CHAPTER

3

PROVISIONS FOR ALL COMPLIANCE METHODS

SECTION 301—ADMINISTRATION

301.1 General. The *repair*, *alteration*, *change of occupancy*, *addition* or relocation of all *existing buildings* shall comply with Sections 301.2 or 301.3, as applicable.

301.1.1 Bleachers, grandstands and folding and telescopic seating. Existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300.

301.2 Repairs. Repairs shall comply with the requirements of Chapter 4.

301.3 Alteration, change of occupancy, addition or relocation. The *alteration*, *change of occupancy*, *addition* or relocation of all *existing buildings* shall comply with one of the methods listed in Sections 301.3.1 through 301.3.3 as selected by the applicant. Sections 301.3.1 through 301.3.3 shall not be applied in combination with each other.

Exception: Subject to the approval of the *code official*, *alterations* complying with the laws in existence at the time the building, or the affected portion of the building, was built shall be considered in compliance with the provisions of this code. New structural members added as part of the *alteration* shall comply with the *Florida Building Code, Building*. This exception shall not apply to alterations that constitute substantial improvement in flood hazard areas that comply with Section 503.2, 701.3 or 1302.6. This exception shall not apply to the structural provisions of Chapter 5 or to the structural provisions of Sections 707, 807 and 907.

301.3.1 Prescriptive compliance method. *Alterations*, *additions* and *changes of occupancy* complying with Chapter 5 of this code in buildings complying with the *Florida Fire Prevention Code* shall be considered in compliance with the provisions of this code.

301.3.2 Work area compliance method. *Alterations*, *additions*, changes in occupancy and relocated buildings complying with the applicable requirements of Chapters 6 through 13 of this code shall be considered in compliance with the provisions of this code.

301.3.3 Performance compliance method. *Alterations*, *additions*, changes in occupancy and relocated buildings complying with Chapter 14 of this code shall be considered in compliance with the provisions of this code.

301.3.4 Concrete evaluation and design procedures. Evaluation and design of structural concrete in compliance with ACI 562 shall be permitted.

Exception: ACI 562 shall not be used to comply with provisions of this code for seismic evaluation and design procedures.

301.4 Existing mechanical equipment. An agency or local government may not require that existing mechanical equipment located on or above the surface of a roof be installed in compliance with the requirements of the *Florida Building Code* except during reroofing when the equipment is being replaced or moved and is not in compliance with the provisions of the *Florida Building Code* relating to roof-mounted mechanical units.

301.5 Relocated buildings. Relocated buildings shall comply with the requirements of Chapter 13 of this code.

SECTION 302—GENERAL PROVISIONS

302.1 Applicability. The provisions of Section 302 apply to all alterations, repairs, additions, relocations of structures and changes of occupancy regardless of compliance method.

302.2 Additional codes. *Alterations, repairs, additions* and *changes of occupancy* to, or relocation of, *existing buildings* and structures shall comply with the provisions for *alterations, repairs, additions* and *changes of occupancy* or relocation, respectively, in this code and the *Florida Building Code, Energy Conservation*; *Florida Fire Prevention Code*; *Florida Building Code, Fuel Gas*; *Florida Building Code, Mechanical*; *Florida Building Code, Plumbing*; *Florida Building Code, Residential* and NFPA 70. Where provisions of the other codes conflict with provisions of this code, the provisions of this code shall take precedence.

302.3 Existing materials. Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the building official to be unsafe.

302.4 New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for *repairs* and *alterations*, provided no unsafe condition is created. Hazardous materials shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.

302.5 Occupancy and use. When determining the appropriate application of the referenced sections of this code, the occupancy and use of a building shall be determined in accordance with Chapter 3 of the *Florida Building Code, Building*.

302.6 Swimming pools. The provisions of Sections 302.6.1 and 302.6.2 apply to all alterations, repairs, additions, and relocation of equipment at existing swimming pools regardless of compliance method.

