

CHAPTER 2

DEFINITIONS

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words used in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the other *Florida Building Code* or the *Florida Fire Prevention Code*. Such terms shall have the meanings ascribed to them in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this chapter, such terms shall have the meanings as defined in *Webster's Third New International Dictionary of the English Language, Unabridged*.

SECTION 202 GENERAL DEFINITIONS

ADDITION. An extension or increase in floor area, number of stories, or height of a building or structure.

ALTERATION. Any construction or renovation to an existing structure other than a repair or addition. Alterations are classified as Level 1, Level 2, and Level 3.

CHANGE OF OCCUPANCY. A change in the purpose or level of activity within a building that involves a change in application of the requirements of this code.

CODE OFFICIAL. The officer or other designated authority charged with the administration and enforcement of this code.

CONVENTIONAL LIGHT-FRAME CONSTRUCTION.

Limitations. Buildings are permitted to be constructed in accordance with the provisions of conventional light-frame construction, subject to the following limitations:

1. Buildings shall be limited to a maximum of three stories above grade.

Exception: Solid blocked cripple walls not exceeding 14 inches (356 mm) in height need not be considered a story.

2. Bearing wall floor-to-floor heights shall not exceed 10 feet (3048 mm).
3. Loads as determined in Chapter 16 of the *Florida Building Code, Building* shall not exceed the following:
 - 3.1. Average dead loads shall not exceed 15 psf (718 N/m²) for roofs and exterior walls, floors and partitions.

- 3.2. Live loads shall not exceed 40 psf (1916 N/m²) for floors.

4. Wind speeds shall not exceed 100 mph (45 m/s)(3-second gust).
5. Roof trusses and rafters shall not span more than 40 feet (12 192 mm) between points of vertical support.

DANGEROUS. Any building or structure or any individual member with any of the structural conditions or defects described below shall be deemed dangerous:

1. The stress in a member or portion thereof due to all factored dead and live loads is more than one and one third the nominal strength allowed in the *Florida Building Code, Building* for new buildings of similar structure, purpose, or location.
2. Any portion, member, or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons.
3. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not anchored, attached or fastened in place so as to be capable of resisting a wind pressure of two thirds of that specified in the *Florida Building Code, Building* for new buildings of similar structure, purpose or location without exceeding the nominal strength permitted in the *Florida Building Code, Building* for such buildings.
4. The building, or any portion thereof, is likely to collapse partially or completely because of dilapidation, deterioration or decay; construction in violation of the *Florida Building Code, Building*; the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; the deterioration, decay or inadequacy of its foundation; damage due to fire, wind or flood; or any other similar cause.
5. The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

EQUIPMENT OR FIXTURE. Any plumbing, heating, electrical, ventilating, air conditioning, refrigerating and fire protection equipment, and elevators, dumb waiters, escalators, boilers, pressure vessels and other mechanical facilities or installations that are related to building services. Equipment or fixture shall not include manufacturing, production or process equipment, but shall include connections from building service to process equipment.

EXISTING BUILDING. A building or structure or portion of a building or structure which has been previously legally occupied or used for its intended purpose.

FLOOD HAZARD AREA. See Section 401.4.

DEFINITIONS

HISTORIC BUILDING. See Section 1002.

INCIDENTAL USE AREA. In cases where use is incidental to some other occupancy, the section of this code governing the occupancy shall apply.

LOAD-BEARING ELEMENT. Any column, girder, beam, joist, truss, rafter, wall, floor or roof sheathing that supports any vertical load in addition to its own weight or any lateral load.

PRIMARY FUNCTION. A primary function is a major activity for which the facility is intended. Areas that contain a primary function include, but are not limited to, the customer services lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried out. Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, corridors and restrooms are not areas containing a primary function.

REHABILITATION. Any work, as described by the categories of work defined herein, undertaken in an existing building.

REHABILITATION, SEISMIC. Reserved.

REPAIR. The patching, restoration and/or minor replacement of materials, elements, components, equipment and/or fixtures for the purposes of maintaining such materials, elements, components, equipment and/or fixtures in good or sound condition.

ROOF SECTION. A separation or division of a roof area by existing expansion joints, parapet walls, flashing (excluding valley), difference of elevation (excluding hips and ridges), roof type or legal description; not including the roof area required for a proper tie-off with an existing system.

SEISMIC LOADING. Reserved.

STRUCTURAL DETERMINATION. For purposes of this code, “structural” shall mean any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load and the removal of which part, material or assembly could cause, or be expected to cause, all or any portion to collapse or fail.

SUBSTANTIAL DAMAGE. See Section 3110 of the *Florida Building Code, Building*.

SUBSTANTIAL IMPROVEMENT. See Section 3109.2 of the *Florida Building Code, Building*.

SUBSTANTIAL STRUCTURAL DAMAGE. A condition where:

1. In any story, the elements of the lateral-force-resisting system, in any direction and taken as a whole, have suffered damage such that the lateral load-carrying capacity

has been reduced by more than 20 percent from its pre-damaged condition, or

2. The vertical load-carrying components supporting more than 30 percent of the structure’s floor or roof area have suffered a reduction in vertical load-carrying capacity to below 75 percent of the *Florida Building Code, Building* required strength levels calculated by either the strength or allowable stress method.

SUNROOM. A one-story structure added to an existing dwelling with an open or glazed area in excess of 40 percent of the gross area of the sunroom structure’s exterior walls and roof. For the purposes of this code, the term sunroom as used herein shall include conservatories, sunspaces, solariums and porch or patio covers or enclosures.

TECHNICALLY INFEASIBLE. An alteration of a building or a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements for new construction and that are necessary to provide accessibility.

UNSAFE BUILDINGS OR EQUIPMENT. Buildings or existing equipment that is insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitutes a fire hazard, or that is otherwise dangerous to human life or the public welfare or that involves illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition.

VALUE. The estimated current replacement cost of the building in kind.

WORK AREA. That portion or portions of a building consisting of all reconfigured elements, systems or spaces as indicated on the construction documents. Work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by this code.