

Significant Changes to the Florida Building Code



RPPTL Construction Law Committee – Florida Bar
CLE APPROVED COURSE
October 8, 2012 @ 12:00 PM

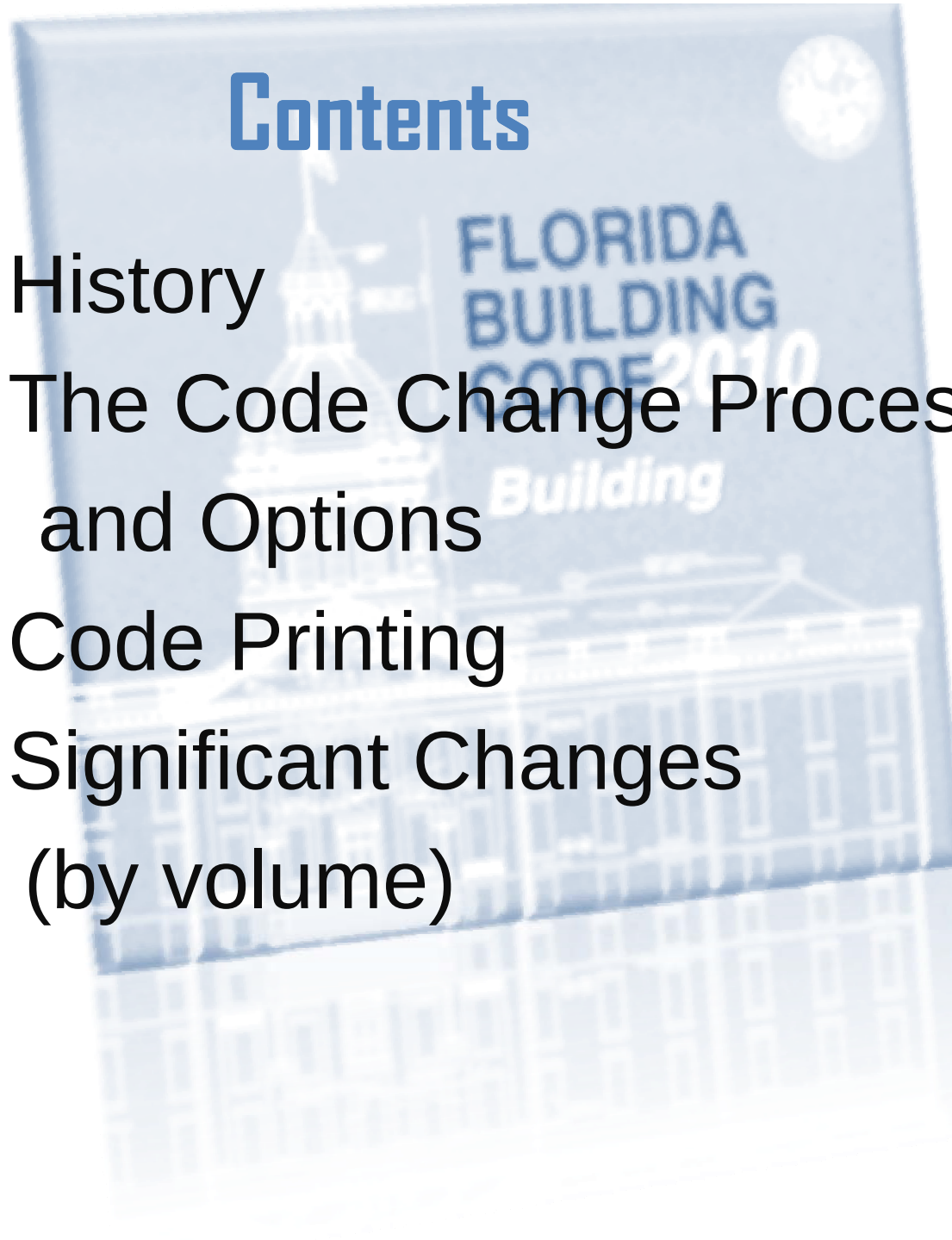