302.6.1 Ground-fault circuit-interrupter protection for personnel. Outlets supplying repaired, replaced, altered, or relocated pool pump motors connected to single-phase, 120-volt through 240-volt branch circuits, whether by receptacle or by direct connection, and outlets supplying all other repaired, replaced, altered, or relocated electrical equipment and underwater luminaires operating at voltages greater than the low voltage contact limit, connected to single-phase, 120-volt through 240-volt

branch circuits, rated 15- and 20-amperes, whether by receptacle or by direct connection, shall be provided with ground-fault circuit interrupter protection for personnel.

302.6.2 Equipotential bonding. Any of the parts specified in 680.26(B)(1) through (B)(7) of the NFPA 70, *National Electrical Code* that are repaired, replaced, altered, or installed new at an existing swimming pool shall be connected to the existing bonding system using solid copper conductors, insulated, covered, or bare, not smaller than 8 AWG or with rigid metal conduit of brass or other identified corrosion-resistant metal. Connections to bonded parts shall be made in accordance with Section 250.8 of NFPA 70, *National Electrical Code.* An 8 AWG or larger solid copper bonding conductor provided to reduce voltage gradients in the pool area shall not be required to be extended or attached to remote panelboards, service equipment, or electrodes. All metallic float-in light rings shall be connected to the equipotential bonding grid. Float-in light rings with no provision for bonding, and other devices which do not provide an electrical connection between a metallic underwater luminaire and the forming shell of a wet niche fixture, including screws or bolts not supplied by the luminaire's manufacturer and listed for use with the specific luminaire, shall not be allowed for use with any underwater luminaire that is required to be grounded. Where none of the bonded parts is in direct connection with the pool water, the pool water shall be in direct contact with an approved corrosion-resistant conductive surface that exposes not less than 9 square inches (5800 mm^2) of surface area to the pool water at all times. The conductive surface shall be located where it is not exposed to physical damage or dislodgement during usual pool activities, and it shall be bonded in accordance with Section 680.26(B) of the NFPA 70, *National Electrical Code.* A bonded concrete pool shell shall be considered to be a conductive surface. The interior metallic surface or surfaces of any forming shell (wet niche) shall not be covered with any material, including plaster, except potting compound covering internal bonding connections in conformance with Section 680.23(B)(2)(b) of NFPA 70, *National Electrical Code,* shall be allowed.

Exception: Swimming pools and spas may be bonded by a single copper conductor where the following requirements are met:

1. At least one minimum 8 AWG bare solid copper conductor shall be provided.
2. The conductors shall follow the contour of the perimeter surface.
3. Only listed splicing devices or exothermic welding shall be permitted.
4. The required conductor shall be 18 inches to 24 inches (450 mm to 600 mm) from the inside walls of the pool.
5. The required conductor shall be secured within or under the perimeter surface 4 inches to 6 inches (100 mm to 150 mm) below the subgrade.

SECTION 303—ADDITIONS AND REPLACEMENTS OF EXTERIOR WALL COVERINGS AND EXTERIOR WALL ENVELOPES

303.1 General. The provisions of Section 303 apply to all alterations, repairs, additions, relocations of structures and changes of occupancy regardless of compliance method.

303.2 Additions and replacements. Where an exterior wall covering or exterior wall envelope is added or replaced, the materials and methods used shall comply with the requirements for new construction in Chapter 14 and Chapter 26 of the *Florida Building Code, Building* and Chapter 7 of the *Florida Building Code, Residential*, as applicable, if the added or replaced exterior wall covering or exterior wall envelope involves two or more contiguous stories and comprises more than 15 percent of the total wall area on any side of the building.

CHAPTER

4 REPAIRS

SECTION 401—GENERAL

401.1 Scope. Repairs, as defined in Chapter 2, include the patching or restoration or replacement of damaged materials, elements, equipment or fixtures for the purpose of maintaining such components in good or sound condition with respect to existing loads or performance requirements.

401.1.1 Bleachers, grandstands and folding and telescopic seating. Repairs to existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300.

401.2 Application. Repairs shall comply with the requirements of this chapter and with the provisions of Section 706. Repairs to *historic buildings* need only comply with Chapter 12.

