

2017 Florida Building Code – Existing Building

SECTION 706

EXISTING ROOFING

[BS] 706.1 General.

Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the Florida Building Code, Building, or Chapter 9 of the Florida Building Code, Residential. Roof repairs to existing roofs and roof coverings shall comply with the provisions of this code.

Exception: Reroofing shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section 1507 of the Florida Building Code, Building for roofs that provide positive roof drainage (High-Velocity Hurricane Zones shall comply with Sections 1515.2.2.1 and 1516.2.4 of the Florida Building Code, Building).

706.1.1

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 existing roofing system or roof section is replaced to conform to requirements of this code. (This reference appears multiple times throughout both volumes of this code.)

2017 Florida Building Code – Building:

1510.10 Mechanical units.

Roof mounted mechanical units shall be mounted on curbs raised a minimum of 8 inches (203 mm) above the roof surface, or where roofing materials extend beneath the unit, on raised equipment supports providing a minimum clearance height in accordance with Table 1510.10.

Exception: In buildings where the existing rooftop equipment, in the opinion of the building official, provides sufficient clearance to repair, recover, replace and/or maintain the roofing system or any of its components, such existing equipment need not comply with Table 1510.10.

- **SECTION 1511**
EXISTING ROOFING

1511.1 General.

Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15.

Exception: Reroofing shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section 1507 for roofs that provide positive roof drainage.

1511.1.1

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 existing roofing system or roof section is replaced to conform to requirements of this code.

- 1521.4

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 existing roofing system or roof section is replaced to conform to requirements of this code.

- **SECTION 1522**
HIGH-VELOCITY HURRICANE ZONES—
ROOFTOP STRUCTURES AND COMPONENTS

1522.1 Rooftop structures.

Rooftop structures shall be designed and constructed in accordance with the *Florida Building Code*.

1522.2 Rooftop mounted equipment.

All rooftop equipment and supports shall be secured to the structure in compliance with the loading requirements of Chapter 16 (High-Velocity Hurricane Zones). The use of wood “sleepers” shall not be permitted.

1522.3

Machinery, piping, conduit, ductwork, signs and similar equipment may be mounted on roofs in compliance with the following:

(Table 1522.3)

1522.3.1

Permanently mounted rooftop equipment shall be installed to provide clearances, in accordance with Table 1522.3, to permit repairs, replacement and/or maintenance of the roofing system or any of its components.

1522.3.2

When reroofing, recovering, performing repair or roof maintenance, and where the roof top equipment is moved to properly execute such work, the minimum clearances of the said equipment support shall be in accordance with Table 1522.3.

1522.3.3

In buildings where the existing rooftop equipment, in the opinion of the building official, provides sufficient clearance to repair, recover, replace and/or maintain the roofing system or any of its components, such existing equipment need not comply with Table 1522.3.

1522.3.4

Electrical conduit, mechanical piping or any other service lines running on the roof shall be raised not less than 8 inches (203 mm) above the finished roof surface.

1522.3.5

Condensate lines shall not drain on the roofing system or any of its components. Condensate lines need not comply with the minimum clearance requirements.