Presented by:
Jerome Sanzone



Building Codes and Standards

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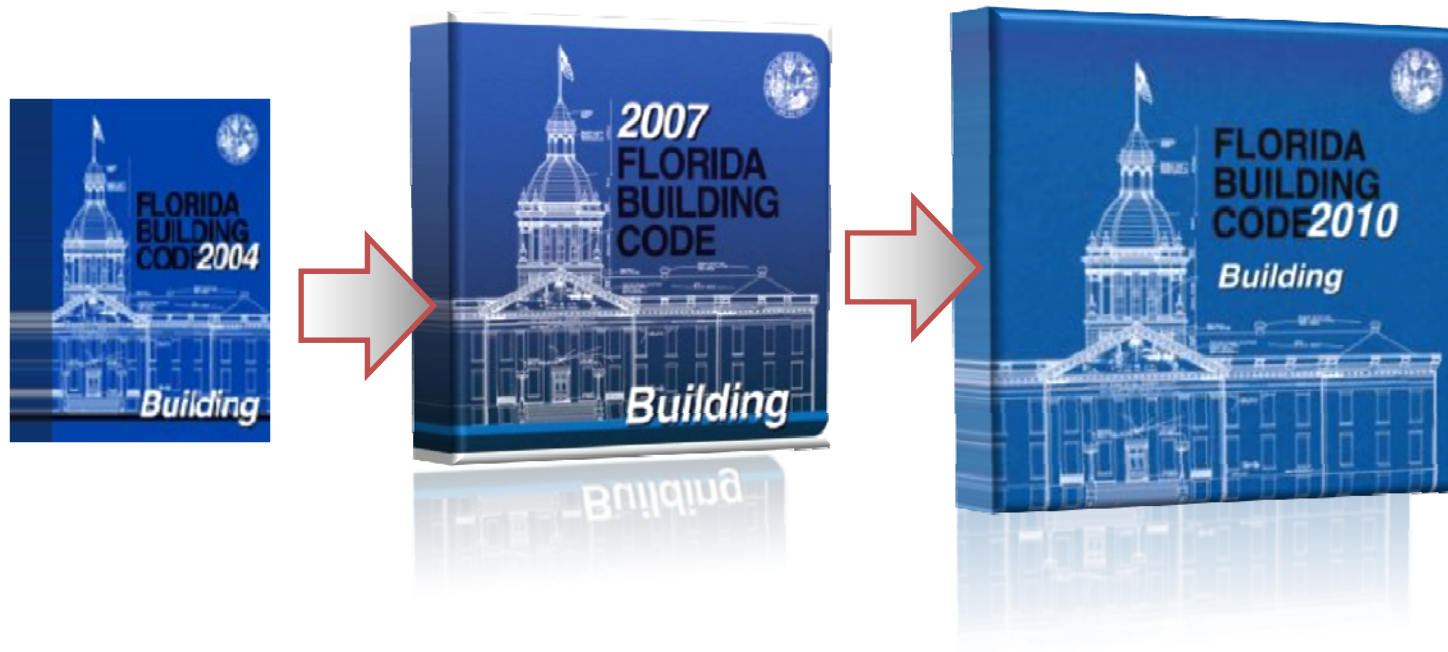


PART 1: HISTORY

Why change the Code?

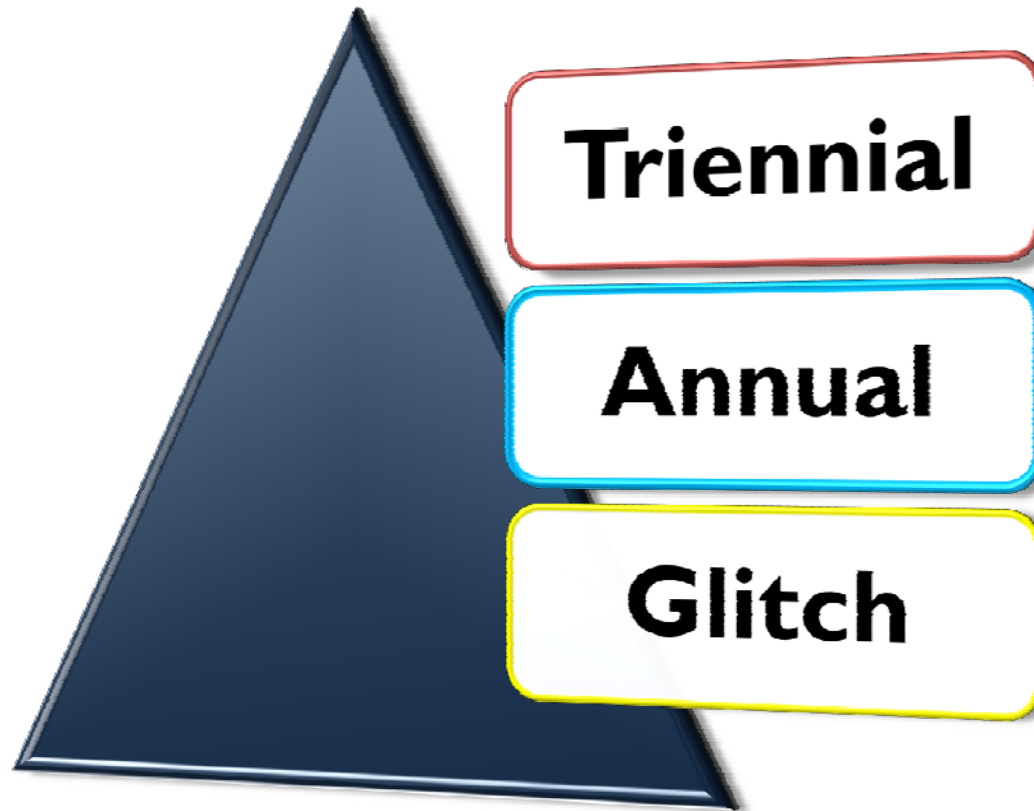
Three Year Cycle

The Commission is required by law to update the FBC every 3 years by selecting the most current I-Code to form the foundation for the updated FBC.

