primary Structural System.** Means an assemblage of primary structural members.

**Substantial Structural Deterioration.** Means a condition that negatively affects a building’s structural condition and integrity or a major structural component whose condition meets the definition of Dangerous. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

**Supplement 3 – Glitch**

**CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS**

No change

**CHAPTER 4 REPAIRS**

**[BS] 406.1 General.** Structural damage *~~repairs~~* shall be repaired in compliance with this section and Section 401.2.

No change to the remaining text.

(S10685 / EB38-22 AS)

**[BS] 406.2.3 Substantial structural damage to gravity load-carrying components.** Gravity load-carrying components that have sustained *substantial structural damage* shall be ~~rehabilitated~~ retrofitted to comply with the applicable provisions for dead and live loads in the *Florida Building Code, Building*. Undamaged gravity load-carrying components that receive dead or live loads from ~~rehabilitated~~ retrofitted components shall also be ~~rehabilitated~~ retrofitted if required to comply with ~~the~~ these design loads ~~of the~~ *~~rehabilitation~~* ~~design~~.

(S10688 / EB42-22 AS)

**Section 407 Electrical**

**407.1 ~~Material~~ General.** Repairs to existing ~~Existing~~ electrical wiring and equipment ~~undergoing~~ *~~repair~~* shall be ~~allowed to be repaired or~~ ~~replaced with like material~~ in accordance with NFPA 70.

*Add new text as follows:*

**407.1.1 Reconditioned Electrical Equipment.** Reconditioned electrical equipment shall comply with NFPA 70. Electrical equipment prohibited from being reconditioned by the applicable sections of NFPA 70 shall not be reconditioned, unless permitted by NFPA 99.

*Delete without substitution:*

**~~407.1.1 Receptacles~~.** ~~Replacement of electrical receptacles shall comply with the applicable requirements of Section 406.4(D) of NFPA 70~~.

**~~407.1.2 Plug fuses~~.** ~~Plug fuses of the Edison-base type shall be used for replacements only where there is no evidence of over fusing or~~ ~~tampering per applicable requirements of Section 240.51(B) of NFPA 70.~~

**~~407.1.3 Nongrounding-type receptacles~~.** ~~For replacement of nongrounding-type receptacles with grounding-type receptacles and for~~ ~~branch circuits that do not have an equipment grounding conductor in the branch circuitry, the grounding conductor of a grounding-type~~ ~~receptacle outlet shall be permitted to be grounded to any accessible point on the grounding electrode system or to any accessible point on~~ ~~the grounding electrode conductor in accordance with Section 250.130(C) of NFPA 70.~~

Revise as follows:

**~~407.1.4~~ 407.1.2 Group I-2 receptacles.** Non-“hospital grade” receptacles in patient bed locations of Group I-2 shall be

replaced with “hospital grade” receptacles, as required by NFPA 99 and Article 517 of NFPA 70.

*Delete without substitution:*

**~~407.1.5 Grounding of appliances~~.** ~~Frames of electric ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers and~~ ~~outlet or junction boxes that are part of the existing branch circuit for these appliances shall be permitted to be grounded to the grounded~~ ~~circuit conductor in accordance with Section 250.140 of NFPA 70.~~

(E10689 / EB43-22 AM)

**CHAPTER 5 PRESCRIPTIVE COMPLIANCE METHOD**

**502.1.1 Risk category assignment.** Where the addition and the existing building have different occupancies, the risk category of each existing and added occupancy shall be determined in accordance with Section 1604.5.1 of the *Florida Building Code, Building*. Where application of that section results in a higher risk category for the existing building compared with the risk category for the existing building before the addition, such a change shall be considered a change of occupancy and shall comply with Section 506 of this code. Where application of that section results in a higher risk category for the addition compared with the risk category for the addition by itself, the addition and any systems in the existing building required to serve the addition shall comply with the requirements of the *Florida Building Code, Building* for new construction for the higher risk category.

(S10693 / EB47-22 AMPC1)

Add new text as follows:

**502.8 Smoke Barriers in Group I-1, Condition 2.** Where an addition to an existing Group I-1, Condition 2 building adds sleeping areas that result in more than 50 care recipients on a story, smoke barriers shall be provided to subdivide such story into not fewer than two smoke compartments in accordance with Section 420.4 of the *Florida Building Code, Building*.

**Exception:** Where the existing building is divided into smoke compartments, and the addition does not result in any individual smoke compartment exceeding the size and travel distance requirements in Section 420.4 of the Florida Building Code, Building, additional smoke barriers are not required.

(F10707 / EB56-22 AS)

Revise as follows:

**503.13 Refuge areas.** Where *alterations* affect the configuration of an area utilized as a refuge area, the capacity of the refuge area shall not be reduced below the required capacity of the refuge area for horizontal exits in accordance with Section 1026.4 of the *Florida Building Code, Building*.

Where the horizontal exit also forms a smoke compartment, the capacity of the refuge area for Group I-1, I-2 and I-3 occupancies and ~~Group B~~ ambulatory care *facilities* shall not be reduced below that required in Sections 407.5.1, 408.6.2, 420.4.1 and 422.3.2 of the *Florida Building Code, Building,* as applicable.

