

CHAPTER 10 ADDITIONS

SECTION 1001 GENERAL

1001.1 Scope. An addition to a building or structure shall comply with the *International Codes* as adopted for new construction without requiring the existing building or structure to comply with any requirements of those codes or of these provisions, except as required by this chapter. Where an addition impacts the existing building or structure, that portion shall comply with this code.

1001.2 Creation or extension of nonconformity. An addition shall not create or extend any nonconformity in the existing building to which the addition is being made with regard to accessibility, structural strength, fire safety, means of egress, or the capacity of mechanical, plumbing, or electrical systems.

1001.3 Other work. Any repair or alteration work within an existing building to which an addition is being made shall comply with the applicable requirements of the appropriate chapter of this code for the level of rehabilitation undertaken.

SECTION 1002 HEIGHTS AND AREAS

1002.1 Height limitations. No addition shall increase the height of an existing building beyond that permitted under the applicable provisions of Chapter 5 of the *Florida Building Code, Building* for new buildings

1002.2 Area limitations. No addition shall increase the area of an existing building beyond that permitted under the applicable provisions of Chapter 5 of the *Florida Building Code, Building* for new buildings unless fire separation as required by the *Florida Building Code, Building* is provided.

Exception: In-filling of floor openings and nonoccupiable appendages such as elevator and exit stair shafts shall be permitted beyond that permitted by the *Florida Building Code, Building*.

1002.3 Fire protection systems. Existing allowable areas increased by the addition shall comply with Chapter 9 of the *Florida Building Code, Building*.

SECTION 1003 STRUCTURAL

1003.1 Compliance with the *Florida Building Code*. Additions to existing buildings or structures are new construction and shall comply with the *Florida Building Code, Building*.

1003.2 Additional gravity loads. Existing structural elements supporting any additional gravity loads as a result of additions shall comply with the *Florida Building Code, Building*.

Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.

2. Buildings of Group R occupancy with no more than five dwelling units or sleeping units used solely for residential purposes where the existing building and the addition comply with the conventional light-frame construction methods as defined in Chapter 2.

1003.3 Lateral-force-resisting system. The lateral-force-resisting system of existing buildings to which additions are made shall comply with Sections 1003.3.1, 1003.3.2 and 1003.3.3.

Exceptions:

1. Buildings of Group R occupancy with no more than five dwelling or sleeping units used solely for residential purposes where the existing building and the addition comply with the conventional light-frame construction methods of the *Florida Building Code* or the provisions of the *Florida Building Code, Residential*.
2. In other existing buildings where the lateral-force story shear in any story is not increased by more than 10 percent cumulative.

1003.3.1 Vertical addition. Any element of the lateral-force-resisting system of an existing building subjected to an increase in vertical or lateral loads from the vertical addition shall comply with the lateral load provisions of the *Florida Building Code, Building*.

1003.3.2 Horizontal addition. Where horizontal additions are structurally connected to an existing structure, all lateral-force-resisting elements of the existing structure affected by such addition shall comply with the lateral load provisions of the *Florida Building Code, Building*.

1003.3.3 Voluntary addition of structural elements to improve the lateral-force-resisting system. Voluntary addition of structural elements to improve the lateral-force-resisting system of an existing building shall comply with Section 807.7.

1003.4 Snow drift loads. Reserved.

1003.5 Flood hazard areas. See Section 501.4.

SECTION 1004 SMOKE ALARMS IN OCCUPANCY GROUPS R-3 AND R-4

1004.1 Smoke alarms in existing portions of a building. Whenever an addition is made to a building or structure of a Group R-3 or R-4 occupancy, the existing building shall be provided with smoke alarms as required by the *Florida Building Code, Building* or the *Florida Building Code, Residential* as applicable. The smoke alarms in the existing building are not required to be interconnected with smoke alarms in other portions of the base building.

**SECTION 1005
ACCESSIBILITY**

1005.1 Minimum requirements. Accessibility provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of, primary function shall comply with the requirements in Chapter 11 of the *Florida Building Code, Building*.

**SECTION 1006
ENERGY CONSERVATION**

1006.1 Minimum requirements. Additions to existing buildings or structures shall comply with the requirements of Chapter 13 of the *Florida Building Code, Building*.

FLORIDA BUILDING CODE

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