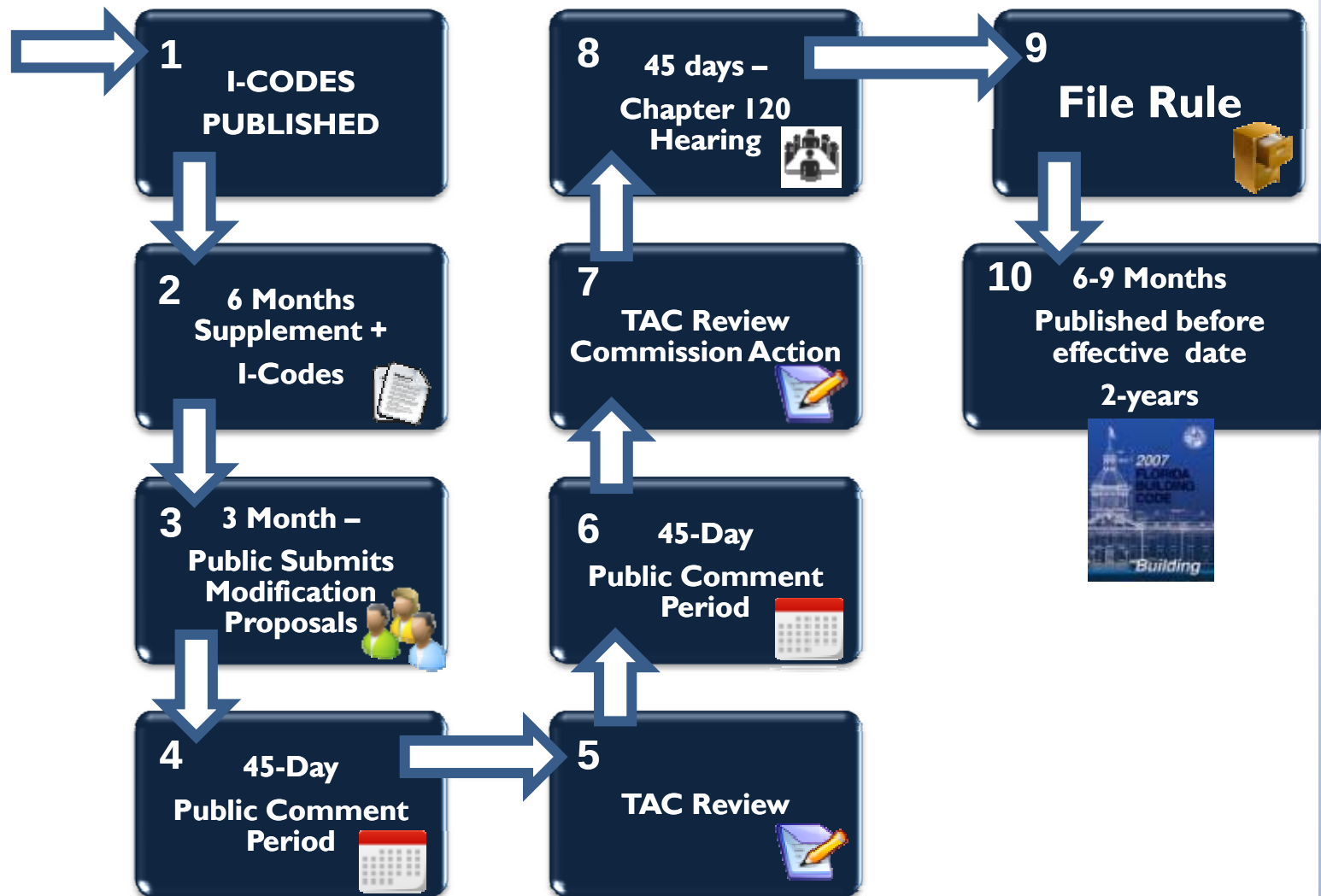


PART 2 : THE CODE CHANGE PROCESS

Code Change Cycles



Triennial and Annual Update



Glitch Code Change Process

Chapter 120 Florida Statutes Rulemaking Process

- **Conflicts within the Florida Building Code.**

- **Conflicts between the Florida Building Code and the Florida Fire Prevention Code.**

- **Unintended omission of a previously adopted Florida specific amendment.**

- **Unintended results from the integration of previously adopted Florida-specific amendments.**

- **Changes to federal or state law.**

- **Updates to the National Electrical Code.**



PART 3: CODE PRINTING

2010 FBC - Code Availability

Printed versions shipping from the ICC

- **View only pdf formats available**

Complete CD Rom version

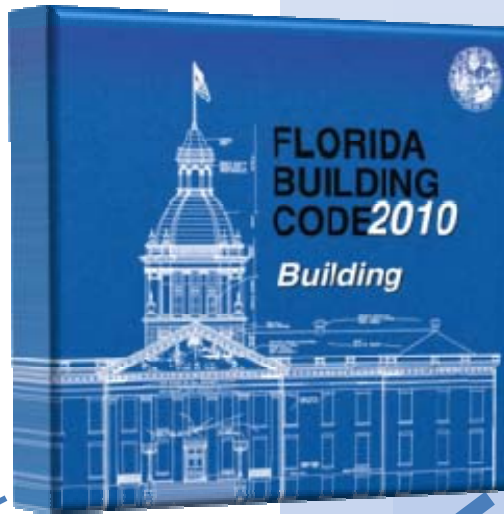
- **Searchable format**



PART 4: SIGNIFICANT CHANGES

Most Visible Changes

**Use of the 2009
International
Codes as the
foundation.**



Most Visible Changes

Integration of the 2010 ADA requirements within the 2010 Florida Accessibility Code.