(F10717 / EB71-22 AS)

**503.18 Conditions for I-1 Occupancies.** Group I-1 Occupancies that are being altered and where the work area is greater than 50 percent of the aggregate building area, shall be classified as Condition 1 or Condition 2 in accordance with Section 308.3 of the *Florida Building Code, Building.*

**503.18.1 Smoke Barriers in Group I-1, Condition 2.** In Group I-1, Condition 2 occupancies where the work area is on a story used for sleeping rooms for more than 30 care recipients, the story shall be divided into not less than two compartments by smoke barrier walls in accordance with Section 420.4 of the *Florida Building Code, Building*.

(F10718 / EB72-22 AS)

**503.19 Ambulatory care facilities.** Where a work area exceeds 50 percent of the building area and the work area includes an existing ambulatory care facility, the following shall be provided:

1. A smoke compartment in accordance with Section 422.3 of the *Florida Building Code, Building* where the alteration results in an ambulatory care facility greater than 10,000 square feet on one story.

2. Separation from adjacent spaces in accordance with Section 422.2 of the *Florida Building Code, Building*, where any such facility has the potential for four or more care recipients are to be incapable of self-preservation at any time.

(F10719 / EB73-22 AS)

**CHAPTER 6 CLASSIFICATION OF WORK**

**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.

(S10729 / EB78-22 AS)

**CHAPTER 7 ALTERATIONS—LEVEL 1**

Revise Section 706.8.1.3 read as follows:

**706.8.1.3 Prescriptive method for gable roofs on a wood frame wall.** The anchorage of each of the exposed rafters or trusses within 6 feet (1829 mm) of the corner along the exterior wall on each side of each gable end shall be inspected. Wherever a strap is missing or an existing strap has fewer than four fasteners on each end, approved straps, ties or right angle brackets

with a minimum uplift capacity of 500 pounds (~~740~~ 226.8 kg) shall be installed that connect each rafter or truss to the top plate below. Adding fasteners to existing straps shall be allowed in lieu of adding a new strap provided the strap is manufactured to accommodate at least 4 fasteners at each end. Wherever access makes it possible (without damage of the wall or soffit finishes), both

top plate members shall be connected to the stud below using a stud to plate connector with a minimum uplift capacity of 500 pounds (~~740~~ 226.8 kg). Use of straps that connect directly from the rafter or truss to the wall stud below shall be allowed as an alternate provided the two members align with no more than 11/2 inches (38 mm) offset.

Revise Section 706.8.1.4 read as follows:

**706.8.1.4 Prescriptive method for gable roofs on a masonry wall.** The anchorage of each of the exposed rafters or trusses within 6 feet (1829 mm) of the corner along the exterior wall on each side of each gable end shall be inspected. Wherever a strap is missing or an existing strap has fewer than four fasteners on each end, approved straps, ties or right angle gusset brackets with a minimum uplift capacity of 500 pounds (~~740~~ 226.8 kg) shall be installed that connect each rafter or truss to the top plate below or directly to the masonry wall using approved masonry screws of a length and diameter recommended by the manufacturer. In the absence of manufacturer’s recommendations, screws shall provide at least a 21/2-inch (64 mm) embedment into the concrete or masonry. When the straps or right angle gusset brackets are attached to a wood sill plate, the sill plate shall be anchored to the concrete masonry wall below.

This anchorage shall be accomplished by installing 1/4- inch diameter masonry screws, each with supplementary 1/4-inch washer, having sufficient length to develop a 21/2 inch (64 mm) embedment into the concrete and masonry. These screws shall be installed within 4 inches (102 mm) of the truss or rafter on both sides of each interior rafter or truss and on the accessible wall side of the gable end truss or rafter.

Revise Section 706.8.1.5 read as follows:

**706.8.1.5 Prescriptive method for hip roofs on a wood frame wall.** Unless it is possible to verify through nondestructive inspection or from plans prepared by a design professional that the roof structure is anchored at least as well as outlined below, access shall be provided at a minimum to the hip rafter (commonly known as a “king jack”), to the hip girder and at each

corner of the hip roof. The hip rafter (commonly known as a “king jack”), the hip girder and the rafters/trusses adjacent to the hip girder that are not anchored with a strap having at least four fasteners on each end, shall be connected to the top plate below using a strap or a right angle gusset bracket having a minimum uplift capacity of 500 pounds (~~740~~ 226.8 kg). Adding fasteners to existing straps shall be allowed in lieu of adding a new strap provided the strap is manufactured to accommodate at least 4 fasteners at each end. Wherever access makes it possible (without damage of the wall or soffit finishes), both top plate members shall be connected to the stud below using a stud to plate connector with a minimum uplift capacity of 500 pounds (~~740~~ 226.8 kg). Use of straps that connect directly from the hip rafter, hip girder or adjacent rafters/trusses to the wall stud below shall be allowed as an alternate provided the two members align with no more than 11/2 inch (38 mm) offset.

