



**BROWARD COUNTY PUBLIC SCHOOLS
BUILDING DEPARTMENT**

Position Statement # 04 – 100 - 01

Subject: FBC Existing Building Section and Public Educational Facilities
Applicable Code: 2004 FBC – Existing Building Section 101.2
Date: May 9, 2006

Question: Is it the intent of the exception to Section 101.2 of the Florida Building Code, Existing Building to exclude public educational facilities from the requirements of the Existing Building Volume of the code?

Answer: Yes, public educational facilities are exempt from the Existing Building Code.

Comment: See following definitions from Florida Building Code.

“Maintenance and Repair” is the upkeep of educational and ancillary plants including, but not limited to, roof or roofing replacement, short of complete replacement of membrane or structure; repainting of interior or exterior surfaces; resurfacing of floors; repair or replacement of glass and hardware; repair or replacement of electrical and plumbing fixtures; repair of furniture and equipment; replacement of system equipment with equivalent items meeting current code requirements providing that the equipment does not place a greater demand on utilities, structural requirements are not increased, and the equipment does not adversely affect the function of life safety systems; traffic control devices and signage; and repair or resurfacing of parking lots, roads, and walkways.

“Remodeling” is the changing of existing facilities by rearrangement of space and/or change of use. Only that portion of the building being remodeled must be brought into compliance with the *Florida Building Code* and *Uniform Fire Safety Standards* as adopted by the State Fire Marshal unless the remodeling adversely impacts the existing life safety systems of the building.

“Renovation” is the rejuvenating or upgrading of existing facilities by installation or replacement of materials and equipment. The use and occupancy of the spaces remain the same. Only that portion of the building being renovated must be brought into compliance with the *Florida Building Code* and *Uniform Fire Safety Standards* as adopted by the State Fire Marshal unless the renovation adversely impacts the existing life safety systems of the building.

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Community Affairs, ICC, and industry and professional experts have offered this interpretation of the Florida Building Code in the interest of consistency in their application statewide.

This interpretation has been accepted and approved by the BCPS Chief Building Official



Ronald F. Morgan, Acting Chief Building Official

6-1-06

Date: