



**Informal Interpretation Report
Number 7770**



Date May 25, 2016

Edition 2014

Section 202

Question:

If the "north" facing facets comprise more than 25% of the roof area, is it the intent of the Roof Section definition, to require full replacement of the roof even if only the "north" facing facets of a roof are damaged in a storm, and the remaining East, West, and South facing facets remain intact and in good condition?

Answer

While there does not appear to be a definition of what a "facet" is related to the building code, if the north "facet" meets the definition of a roof area, only that section is replaced. Otherwise the entire roof covering is replaced.

From the Florida Building Code:
ROOF SECTION. A separation or division of a roof area by existing joints, parapet walls, flashing (excluding valleys), difference of elevation (excluding hips and ridges), roof type or legal description; not including the roof area required for a proper tie-off with an existing system.

Commentary:

The 25% rule still applies per Declaratory Statements issued recently by the Florida Building commission. DS 2015-135 and DS 2015-109.

The Code contains the allowance which permits 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 roofing system or roof section conforms to requirements of this code.

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.