Revise Section 706.8.1.6 read as follows:

**706.8.1.6 Prescriptive method for hip roofs on a masonry wall.** Unless it is possible to verify through nondestructive inspection or from plans prepared by a design professional that the roof structure is anchored at least as well as outlined below, access shall be provided at a minimum to the hip rafter (commonly known as a “king jack”), to the hip girder and at each corner of the hip roof. The hip rafter (commonly known as a “king jack”), the hip girder and the rafters/trusses adjacent to the hip girder that are not anchored with a strap having at least four fasteners on each end, shall be connected to the concrete masonry wall below using approved straps or right angle gusset brackets with a minimum uplift capacity of 500 pounds (~~740~~ 226.8 kg). Adding fasteners to existing straps shall be allowed in lieu of adding a new strap provided the strap is manufactured to accommodate at least 4 fasteners at each end. The straps or right angle gusset brackets shall be installed such that they connect each rafter or truss to the top plate below or directly to the masonry wall using approved masonry screws of a length and diameter recommended by the manufacturer. In the absence of manufacturer’s recommendations, screws shall provide at least a 21/2-inch (64 mm) embedment into the concrete or masonry. When the straps or right angle gusset brackets are attached to a wood sill plate, the sill plate shall be anchored to the concrete masonry wall below. This anchorage shall be accomplished by installing 1/4-inch (6 mm) diameter masonry screws, each with supplementary 1/4-inch (6 mm) washer, with sufficient length to develop a 21/2-inch (64 mm) embedment into the concrete and masonry. These screws shall be installed within 4 inches (102 mm) of the truss or rafter on both sides of each interior rafter or truss and on the accessible wall side of the gable end truss or rafter.

R-FBC-EB – Ch. 7 – Errata #1

**CHAPTER 8 ALTERATIONS—LEVEL 2**

**804.2.2 (Exception), revise as follows:**

**Exception:** If the building does not have an existing ~~sufficient municipa~~l water supply present at ~~for~~ the floor of the proposed work area with sufficient pressure and flow for the design of a fire sprinkler system ~~available to the floor~~ and without installation of a new fire pump, the *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 in accordance with Sections 907.4, 907.5 and 907.6 of the *Florida Building Code, Building*.

**804.2.5 Other required automatic sprinkler systems, revise item 2, to read as follows:**

2. The building has an existing ~~sufficient municipal~~ water supply present at ~~for~~ the floor of the proposed work area with sufficient pressure and flow for the design of an automatic sprinkler system ~~available to the floor~~ and without installation of a new fire pump.

(F10731 / EB80-22 AS)

**804.4 Fire alarm and detection.** An approved fire alarm system shall be installed in accordance with Sections 804.4.1

through 804.4.3. Where automatic sprinkler protection is provided in accordance with Section 804.2 and is connected to

the building fire alarm system, automatic heat detection shall not be required.

~~An approved automatic fire detection system shall be installed in accordance with the provisions of this code and~~

~~NFPA 72. Devices, combinations of devices, appliances, and equipment shall be approved. The automatic fire detectors~~

~~shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler~~

~~rooms, where products of combustion are present during normal operation in sufficient quantity to actuate a smoke detector.~~

**804.4.1.1 Group E.** A fire alarm system shall be installed in *work areas* of Group E occupancies as required by the

*Florida Fire Prevention Code* for ~~existing~~ Group E occupancies.

**804.4.1.5 Group R-1.** A fire alarm system shall be installed in Group R-1 occupancies as required by the *Florida Fire Prevention Code* for ~~existing~~ Group R-1 occupancies.

**804.4.4 Installation.** Where a fire alarm system is required to be installed in accordance with Sections 804.4.1 or 804.4.2 the *fire alarm system* shall be installed in accordance with the provisions of this code, Section 907 of the *Florida Building Code, Building* and NFPA 72

(F10735 / EB82-22 AS)

**805.13 Stairways.** An existing stairway shall not be required to comply with the requirements of Section 1011 of the *Florida Building Code, Building* where the existing space and construction does not allow a reduction in pitch or slope.

**805.14 Escalators.** Where provided in below-grade transportation stations, existing and new escalators shall be permitted to have a clear width of less than 32 inches (815 mm).

**805.9.2 Design.** Handrails required in accordance with Section 805.9.1 shall be designed and installed in accordance with the provisions of the *Florida Building Code, Building*.

**Exception:** Handrails otherwise required to comply with Section 1011.11 of the *Florida Building Code, Building* shall not be required to comply with the requirements of Section 1014.5 of the *Florida Building Code, Building* regarding full extension of the handrails where such extensions would be hazardous because of plan configuration.

(F10744 / EB87-22 AS)

**805.3.1 Minimum number.** Every story or occupiable roof utilized for human occupancy on which there is a *work area* that

includes exits or corridors shared by more than one tenant within the *work area* shall be provided with the minimum

number of exits based on the occupancy and the occupant load in accordance with the *Florida Building Code, Building.*

In addition, the exits shall be permitted to comply with Sections 805.3.1.1 and 805.3.1.2.

**805.3.1.1 Single-exit buildings.** A single exit or access to a single exit shall be permitted from spaces, any story or any ~~occupied~~ occupiable roof where one of the following conditions exists:

No change to the remaining text.

##### TABLE 805.3.1.1(1) STORIES AND OCCUPIABLE ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES

|  |  |  |  |
| --- | --- | --- | --- |
| **STORY OR OCCUPIABLE ROOF** | **OCCUPANCY** | **MAXIMUM NUMBER OF DWELLING****UNITS** | **MAXIMUM EXIT ACCESS TRAVEL****DISTANCE (feet)** |
| Basement, first, or second or third story above grade plane and occupiable roofs over the first or second floorabove grade plane | R-2a, b, c | 4 dwelling units | ~~50~~ 125 feet |
| Third Fourth story above grade plane and higher | NP | NA | NA |

For SI: 1 foot = 304.8 mm. NP = Not Permitted.

