

Nassau County Building Department
96161 Nassau Place
Yulee, Florida 32097

Bulletin G- 18-03

MEMORANDUM

TO: Contractors and Owner-Builders

FROM: Terry Cotter, CBO, CFM, Deputy Building Official

SUBJECT: New Requirement: Section 706 Existing Roofing of the Florida Building Code Existing Building Code 6th Edition (2017)

Date: January 23, 2018

Regarding questions on our interpretation of section 706.1.1 of the 2017 Florida Building Code - Existing Buildings. Section 706.1.1 states:

1. 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 is replaced to conform to requirement of this code. (Underlined section was changed for the 2017 Code)

The Definition for Roof Section can be found in Chapter 2 Definitions:

1. **ROOF SECTION.** A separating or division of a roof area by existing expansion joints, parapet wall, flashing, (excluding valley), difference of elevation (excluding hips and ridges), roof type or legal description; no including the roof area required for a proper tie-off with an existing system.

If more than 25% of a roof section is repaired or replaced, only that section must be completely replaced to meet the new existing Building Code.

If the Building was roofed or re-roofed after October 1, 2017, when the Wind Mitigation Law was passed, then it should meet the current Building Code and more than 25% of the section can be replaced without having to replace the entire section. Refer to section 706 Existing roofing for additional changes.

Should you have any questions, or require additional information, contact the Nassau County Building Department at 904-530-6250.

