



Informal Interpretation Report Number 6824



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Section 405

Question:

Is it the intent of section 405 to require the entire building to be brought into compliance with the current code if the building has been damaged by fire such that the cost of repair is more than 50% of the value of the building, similar to old Section 3401.7.2.6 in the 2001 FBC (aka the "50%" rule)?

Answer

No. If there is no alteration (see definition) work being done - the work is classified as a repair. If there is alteration work then it falls within the parameters of 405.1 and the work must comply with the requirements in section 405. However, if the work is classified (by definition) as a repair, then the work must comply with chapter 5 only.

Commentary:

Keep in mind sections "506.2.2 Substantial structural damage to elements of the lateral-force-resisting system" in which case "the building shall be evaluated by a registered design professional" and section 506.2.2.1 and "506.2.3 Substantial structural damage to vertical load-carrying components".

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.