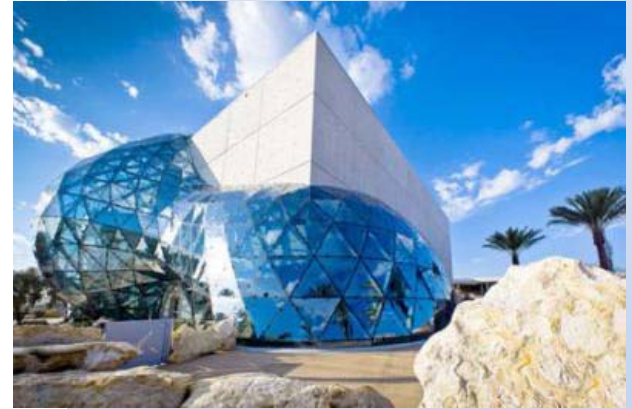
Moving the energy provisions that were in Chapter 13 of the Building Code and Chapter 11 of the Residential Code to the 2010 Florida Energy Conservation Code, centralizing all energy provisions in one location for ease of use and application.

Most Visible Changes

Substantial revisions to wind-and flood-design provisions found in Chapter 16 of the Building Code.

Creates a new wind map for the state In accordance with the new American Society of Civil Engineers (ASCE 7 – 2010).

a. Building Volume



Chapter 1: Administration



102.2

Add new exceptions for family mausoleums not exceeding 250 square feet and temporary housing provided by Department of Correction.

102.8

Clarify when existing mechanical equipment on the surface of the roof must be installed as per the FBC.

Chapter 3

Use and Occupancy Classification

310.1

Classification of several residential uses through the inclusion of specific allowances for small transient uses, live/work units, and small residential care facilities.

R-1 Added

Congregate living facilities (transient) with 10 or fewer occupants are permitted to comply with the construction requirements for Group R-3.

R-2 Added

Live/work units

Chapter 4

Special Details Requirements

402.2

Extends the applications of covered mall buildings to similar facilities that do not have a roof cover.



Definitions

Covered Mall Building

Mall

Open Mall

Open Mall Building



Chapter 4

Special Details Requirements



403.4.4

Requires emergency responder radio for high-rise buildings.

403.5.2

High-rise more than 420 feet in height must now provide an additional exit stairway.

Chapter 4

Special Details Requirements

403.5.5
Require luminous for identifying egress in high-rise as per 1024.



403.6.2
Allow elevators in high-rise that are in compliance with 3008 to be used for occupant self-evacuation.

403.6.2 Occupant evacuation elevators. Where installed in accordance with Section 3008, passenger elevators for general public use shall be permitted to be used for occupant self-evacuation.

Exception:
An additional exit stairway shall not be required to be installed in buildings having elevators used for occupant self-evacuation in accordance with Section 3008.

Chapter 5

General Building Heights and Areas

Revise allowable heights for Groups B, M, S-1 and S-2

	Type II		Type III		Type IV	Type V		
	A	B	A	B			A	B
B:	-	43	-	43	54		-	21
M:	-	42	-	42	-		-	-
S-1:	-	32	-	32	-		-	-
S - 2:	-	43	-	43	-	-	-	-

Chapter 5

General Building Heights and Areas

506.5

Revise the method for calculating allowable area for mixed-occupancy multi-story.

506.5.1

No more than one story above grade plane.

506.5.2

More than one story above grade plane.

Chapter 5

General Building Heights and Areas

509.2

Revise the provisions for horizontal separation of buildings.



Condition 1

Condition 2

Condition 3

Condition 4

Chapter 6

Types of Construction

603.1

Permit FRTW in Type IB construction.