NA = Not Applicable.

a. Buildings classified as Group R-2, equipped without an approved automatic sprinkler systemin accordance with the *Florida Fire Prevention Code* and provided with emergency escape and rescue openings in accordance with Section 1030 of the *Florida Building Code, Building.*

b. This table is used for Group R-2 occupancies consisting of dwelling units. For Group R-2 occupancies consisting of sleeping units, use Table 1006.3.3(2) of the *Florida Building Code, Building*.

c. This table is for occupiable roofs accessed through and serving individual dwelling units in Group R-2 occupancies. For Group R-2 occupancies with occupiable roofs that are not access through and serving individual units, use Table 805.3.1.1(2).

##### TABLE 805.3.1.1(2) STORIES AND OCCUPIABLE ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES

|  |  |  |  |
| --- | --- | --- | --- |
| **STORY OR OCCUPIABLE ROOF** | **OCCUPANCY** | **MAXIMUM OCCUPANT LOAD PER****STORY** | **MAXIMUM EXIT ACCESS TRAVEL DISTANCE****(feet)** |
| First story above or below grade plane or occupable roofs over the first story above gradeplane | Bb, F-2b, S-2a | 35 49 | 75 |
| S-2 a,b | 35 | 75 |
| Second story above grade plane | B, F-2, S-2a | 35 | 75 |
| Third story above grade plane and higher | NP | NA | NA |

For SI: 1 foot = 304.8 mm. NP = Not Permitted.

NA = Not Applicable.

a. The length of exit access travel distance in a Group S-2 open parking garage shall be not more than 100 feet.

b. Group B, F and S occupancies in buildings equipped throughout with an automatic sprinkler system in accordance with

*Florida Fire Prevention Code* or on the roof of such buildings shall have a maximum exit access travel distance of 100 feet.

(F10737 / EB83-22 AM)

Revise as follows:

**805.3.1.1 Single-exit buildings.** A single exit or access to a single exit shall be permitted from spaces, any story or any ~~occupied~~ occupiable roof where one of the following conditions exists:

No change to the remaining text.

(F10738 / EB84-22 AS)

**805.3 Number of exits.** The number of exits or access to exits shall be in accordance with Sections 805.3.1 through 805.3.3.

**805.3.1 Minimum number.** Every story utilized for human occupancy on which there is a *work area* that includes exits, access to exits, or corridors shared by more than one tenant within the *work area* shall be provided with the minimum number of exits or access to exits based on the occupancy and the occupant load in accordance with the *Florida Building Code, Building.* In addition, the exits shall be permitted to comply with Sections 805.3.1.1 and 805.3.1.2.

(F10740 / EB85-22 AS)

**805.4.2 Door swing.** In the *work area* and in the egress path from any *work area* to the exit discharge, all egress doors serving an occupant load ~~greater than~~ of 50 or more shall swing in the direction of exit travel.

(F10742 / EB86-22 AS)

**805.10 Refuge areas.** Where alterations affect the configuration of an area utilized as a refuge area, the capacity of the

refuge area shall not be reduced below the required capacity of the refuge area for horizontal exits in accordance with Section

1026.4 of the *Florida Building Code, Building.*

Where the horizontal exit also forms a smoke compartment,

the capacity of the refuge area for Group I-1, I-2 and I-3 occupancies and ~~Group B~~ ambulatory care facilities

shall not be reduced below that required in Sections 407.5.1, 408.6.2, 420.4.1 and 422.3.2 of the *Florida Building Code,*

*Building*, as applicable.

(F10717 / EB71-22 AS)

**805.11.2 Design.** Guards required in accordance with Section 805.11.1 shall be designed and installed in accordance with the *Florida Building Code, Building.*

**Exception:** In Group I-1 and I-2 facilities, required guards enclosing the occupiable roof areas shall be permitted to be greater than 48 inches (1219 mm) above the surface of the occupiable roof where the occupants, because of clinical needs, require restraint or containment as part of a function of a psychiatric or cognitive treatment area.

(F10755 / EB98-22 AS)

**CHAPTER 9 ALTERATIONS—LEVEL 3**

**902.1 High-rise buildings.** Any building having occupied floors or occupiable roof more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access shall comply with the requirements of Sections 902.1.1 and 902.1.2.

(F10738 / EB84-22 AS)

**904.1.8 Supervision and Alarms.** Where an automatic sprinkler system is required by Sections 904.1.1 through 904.1.7 such systems shall be provided with supervision and alarms in accordance with Section 903.4 of the *Florida Building Code, Building*.

(F10746 / EB88-22 AS)

**902.2 Conditions for I-1 Occupancies.** Group I-1 Occupancies shall be classified as Condition 1 or Condition 2 in accordance with Section 308.3 of the *Florida Building Code, Building*.

**902.2.1 Smoke Barriers in Group I-1, Condition 2.** In Group I-1, Condition 2 occupancies where the work area is on a story used for sleeping rooms for more than 30 care recipients, the story shall be divided into not less than two compartments by smoke barrier walls in accordance with Section 420.4 of the *Florida Building Code, Building*.

