



Informal Interpretation Report Number 7995



Date September 19, 2017

Edition 2014

Section 101.4.4

Question:

Section 101.4.4, F.B.C., entitled "Property Maintenance" is Reserved. Is it the intent of the Florida Building Code to require a property owner to follow the permitting, plan review and inspection procedures set forth in section 553.79, F.S., prior to performing routine maintenance such as the replacement of window screens, flooring, hardware, fixtures, etc., that does not involve structural, plumbing, electrical or mechanical replacement or repair.

Answer

The key to the answer is what is maintenance and what is repair. replacement of an a/c unit is not maintenance, while replacing the air filter is. Replacing floor carpet or tile is maintenance, while replacing the decking is not and would require a permit. Note that Florida Statutes require permitting and inspection of non warranty work on mobile homes.

Commentary:

Permits for renovations and repairs to mobile homes are not required pursuant to the FBC, but are required by Florida Statute Ch. 320.8285 and 320.8232, F.S. See also BOAF Informal Interpretation Report 7968

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.