Chapter 7

Fire and Smoke Protection Features

706.1.1

Delete the minimum requirement for 4-hr fire wall and defer such requirement to Section 706.



709.1

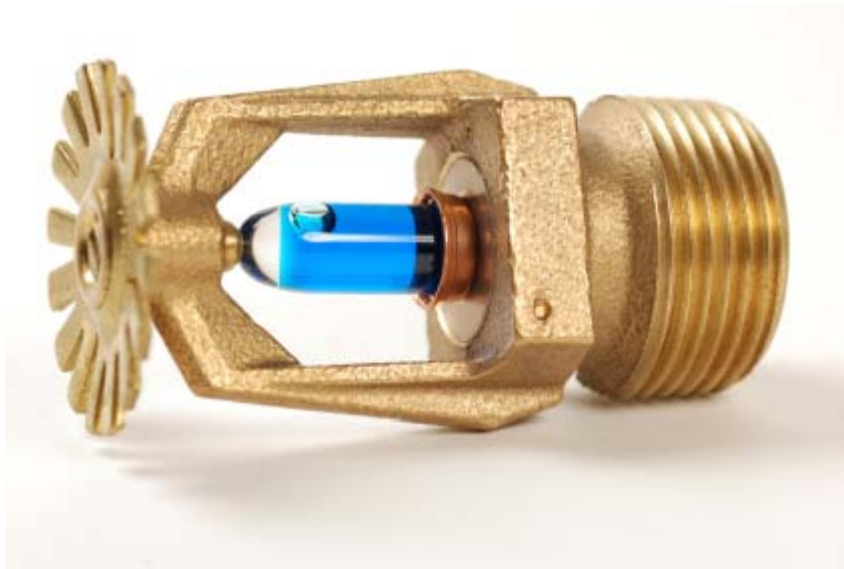
Add new exception for other than dwelling units or sleeping units from tenant separation when a building is protected by a complete automatic sprinkler system.

Chapter 9

Fire Protection System

903.2.3

Reduce the threshold at which the fire area in Group E Occupancies required to be sprinklered from 2000 to 12,000 SF



903.3.1.3
Extend the applications of NFPA 13D to townhouses

Chapter 9: Fire Protection System

916.1.1

Revise the provisions for carbon monoxide protection.



916.1.2

Combination alarms. Combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.

916.1.3

Addition shall mean an extension or increase in floor area, number of stories or height of a building or structure. [3853]

916.1.1 Carbon monoxide alarm. The requirements of Section 916.1 shall be satisfied by providing for one of the following alarm installation:

- (1) A hard-wired carbon monoxide alarm.**
- (2) A battery-powered carbon monoxide alarm.**
- (3) A hard-wired combination carbon monoxide and smoke alarm.**
- (4) A battery-powered combination carbon monoxide and smoke alarm.**

Chapter 10: Means Of Egress

1008.1.1

Provide new exception for building that are 400 square feet or less in area.



1008.1.10

Panic and fire exist hardware



1008.1.10.1 – Add listing requirement for panic hardware.

Buildings that are 400 square feet or less and that are intended for use in conjunction with one- and two-family residences are not subject to the door height and width requirements of this code.

Chapter 12: Interior Environment

1210.1

Modify the requirement for wall base finish materials.



1210.1 Floors and wall base finish materials. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls at least 4 inches (102 mm).

Chapter 14: Exterior Walls

1404.9.2

Add new section to clarify the labeling criteria for manufactured soffit materials.



Chapter 15

Roof Assemblies and Rooftop

1505.8

Add new provisions specific labeling requirements for photovoltaic systems.

1507.15.3 – Add new provisions for installation and testing of building integrated photovoltaic roofing shingles.



Grand Valley State University displaying Uni-Solar Thin Film Solar Cells

BUILDING INTEGRATED PHOTOVOLTAIC ROOFING.
A roofing product consisting of electricity generating photovoltaic component integrated into a roof covering.