401.3 Conformance. The work shall not make the building less conforming than it was before the *repair* was undertaken.

401.4 Related work. 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.

[BS] 401.5 Flood hazard areas. In flood hazard areas, repairs that constitute *substantial improvement* shall require that the building comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.

401.6 Structure seaward of a coastal construction line. Structures located seaward of the coastal construction line shall be designed to resist the predicted forces of a 100-year storm event in accordance with Section 3109 of the *Florida Building Code, Building.*

401.7 Dangerous buildings. When an historic building is determined as dangerous, no work shall be required except as necessary to correct identified dangerous conditions.

SECTION 402— BUILDING ELEMENTS AND MATERIALS

402.1 New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for *repairs* provided no *dangerous* or *unsafe* condition, as defined in Chapter 2, is created. Hazardous materials, such as asbestos and lead-based paint, shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.

Exception: Repairs to a historic building shall be permitted using original or like materials. Materials shall comply with Sections 402.1, 402.2 and 402.3.

402.2 Glazing in hazardous locations. Replacement glazing in hazardous locations shall comply with the safety glazing requirements of the *Florida Building Code, Building* or *Florida Building Code, Residential* as applicable.

Exception: Glass block walls, louvered windows, and jalousies repaired with like materials.

402.3 Replacement. For repairs in an historic building, replacement or partial replacement of existing or missing features that match the original in configuration, height, size and original methods of construction shall be permitted.

Exception: Glazing in hazardous locations shall comply with Section 402.2.

SECTION 403— FIRE PROTECTION

403.1 General. Repairs shall be done in a manner that maintains the level of fire protection provided.

403.2 Smoke alarms in one-family and two-family dwellings and townhomes. One-family and two-family dwellings and townhomes undergoing a repair, or a Level 1 alteration as defined in the *Florida Building Code*, may use smoke alarms powered by 10-year nonremovable, nonreplaceable batteries in lieu of retrofitting such dwelling with smoke alarms powered by the dwelling's electrical system. A battery-powered smoke alarm that is newly installed or replaces an existing battery-powered smoke alarm as a result of a Level 1 alteration must be powered by a nonremovable, nonreplaceable battery that powers the alarm for at least 10 years. The battery requirements of this section do not apply to a fire alarm, smoke detector, smoke alarm, or ancillary component that is electronically connected as a part of a centrally monitored or supervised alarm system; that uses a low-power radio frequency wireless communication signal; or that contains multiple sensors, such as a smoke alarm combined with a carbon monoxide alarm or other multi devices, and is approved and listed by a nationally recognized testing laboratory.

SECTION 404—MEANS OF EGRESS

404.1 General. Repairs shall be done in a manner that maintains the level of protection provided for the means of egress.

SECTION 405—ACCESSIBILITY

405.1 General. Repairs shall be done in a manner that maintains the level of accessibility provided.

SECTION 406—STRUCTURAL

[BS] 406.1 General. Structural damage shall be repaired in compliance with this section and Section 401.2. Regardless of the extent of structural or nonstructural damage, *dangerous* conditions shall be eliminated. Regardless of the scope of *repair*, new structural members and connections used for *repair* or *rehabilitation* shall comply with the detailing provisions of the *Florida Building Code, Building* for new buildings of similar structure, purpose and location.

[BS] 406.2 Repairs to damaged buildings. Repairs to damaged buildings shall comply with this section and Section 706, Existing Roofing.

[BS] 406.2.1 Repairs for less than substantial structural damage. For damage less than *substantial structural damage*, the damaged elements shall be permitted to be restored to their predamage condition.

[BS] 406.2.2 Substantial structural damage to vertical elements of the lateral force-resisting system. A building that has sustained *substantial structural damage* to the vertical elements of its lateral force-resisting system shall be evaluated in accordance with Section 406.2.2.1, and either repaired in accordance with Section 406.2.2.2 or repaired and rehabilitated in accordance with Section 406.2.2.3, depending on the results of the evaluation.

[BS] 406.2.2.1 Evaluation. The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the *code official*. The evaluation shall establish whether the damaged building, if repaired to its predamage state, would comply with the provisions of the *Florida Building Code, Building* for load combinations that include wind effects.

