

LOCAL TECHNICAL AMENDMENT

FLORIDA BUILDING CODE 5th Edition (2014) - BUILDING AMEND EXISTING SECTION

1509.6.5 Mechanical Units.

Roof mounted mechanical units shall be mounted on curbs raised a minimum of 8 inches (203 mm) above the roof surface, or where roofing materials extend beneath the unit, on raised equipment supports providing a minimum clearance height in accordance with Table 1509.6.5.

Exception: In buildings where the existing rooftop equipment, in the opinion of the building official, provides sufficient clearance to repair, recover, replace and/or maintain the roofing system or any of its components, such existing equipment need not comply with Table 1509.6.5.

TABLE 1509.6.5 CLEARANCE BELOW RAISED ROOF MOUNTED MECHANICAL UNITS	
WIDTH OF MECHANICAL UNIT (inches)	MINIMUM CLEARANCE ABOVE SURFACES (inches)
< 24	14
24 < 36	18 14
36 < 48	24 14
48 < 60	30 14
> 60	48

Exception: When removing or replacing roof mounted mechanical units for individual units and/or spaces within multi-unit buildings the individual units may be reinstalled utilizing the existing system of attachment. At such time of reroofing of the building all mechanical units must be brought into compliance with this code section.

Local Conditions and Need: This amendment strengthens this code section when dealing with replacement of individual mechanical units by requiring that all roof mounted mechanical units comply with the code section upon reroofing the building.

Fiscal Impact Statement: By providing the exemption, costs to individual unit Owners/Leaseholders would be reduced by waiving the requirements to provide attachment/windload engineering, material and equipment to elevate the mechanical units to comply with Table 1509.6.5 and Building Department plan review.

By requiring all mechanical units to comply upon reroofing, engineering, material and Building Department plan review costs limited to a single instance thereby reducing the overall cost to comply with this code section and conform the intent of reducing future reroofing costs.

As currently written the code section does not take into account that in the event that a building requiring reroofing prior to all mechanical units having been brought into compliance effectively has experienced no net gain or ease of reroofing by having performed compliance by piecemeal/incomplete methods.

Effective Date: Upon Board Approval and posting on the Commission Website.
This amendment if implemented would not discriminate against materials, products, or construction techniques of demonstrated capabilities.