



Informal Interpretation Report Number 5598



Date March 05, 2008

Edition 2004

Section 507.3

Question:

Introduction: When to draw the line between ?repair? and ?replacement? in reference to structural wall opening protection along a multifamily residential building envelope (R-2). Repairs are defined in Chapter 2 of the existing code as ?the patching, restoration and minor replacement of materials, elements, components, equipment and/or fixtures for the purposes of maintaining such materials, elements, components, equipment and/or fixtures in good or sound condition.? Repairs do not trigger upgrades to current standards. +When replacement is necessary, any new exterior windows and doors must meet current windloading and missile impact requirements. (See Section 507.3 of the 2004 Florida Existing Building Code and Chapter 16 of the Florida Building Code). Question 1 Can one repair a damaged exterior window/ door by removing the entire assembly without upgrading to a window/ door which meets current windloading and/or missile impact requirements? Question 2 Does ?repair in-place? and ?remove, repair and reinstall? in the opening differ in terms of what performance criteria will be enforced? Would both methods still allow use of the outdated criteria? Question 3 Does the removal of a single window/ door from the exterior building frame for the purpose of repair allow its reinstallation under the same requirements as the original construction (without regard to building code upgrades or performance)? Some windows/ doors & frames have accelerated stress upon there removal and further devalue the integrity to warrant repair. Question 4 Could multiple damaged window/ door units be repaired (exclusive of in-place modifications) on a gross basis without triggering the requirements of the current FBC statutes for multifamily R-2?

Answer:

An existing window may be removed, repaired and reinstalled as a repair under the existing building code. If a new and different window is installed it is clearly a replacement and all new code provisions must be applied.

On 03/05/2008 at 1:20 PM

Commentary:

None

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Business & Professional Regulation, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.