Informal Interpretation Report
Number 9612

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Section 602.1

Question:

Where a fire-damage repair consists of replacement in kind — same walls in the same locations, windows and doors back into the same openings at the same sizes, no reconfiguration of space, no new or extended systems — is the project properly classified as a Repair, Level 1, Level 2, or Level 3 Alteration .
Specifically, does the 50 percent work area threshold in Section 604.1 apply to areas where damaged components are replaced in kind without reconfiguration, such that the extent of the repair to restore the use alone can make the project a Level 3 Alteration? With multiple buildings on the site, the area of the replacement will not encroach 50 percent work area threshold.

Answer

If no reconfiguring of spaces or systems is proposed, and the replacement of damaged materials with new materials is the entirety of the scope, it is a repair.

Commentary:

None.

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.