[BS] 406.2.2.2 Extent of repair for compliant buildings. If the evaluation establishes that the building in its predamage condition complies with the provisions of Section 406.2.2.1, then the damaged elements shall be permitted to be restored to their predamage condition.

[BS] 406.2.2.3 Extent of repair for noncompliant buildings. If the evaluation does not establish that the building in its predamage condition complies with the provisions of Section 406.2.2.1, then the building shall be rehabilitated to comply with the provisions of this section. The wind loads for the *repair* and *rehabilitation* shall be those required by the building code in effect at the time of original construction, unless the damage was caused by wind, in which case the wind loads shall be in accordance with the *Florida Building Code, Building*.

[BS] 406.2.3 Substantial structural damage to gravity load-carrying components. Gravity load-carrying components that have sustained *substantial structural damage* shall be retrofitted to comply with the applicable provisions for dead and live loads in the *Florida Building Code, Building*. Undamaged gravity load-carrying components that receive dead or live loads from retrofitted components shall also be retrofitted if required to comply with these design loads.

[BS] 406.2.3.1 Lateral force-resisting elements. Regardless of the level of damage to gravity elements of the lateral force-resisting system, if substantial structural damage to gravity load-carrying components was caused primarily by wind or seismic effects, then the building shall be evaluated in accordance with Section 406.2.2.1 and, if noncompliant, rehabilitated in accordance with Section 406.2.2.3.

[BS] 406.2.4 Flood hazard areas. In *flood hazard* areas, buildings that have sustained *substantial damage* shall be brought into compliance with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.

SECTION 407— ELECTRICAL

407.1 General. Repairs to existing electrical wiring and equipment undergoing repair shall be in accordance with NFPA 70.

407.1.1 Reconditioned Electrical Equipment. Reconditioned electrical equipment shall comply with NFPA 70. Electrical equipment prohibited from being reconditioned by the applicable sections of NFPA 70 shall not be reconditioned, unless permitted by NFPA 99.

407.1.2 Group I-2 receptacles. Non-“hospital grade” receptacles in patient bed locations of Group I-2 shall be replaced with “hospital grade” receptacles, as required by NFPA 99 and Article 517 of NFPA 70.

SECTION 408—MECHANICAL

408.1 General. Existing mechanical systems undergoing *repair* shall not make the building less conforming than it was before the *repair* was undertaken.

408.2 Mechanical draft systems for manually fired appliances and fireplaces. A mechanical draft system shall be permitted to be used with manually fired appliances and fireplaces where such a system complies with all of the following requirements:

1. The mechanical draft device shall be listed and installed in accordance with the manufacturer’s installation instructions.
2. A device shall be installed that produces visible and audible warning upon failure of the mechanical draft device or loss of electrical power at any time that the mechanical draft device is turned on. This device shall be equipped with a battery backup if it receives power from the building wiring.
3. A smoke detector shall be installed in the room with the appliance or fireplace. This device shall be equipped with a battery backup if it receives power from the building wiring.

SECTION 409—PLUMBING

409.1 Materials. Plumbing materials and supplies shall not be used for repairs that are prohibited in the *Florida Building Code, Plumbing.*

409.2 Water closet replacement. The maximum water consumption flow rates and quantities for all replaced water closets shall be 1.6 gallons (6 L) per flushing cycle.

Exception: Blowout-design water closets [3.5 gallons (13 L) per flushing cycle].

CHAPTER

5 PRESCRIPTIVE COMPLIANCE METHOD

SECTION 501—GENERAL

501.1 Scope. The provisions of this chapter shall control the *alteration, repair, addition* and *change of occupancy* or relocation of *existing buildings* and structures, including *historic buildings* and structures as referenced in Section 301.3.1.

501.1.1 Compliance with other methods. *Alterations*, *additions* and *changes of occupancy* to, or relocation of, *existing buildings* and structures shall comply with the provisions of this chapter or with one of the methods provided in Section 301.3.