(F10718 / EB72-22 AS)

**902.3 Ambulatory care facilities.** Where a Level 3 work area includes an existing ambulatory care facility, the following shall be provided:

1. A smoke compartment in accordance with Section 422.3 of the *Florida Building Code, Building,* where the alteration results in an ambulatory care facility greater than 10,000 square feet on one story.

2. Separation from adjacent spaces in accordance with Section 422.2 of the *Florida Building Code, Building*, where any such facility has the potential for four or more care recipients are to be incapable of self-preservation at any time.

(F10719 / EB73-22 AS)

**CHAPTER 10 CHANGE OF OCCUPANCY**

Revise Section 1002.2 to read as follows:

**Section 1002.2 Correction: 1002.2 Incidental uses.** Where a portion of a building undergoes a change of occupancy to one of the incidental uses listed in Table ~~509~~ 509.1 of the *Florida Building Code, Building* the incidental use shall comply with Section 509 of the *Florida Building Code, Building* applicable to the incidental use.

Revise Section 1002.4 to read as follows:

**1002.4 Storage.** In Group I-2 occupancies, equipped throughout with an automatic sprinkler~~ed~~ in accordance with Section 903.3.1.1 of the *Florida Building Code, Building,* where a room 250 square feet (23.2 m2) or less undergoes a change in occupancy to a storage room, the room shall be separated from the remainder of the building by construction capable of resisting the passage of smoke in accordance with Section 509.4.2 of the *Florida Building Code, Building*

F-FBC-EB-Ch.5/10/14 – Errata #1

**1002.3 Change of occupancy in health care.** Where a *change of occupancy* occurs to a Group I-2 or I-1*facility*, the *work area* with the *change of occupancy* shall comply with the *Florida Building Code, Building*.

###### ~~Exception~~ Exceptions:

1. A change in use or occupancy in the following cases shall not be required to meet the *Florida Building Code, Building*:
	1. Group I-2, Condition 2 to Group I-2, Condition 1.
	2. Group I-2 to ambulatory health care.
	3. Group I-2 to Group I-1.
	4. Group I-1, Condition 2 to Group I-1, Condition 1.
2. In a Group I-1 occupancy, where a change of use is not in conjunction with a Level 3 alteration, a smoke barrier in accordance with Section 420.4 of the IBC is not required to be added.

(F10750 / EB95-22 AS)

*Add new text as follows:*

**1012.2.1.1 Nonrequired automatic sprinkler systems..** The code official is authorized to permit the removal of existing automatic sprinkler system where all of the following conditions exist:

1. The system is not required for new construction.

2. Portions of the system that are eposed to the public are removed.

3. The system was not installed as part of 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.

**1012.2.1.1.1 Approval.** Plans, investigation and evaluation reports, and other data shall be submitted documenting compliance Section 1012.2.1.1 for review and approval in support of a determination authorizing the removal of the automatic sprinkler system by the code official.

(F10752 / EB97-22 AMPC1)

**1012.5.1 Means of egress for change to a higher-hazard category, add exception 8 to read as follows:**

8. In Group I-1 and I-2 facilities, required guards enclosing the occupiable roof areas shall be permitted to be greater than 48 inches (1219 mm) above the surface of the occupiable roof where the occupants, because of clinical needs, require restraint or containment as part of a function of a psychiatric or cognitive treatment area.

**1012.5.2 Means of egress for change of use to an equal or lower-hazard category, revise exception to read as follows:**

~~Exception~~ Exceptions:

1. Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced because of existing construction shall not be required to comply with the maximum riser height and minimum tread depth requirements.

2. In Group I-1 and I-2 facilities, required guards enclosing the occupiable roof areas shall be permitted to be greater than 48 inches (1219 mm) above the surface of the occupiable roof where the occupants, because of clinical needs, require restraint or containment as part of a function of a psychiatric or cognitive treatment area.

(F10755 / EB98-22 AS)

*Revise as follows:*

**1012.6.1 Height and area for change to a higher-hazard category, revise exception to read as follows:**

~~Exception~~ Exceptions:

1. For high-rise buildings constructed in compliance with a previously issued permit, the type of construction reduction specified in Section 403.2.1 of the *Florida Building Code, Building* is permitted. This shall include the reduction for columns. The high-rise building is required to be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 of the *Florida Building Code, Building*.

2. Buildings that were constructed in compliance with a previously issued permit that have floor assemblies with a 1-1/2 hour fire resistance rating shall not be required to comply with Chapter 5 of the *Florida Building Code, Building* where all of the following apply:

2.1. Chapter 5 of the *Florida Building Code, Building* requires Type IB construction.

2.2. The building does not include Group H occupancies.

2.3. The building is protected throughout with an automatic sprinkler system in accordance Section 903.3.1.1 of the *Florida Building Code, Building*.

(F10757 / EB99-22 AS)

*Revise as follows:*

**1012.7.1 Exterior wall rating for change of occupancy classification to a higher-hazard category.** Where a change of occupancy classification is made to a higher hazard category as shown in Table 1012.7, exterior walls shall have fire resistance, ~~and~~ exterior opening areas, and opening protectives as required by *the Florida Building Code, Building*.

