



Informal Interpretation Report Number 6872



Date December 21, 2011

Edition 2007

Section 807.5.2

Question:

Is it the intent of 807.5.2 (807.5.2 Substantial structural alteration. Where more than 30 percent of the total sum of floor and roof areas of the building or structure has been or is proposed to be involved in structural alteration within a 12-month period, the evaluation and analysis shall demonstrate that the altered building or structure complies with the Florida Building Code, Building for wind loading.) when calculating the total sum of floor and roof areas of a building the two areas are separate and not combined? Example: Single story stand alone building, floor sf of 4000 square feet with wood trussed roof structure. Roof structure with overhangs equals 4400 sf. Under 807.5.2 do we combine the floor sf of 4000 sf with the roof structure sf of 4400 to equal the total sum of 8400.

Answer

No do not combine the two unless the roof structure is being altered as well as the area under the roof. In other words, if the roof is not being structurally altered do not add the area of the roof to the calculation.

Commentary:

The 2009 IEBC (2010 FBCEB) provides guidance as to what is counted toward the 30 percent calculation: "The areas to be counted toward the 30 percent shall be those areas tributary to the vertical load-carrying components, such as joists, beams, columns, walls and other structural components that have been or will be removed, added or altered, as well as areas such as mezzanines, penthouses, roof structures and in-filled courts and shafts."

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.