501.2 Fire-resistance ratings. Where approved by the code official, buildings where an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the *Florida Building Code, Building* has been added, and the building is now sprinklered throughout, the required fire-resistance ratings of building elements and materials shall be permitted to meet the requirements of the current building code. The building is required to meet the other applicable requirements of the *Florida Building Code, Building*.

Plans, investigation and evaluation reports, and other data shall be submitted indicating which building elements and materials the applicant is requesting the code official to review and approve for determination of applying the current building code fire-resistance ratings. Any special construction features, including fire-resistance-rated assemblies and smoke-resistive assemblies, conditions of occupancy, means-of-egress conditions, fire code deficiencies, approved modifications or approved alternative materials, design and methods of construction, and equipment applying to the building that impact required fire-resistance ratings shall be identified in the evaluation reports submitted.

501.3 New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for *alterations*, provided no hazard to life, health or property is created. Hazardous materials shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.

501.4 Dangerous conditions. The building official shall have the authority to require the elimination of conditions deemed *dangerous*.

SECTION 502—ADDITIONS

502.1 General. *Additions* to any building or structure shall comply with the requirements of the *Florida Building Code, Building* for new construction. Alterations to the *existing building* or structure shall be made to ensure that the *existing building* or structure together with the *addition* are no less conforming to the provisions of the *Florida Building Code, Building* than the *existing building* or structure was prior to the *addition*. An *existing building* together with its *additions* shall comply with the height and area provisions of Chapter 5 of the *Florida Building Code, Building.*

502.1.1 Risk category assignment. Where the addition and the existing building have different occupancies, the risk category of each existing and added occupancy shall be determined in accordance with Section 1604.5.1 of the *Florida Building Code, Building*. Where application of that section results in a higher risk category for the existing building compared with the risk category for the existing building before the addition, such a change shall be considered a change of occupancy and shall comply with Section 506 of this code. Where application of that section results in a higher risk category for the addition compared with the risk category for the addition by itself, the addition and any systems in the existing building required to serve the addition shall comply with the requirements of the *Florida Building Code, Building* for new construction for the higher risk category.

[BS] 502.2 Flood hazard areas. For buildings and structures in *flood hazard areas* established in Section 1612.3 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable, any *addition* that constitutes *substantial improvement* of the *existing structure* shall comply with the flood design requirements for new construction, and all aspects of the *existing structure* shall be brought into compliance with the requirements for new construction for flood design. For new foundations, foundations raised or extended upward, and replacement foundations, the foundations shall be in compliance with the requirements for new construction for flood design.

For buildings and structures in *flood hazard areas* established in Section 1612.3 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable, any *additions* that do not constitute *substantial improvement* of the existing structure are not required to comply with the flood design requirements for new construction, provided that both of the following apply:

1. The *addition* shall not create or extend a nonconformity of the *existing building* or *structure* with the flood resistant construction requirements than the existing building or structure was prior to the addition
2. The *lowest floor* of the *addition* shall be at or above the lower of the *lowest floor* of the *existing building* or *structure* or the *lowest floor* elevation required in Section 1612 of the *Florida Building Code, Building* or Section R322 of the *Florida Building Code, Residential*, as applicable.

[BS] 502.3 Existing structural elements carrying gravity load. Any existing gravity load-carrying structural element for which an *addition* and its related alterations cause an increase in design gravity load of more than 5 percent shall be strengthened, supplemented, replaced or otherwise altered as needed to carry the increased gravity load required by the *Florida Building Code, Building* for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased shall be

considered an altered element subject to the requirements of Section 503.3. Any existing element that will form part of the lateral load path for any part of the *addition* shall be considered an existing lateral load-carrying structural element subject to the requirements of Section 502.4.

[BS] 502.3.1 Design live load. Where the *addition* does not result in increased design live load, existing gravity load-carrying structural elements shall be permitted to be evaluated and designed for live loads approved prior to the *addition*. If the approved live load is less than that required by Section 1607 of the *Florida Building Code, Building*, the area designed for the nonconforming live load shall be posted with placards of approved design indicating the approved live load. Where the *addition* does result in increased design live load, the live load required by Section 1607 of the *Florida Building Code, Building* shall be used.