**Exception:** No change

(F10760 / EB100-22 AS)

**1012.8.2 Stairways, revise “Exceptions” as follows:**

Exceptions:

1. No change

2. Unenclosed existing stairways need not be enclosed in a continuous vertical shaft if each story is separated from other stories by 1-hour fire-resistance-rated construction or *approved* wired glass set in steel frames and all exit corridors are sprinklered in accordance with the *Florida Building Code, Building*. The openings between the corridor and the ~~occupant~~ tenant space shall have not fewer than one sprinkler ~~head~~ above the openings on the tenant side. ~~The sprinkler system shall be permitted to be supplied~~ ~~from the domestic water-supply systems, provided that the system is of adequate pressure, capacity and sizing for the combined~~ ~~domestic and sprinkler requirements.~~

3. No change

(F10761 / EB101-22 AS)

**CHAPTER 11 ADDITIONS**

**1101.5 Risk category assignment.** Where the addition and the existing building have different occupancies, the risk category of each existing and added occupancy shall be determined in accordance with Section 1604.5.1 of the *Florida Building Code, Building*. Where application of that section results in a higher risk category for the existing building compared with the risk category for the existing building before the addition, such a change shall be considered a change of occupancy and shall comply with Chapter 10 of this code. Where application of that section results in a higher risk category for the addition compared with the risk category for the addition by itself, the addition and any systems in the existing building required to serve the addition shall comply with the requirements of the *Florida Building Code, Building* for new construction for the higher risk category.

(S10693 / EB47-22 AMPC1)

**1101.6 Smoke Barriers in Group I-1, Condition 2.** Where an addition to an existing Group I-1, Condition 2 building adds sleeping areas that result in more than 50 care recipients on a story, smoke barriers shall be provided to subdivide such story into not fewer than two smoke compartments in accordance with Section 420.4 of the *Florida Building Code, Building*.

**Exception:** Where the existing building is divided into smoke compartments, and the addition does not result in any individual smoke compartment exceeding the size and travel distance requirements in Section 420.4 of the Florida Building Code, Building, additional smoke barriers are not required.

(F10707 / EB56-22 AS)

**CHAPTER 13 RELOCATED OR MOVED BUILDINGS**

No change

**CHAPTER 15 CONSTRUCTION SAFEGUARDS**

No change

**CHAPTER 14 PERFORMANCE COMPLIANCE METHODS**

Revise Section 1401.6.7.1 to read as follows:

**1401.6.7.1 Categories.** The categories for HVAC systems are:

1.Category a—Plenums not in accordance with Section 602 of the *Florida Building Code, Mechanica*l. -10 points.

2. Category b—Air movement in egress elements not in accordance with Section 1018.5 of the *Florida Building Code, Building*. -5 points.

3.Category c—Both Categories a and b are applicable.-15 points.

4.Category d—Compliance of the HVAC system with Section ~~1020.5~~ 1020.6 of the *Florida Building Code, Building* and Section 602 of the *Florida Building Code, Mechanical.* 0 points.

5.Category e—Systems serving one story; or a central boiler/chiller system without

ductwork connecting two or more stories; or where systems have no ductwork. +5 points.

Revise Section 1401.6.11 as follows:

**1401.6.11 Means of egress capacity and number.** Evaluate the means of egress capacity and the number of exits available to the building occupants. In applying this section, the means of egress are required to conform to the following sections of the *Florida Building Code, Building*: 1003.7, 1004, 1005, 1006, 1007, 1016.2, 1026.1, ~~1028.2~~ 1028.3, 1028.5, 1029.2, 1029.3, 1029.4 and 1030. The number of exits credited is the number that is available to each occupant of the area being evaluated. Existing fire escapes shall be accepted as a component in the means of egress when conforming to Section 504.

Revise Section 1401.6.12.1 to read as follows:

**Section 1401.6.12.1 Categories.** The categories for dead ends are:

1.Category a—Dead end of 35 feet (10 670 mm) in Non sprinklered buildings or 70 feet (21 340 mm) in sprinklered buildings.

2.Category b—Dead end of 20 feet (6096 mm); or 50 feet (15 240 mm) in Group B in accordance with Section ~~1020.4~~ 1020.5, Exception 2, of the *Florida Building Code, Building*.

3.Category c—No dead ends; or ratio of length to width (l/w) is less than 2.5:1.

4.Category d—Dead ends exceeding Category a

F-FBC-EB-Ch.5/10/14 – Errata #1

**CHAPTER 16 REFERENCED STANDARDS**

See attached

**Chapter 18**

**Minimum Requirements for the Mandatory Milestone Inspections**

**SECTION 1801**

**Section 1801. Mandatory Structural Inspections for Condominium and Cooperative Buildings.**

**1801.1 General.** Maintaining the structural integrity of a building throughout the life of the building is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. The Legislature has found that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.

**1801.2 Scope.** An owner or owners of a building that is three stories or more in height as determined by the Florida Building Code and that is subject, in whole or in part, to the condominium or cooperative form of ownership as a residential condominium under chapter 718 or a residential cooperative under chapter 719 must have a milestone inspection performed.

**Exception:**

This section does not apply to a single-family, two-family, or three-family or four-family dwelling with three or fewer habitable stories above ground.

