



MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

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MEMO

TO: All Building Officials in Miami-Dade County

FROM: Herminio F. González, P.E., Secretary
Miami-Dade Board of Rules and Appeals

DATE: April 26, 2006

SUBJECT: Interpretation of the Repair & Replacement Requirements for Glass and Glazing

At their meeting of April 20, 2006, the Board of Rules and Appeals provided an interpretation of the 2004 Florida Existing Building Code. The interpretation addressed two specific glazing issues which were previously discussed at the joint Miami-Dade and Broward Board of Rules and Appeals Glass and Glazing Subcommittee.

The first issue was the replacement of damaged glass & glazing and curtain wall systems. The Boards interpretation is as follows:

“Replacement of damaged glass and glazing in curtain wall systems and exterior windows, doors, garage doors and skylights is a repair pursuant to Chapter 4 of the Florida Existing Building Code (FEBC) and may be replaced with like kind materials unless a dangerous or hazardous condition exists as defined in Section 202 of the FEBC. When new code assemblies are determined to be required, the standard for impact resistance shall be adhered to pursuant to Chapter 16 of the Florida Building Code, Building volume, subject to the exception for R3 occupancies contained in Section 507.3 of the FEBC.”

The second issue involved the replacement of damaged glass & glazing for balcony railings and safeguard systems. The Boards interpretation is as follows:

“Replacement of glass & glazing for balcony railings and safeguard systems is a repair pursuant to Chapter 4 of Florida Existing Building Code and by definition is within a hazardous location and shall be replaced in accordance with Section 403.2 of the Florida Existing Building Code.”

If you have any questions please contact Mr. Eduardo Fernandez, Code Compliance Specialist, Building at (305) 375-5194.