[BS] 502.4 Existing structural elements carrying lateral load. Where the *addition* is structurally independent of the existing structure, existing lateral load-carrying structural elements shall be permitted to remain unaltered. Where the *addition* is not structurally independent of the existing structure, the existing structure and its *addition* acting together as a single structure shall be shown to meet the requirements of Section 1609 (the High-Velocity Hurricane Zone shall comply with Section 1620) of the *Florida Building Code, Building.*

Exception: Any existing lateral load-carrying structural element whose demand-capacity ratio with the *addition* considered is no more than 10 percent greater than its demand-capacity ratio with the *addition* ignored shall be permitted to remain unaltered. For purposes of calculating demand-capacity ratios, the demand shall consider applicable load combinations with design lateral loads or forces in accordance with Section 1609 of the *Florida Building Code, Building*. For purposes of this exception, comparisons of demand-capacity ratios and calculation of design lateral loads, forces and capacities shall account for the cumulative effects of *additions* and *alterations* since original construction.

502.5 Smoke alarms in existing portions of a building. Where an *addition* is made to a building or structure of a Group R or I-1 occupancy, the *existing building* shall be provided with smoke alarms in accordance with the *Florida Fire Prevention Code*.

502.6 Carbon monoxide protection. An addition to an existing building shall be equipped with carbon monoxide alarms in accordance with the *Florida Fire Prevention Code,* Section 915 of the *Florida Building Code, Building*, or Section R315 of the *Florida Building Code, Residential*, as applicable.

502.7 Enhanced classroom acoustics. In Group E occupancies, enhanced classroom acoustics shall be provided in all classrooms in the addition with a volume of 20,000 cubic feet (565 m^3) or less. Enhanced classroom acoustics shall comply with the reverberation time in Section 808 of ICC A117.1.

502.8 Smoke Barriers in Group I-1, Condition 2. Where an addition to an existing Group I-1, Condition 2 building adds sleeping areas that result in more than 50 care recipients on a story, smoke barriers shall be provided to subdivide such story into not fewer than two smoke compartments in accordance with Section 420.4 of the *Florida Building Code, Building*.

Exception: Where the existing building is divided into smoke compartments, and the addition does not result in any individual smoke compartment exceeding the size and travel distance requirements in Section 420.4 of the *Florida Building Code, Building*, additional smoke barriers are not required.

SECTION 503—ALTERATIONS

503.1 General. Except as provided by Sections 302.3, 302.4, or this section, *alterations* to any building or structure shall comply with the requirements of the *Florida Building Code, Building* for new construction. *Alterations* shall be such that the *existing building* or structure is no less conforming to the provisions of the *Florida Building Code, Building* than the *existing building* or structure was prior to the *alteration*.

Exceptions:

1. An existing stairway shall not be required to comply with the requirements of Section 1011 of the *Florida Building Code, Building* where the existing space and construction does not allow a reduction in pitch or slope.
2. Handrails otherwise required to comply with Section 1011.11 of the *Florida Building Code, Building* shall not be required to comply with the requirements of Section 1014.6 of the *Florida Building Code, Building* regarding full extension of the handrails where such extensions would be hazardous due to plan configuration.

- **[BS] 503.2 Flood hazard areas.** For buildings and structures in *flood hazard areas:*

1. *Alterations* that constitute *substantial improvement* of the existing structure shall comply with the flood design requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design.
2. *Alterations* that do not constitute *substantial improvement* of the existing structure are not required to comply with the flood design requirements for new construction.
3. Unless part of substantial improvement or repair of substantial damage, replacement of exterior equipment and exterior appliances that are damaged by flood shall meet one of the following:
   - 3.1. Be elevated to or above the same height above grade as the first floor of the building, or 4 feet (1219 mm) above grade, whichever is higher.
   - 3.2. For nonresidential buildings and nonresidential portions of buildings, be elevated in accordance with Item 3.1 or located in an enclosure that is dry floodproofed to 4 feet (1219 mm) above grade, or the same height above grade as the first floor of the building, whichever is higher, in accordance with the dry floodproofing requirements of ASCE 24 for attendant utilities and equipment.