**SECTION 1802**

**Milestone Inspection Timeframe and Frequency**

**1802.1** **Applicable buildings shall have a milestone inspection as follows:**

1. By December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If a building reached 30 years of age before July 1, 2022, the building’s initial milestone inspection must be performed before December 31, 2024.
2. If a building reaches 30 years of age on or after July 1, 2022, and before December 31, 2024, the building’s initial milestone inspection must be performed before December 31, 2025.
3. If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building’s certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official.

**Exceptions:**

1. The local enforcement agency may determine that local circumstances, including environmental conditions such as proximity to salt water as defined in *s. 379.101, Florida Statutes,* require that a milestone inspection must be performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If needed, the local enforcement agency must adopt such local circumstances by ordinance.
2. The local enforcement agency may extend the date by which a building’s initial milestone inspection must be completed upon a showing of good cause by the owner or owners of the building that the inspection cannot be timely completed if the owner or owners have entered into a contract with an architect or engineer to perform the milestone inspection, the inspection cannot reasonably be completed before the deadline or other circumstance to justify an extension, and there is no evidence that the building is unsafe, substantial structural deterioration exists, or potentially dangerous conditions exist as certified by the architect or engineer responsible for the milestone inspection.
3. The local enforcement agency may accept an inspection report prepared by a licensed engineer or architect for a structural integrity and condition inspection of a building performed before July 1, 2022, if the inspection and report substantially comply with the requirements of this section. The inspection for which an inspection report is accepted by the local enforcement agency under this paragraph is deemed a milestone inspection for the applicable requirements in *Chapters 718 and 719, Florida Statutes*. If a previous inspection and report is accepted by the local enforcement agency under this paragraph, the deadline for the building’s subsequent 10-year milestone inspection is based on the date of the accepted previous inspection.

**1802.2** If an owner or owners of a building that is subject to a milestone inspection, fails to ensure a Phase 1 or Phase 2 milestone inspection is completed in accordance with Chapter 18, the Building Official may file a complaint with the Department of Business and Professional Regulation Division of Condominiums, Timeshares, and Mobile Homes documenting such failure.

**SECTION 1803**

**Notice For Compliance**

**1803.1**  Upon determining that a building must have a milestone inspection, the local enforcement agency must provide written notice of such required inspection to the condominium association or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, as applicable, by certified mail, return receipt requested*.*

**SECTION 1804**

**Milestone Inspection Phases and Completion Date**

**1804.1 A milestone inspection consists of two phases:**

**1804.1.1 Phase One.** For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and nonhabitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in Section 1804.1.2, is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 1806.1. If the architect or engineer finds that unpermitted work was performed to the structural components of the building, they shall notify the building official of such work.

**1804.1.1.1** **Completion Timeline for Phase One**. Phase one of the milestone inspection must be completed within 180 days after the owner or owners of the building receive the written notice under Section 1803. For purposes of this section, completion of phase one of the milestone inspection means the licensed architect or engineer responsible for the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency.

**1804.1.2 Phase Two**. A phase two milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector’s direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. However, such preference shall not supersede the inspector’s professional judgement as to determining locations for destructive and nondestructive testing that are necessary, in the sole opinion of the inspector, to assess if the building is structurally sound and safe.

**1804.1.2.1 Completion Timeline for Phase Two**. If a phase two inspection is required, within 180 days after submitting a phase one inspection report the architect or engineer responsible for the phase two inspection must submit a phase two inspectionreport to the local enforcement agency or progress report with a timeline for completion of the phase two inspection. The architect or engineer responsible for a phase two milestone inspection shall prepare and submit an inspection report pursuant to subsection 1806.1.

**1804.2 Duty to Report.** Any registered design professional who performs an inspection of an existing building or structure subject to milestone inspection has a duty to report to the owner, association, the local fire chief, and the building official any findings that, if left unaddressed, would endanger life or property, and shall inform the appropriate parties no later than ten (10) days after making such findings. However, if such professional finds that there are conditions in the building or structure meeting the definition of *Dangerous*, such professional shall report such conditions immediately to the building owner or association, the local fire chief, and to the building official within twenty-four (24) hours of the time of discovery. The registered design professional shall also render an opinion if the building or portions of the building need to be vacated and the timeframe for such vacation to occur. In addition to assessing any fines or penalties provided by the jurisdiction, the Building Official may report any violations of this provision to the appropriate licensing agency, regulatory board, and professional organization of such engineer or architect.

**SECTION 1805**

**Milestone Inspection Responsibility**

**1805.1** The milestone inspection report must be obtained by a condominium or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership. The condominium association or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership are each responsible for ensuring compliance with the requirements of this section. The condominium association or cooperative association is responsible for all costs associated with the milestone inspection attributable to the portions of a building which the association is responsible to maintain under the governing documents of the association.

**SECTION 1806**

**Milestone Inspection Reporting**

**1806.1 Minimum Criteria.** Upon completion of a phase one or phase two milestone inspection, the architect or engineer responsible for the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, to any other owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:

(a) Bear the seal and signature, or the electronic signature, of the licensed engineer or architect

 responsible for the inspection.

(b) Indicate the manner and type of inspection forming the basis for the inspection report.

(c) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.

(d) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.

(e) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.

(f) Identify and describe any items requiring further inspection.

