Florida Building Code
25% Rule (Roofing)

1st Edition
Overview

Florida’s 25% Reroofing Rule is found in the 2017 Florida Building Code – Existing Building (6th Edition) within Chapter 7, Section 706.1.1, EXISTING ROOFING.

Florida Building Code 25% Reroofing Rule

Florida Building Code – Existing Building §706.1.1:
“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 existing roofing system or roof section is replaced to conform to requirements of this code.”

This means that if more than 25% of the roofing is damaged AND the roof was not properly permitted (subsequent to October 1, 2005), installed, inspected, or the permit was not “closed out” then the entire roofing section must be reroofed.

In the reverse, if the roof was properly permitted (subsequent to October 1, 2005), installed, inspected, and the permit was “closed out” this rule does not apply.

The definition of a ROOF SECTION, which directly relates to the 25% Rule, is found in the 2017 Florida Building Code – Existing Building (6th Edition) Chapter 2, Section 202, GENERAL DEFINITIONS.

Florida Building Code Definitions

I. ROOF SECTION

Florida Building Code – Existing Building §202:
“ROOF SECTION. A separating 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.”

This means that both sides of a sloped roof are one section, but changes in roofing material or changes in elevation are different roof sections.
Examples:

SINGLE-_FAMILY RESIDENCE
This building (Figure 1) has 2 roof sections shown. While the ridges and valleys do not constitute separations between roof sections, different material types do constitute separations.

TOWNHOUSE
This building (Figure 2) has 15 roof sections shown. Roof sections 1 through 10 are separated by elevation and possibly material type. Sections 11 through 15 are separated by property lines.

CONDOMINIUM
This building (Figure 3) has 11 roof sections shown. Roof sections 1 through 10 are separated by elevation and possibly material type. Unlike the townhouse, the roof atop a condominium is not separated by property lines and is only one section.

II. Related Work

The definition of “related work,” which directly relates to the 25% Rule, is found in the 2017 Florida Building Code – Existing Building (6th Edition) within Chapter 5, Section 502.3, REPAIRS.

Florida Building Code - Existing Building §502.3:
“Work on nondamaged components that is necessary for the required repair of damaged components shall be considered part of the repair and shall not be subject to the provisions of Chapter 7, 8, 9, 10 or 11.”

Since the 25% Roofing Rule is in Chapter 7 of the 2017 Florida Building Code - Existing Building (6th Edition), this means if a roof has 20% actual damage from wind or hail or another peril – it would not matter if the roofer had to remove an additional 20% to replace the damaged shingles. Only the damaged shingles apply to the 25% rule and not the other related work as they are deemed to be nondamaged components.
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References