



Informal Interpretation Report Number 7928



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Section 704.1 Means of Egress

Question:

Is it the intent of 704.1 Exception, to allow a nonconforming bedroom egress window to be reduced an additional 5-percent with a replacement window.

Answer

The Existing Buildings volume, section 403.1 tells us that alterations shall be such that the existing building or structure is no less conforming. The 5% reduction was put in place to factor in stronger windows and is based on discussions with the window manufacturers during the code change cycle. This reduction applies to an opening which complied at the time it was originally built. Further reducing a noncompliant opening would make the building less conforming.

Commentary:

An existing window can be reduced by 5% with a replacement unit whether the existing window meets the emergency escape and rescue opening size requirements or not. The exception does not specify any differences between conforming and nonconforming openings, but applies to all replacement windows and doors.

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.