**SECTION 1807**

**Milestone Inspection Report Form**

**1807.1** The Milestone Inspection Report Form (Appendix D) shall serve as minimum inspection compliance for Phase One and Phase Two milestone inspection requirements.

**SECTION 1808**

**Local Enforcement Agency Action on Milestone Inspection Results**

**1808.1****Enforcement.** A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section.

**1808.2** **Repair.** A board of county commissioners or municipal governing body may adopt an ordinance requiring that a condominium or cooperative association and any other owner that is subject to this section schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report.

**1808.3 Required Repairs or Modifications:**

1. In the event that repairs or modifications are found to be necessary as a result of the milestone inspection, the building owner shall have a total of 180 days from the date of the milestone inspection report, unless otherwise permitted by the Building Official, in which to complete required repairs and correct the structural deficiencies. All applicable requirements of this code shall be followed with all applicable permits obtained. If an owner or association fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in the inspection report within the required timeframe, the structure may be deemed to be unsafe and unfit for occupation. Such findings shall be reviewed by the Building Official and shall be sent to the Special Magistrate, Code Enforcement Board, or Unsafe Structures Board, as appropriate. Such finding may also be reported as a complaint to the Department of Business and Professional Regulation Division of Condominiums, Timeshares, and Mobile Homes.
2. Once a permit is obtained for all necessary repairs or modifications from the local building department, which has jurisdiction, the *Florida Building Code* shall govern time restraints for such permits, or in accordance with a more restrictive timeframe as directed by the design professional.
3. For corrective action of deficiencies that cannot be commenced within 180 days, the time frame may be extended an additional 185 days not to exceed a total of 365 days when a time frame is specified by the architect or engineer responsible for the milestone inspection or the Architect or Engineer of Record for the repairs and approved by the Building Official. Such extensions shall be contingent on maintaining an active building permit as specified in Section 105.3.2 of the *Florida Building Code, Building*.
4. The building official may issue an extension of not more than 60 days to submit a milestone inspection report or to obtain any necessary permits upon a written extension request from the architect or engineer responsible for the milestone inspection. Such request shall contain a signed and sealed statement from the architect or engineer responsible for the milestone inspection that the building may continue to be occupied while undergoing the milestone inspection.
5. Once all required repairs have been completed, the architect or engineer responsible for the milestone inspection and the report shall re-inspect the areas noted on the original report and shall provide the building owner, association, and building official an amended report with a signed and sealed letter stating that all of the required repairs and corrections have been completed and that the building or structure is acceptable for continued use under the present occupancy. The building owner or the architect or engineer responsible for the milestone inspection shall submit that letter to the building official.

**1808.4 Record Maintenance**: Milestone inspection records must be retained by the authority having jurisdiction for the life of the building.

**Supplement 3 – Glitch**

Revise section 1808.3 to read as follows:

**1808.3 Required Repairs or Modifications:**

**1.** In the event that repairs or modifications are found to be necessary as a result of the milestone inspection, the building owner ~~shall have a total of~~ ~~180~~ must commence such repairs or modifications within 365 days from the date the phase two milestone inspection report is received by the local enforcement agency~~, unless otherwise permitted by the Building Official, in which to complete required repairs and correct the structural deficiencies~~. All applicable requirements of this code shall be followed with all applicable permits obtained. If an owner or association fails to submit proof to the local enforcement agency that repairs have been ~~scheduled or have~~ commenced for substantial structural deterioration identified in the inspection report within the required timeframe, the structure may be deemed to be unsafe and unfit for occupation. Such findings shall be reviewed by the Building Official and shall be sent to the Special Magistrate, Code Enforcement Board, or Unsafe Structures Board, as appropriate. Such finding may also be reported as a complaint to the Department of Business and Professional Regulation Division of Condominiums, Timeshares, and Mobile Homes.

**2.** Once a permit is obtained for all necessary repairs or modifications from the local building department, which has jurisdiction, the *Florida Building Code* shall govern time restraints for such permits, or in accordance with a more restrictive timeframe as directed by the design professional.

**~~3.~~** ~~For corrective action of deficiencies that cannot be commenced within 180 days, the time frame may be extended an additional 185 days not to exceed a total of 365 days when a time frame is specified by the architect or engineer responsible for the Milestone Inspection or the Architect or Engineer of Record for the repairs and approved by the Building Official. Such extensions shall be contingent on maintaining an active building permit as specified in Section 105.3.2 of the~~ *~~Florida Building Code, Building~~*~~.~~

**3~~4~~**. The building official may issue an extension of not more than 60 days to submit a building milestone inspection report or to obtain any necessary permits upon a written extension request from the architect or engineer responsible for the Milestone Inspection. Such request shall contain a signed and sealed statement from the architect or engineer responsible for the Milestone Inspection that the building may continue to be occupied while undergoing the building milestone inspection.

**4~~5~~.** Once all required repairs have been completed, the architect or engineer responsible for the milestone inspection and the report shall re-inspect the areas noted on the original report and shall provide the building owner, association, and building official an amended report with a signed and sealed letter stating that all of the required repairs and corrections have been completed and that the building or structure is acceptable for continued use under the present occupancy. The building owner or the architect or engineer responsible for the Milestone Inspection shall submit that letter to the building official.

**Supplement 6 – Glitch**