Chapter 15

Roof Assemblies and Rooftop

1507.17

**Building Integrated photovoltaic
roofing modules/shingles**

1507.17.1

Material standards

1507.17.2

Attachment

1507.17.3

Wind resistance



Chapter 16: Structural Design

1609.1.1

Adopt by reference the 2008 ICC 600 – Residential Construction in High-wind Regions. Adopt by reference the latest edition “2010” of ASCE 7.



1609.1.2.1

Reference AMCA 540 as testing standard for louvers.

Chapter 17

Structural Tests and Special Inspections

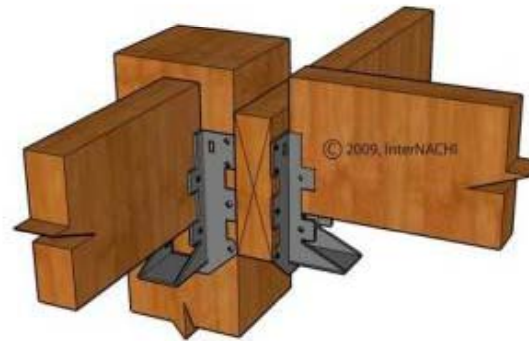
1715.9

Add new provisions for soffit product approval and installation.



1716.1

Revise testing standard for joist hangers and connectors.



Chapter 23: Wood

2301.2

Reference new Standard ICC-400 for design and construction of log structures.



Chapter 24: Glass and Glazing

2406.1.1

Reference ANSI Z97.1 as an alternative standard for impact tests for safety glazing materials.

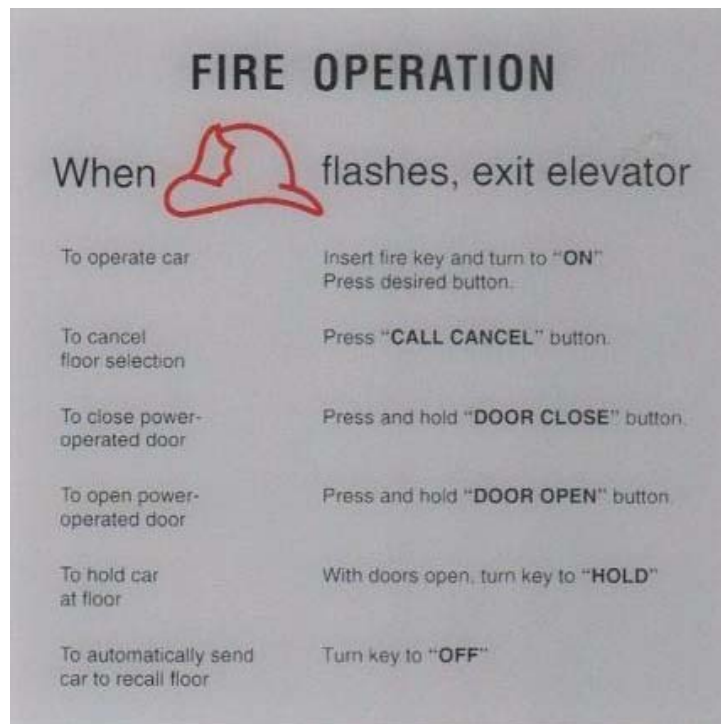


Chapter 30

Elevators and Conveying Systems

3010.1 (c)

Add new provision which address update to existing elevators for Phase II Firefighters Service.



This exception does not prevent an elevator owner from requesting a variance from the applicable codes before or after July 1, 2015. This subsection does not prohibit the division from granting variances pursuant to s. 120.542, Florida Statute. (A1)

b. Residential

Volume



Chapter 3: Building Planning

R301.1.1

Add ICC – 400 as an alternative standard and update standard for cold-framing steel framing to AISI S230.

R301.2.1.1

Update design criteria to include provisions for SIP, reference ICC-600. Correlate section with ASCE 7 – 2010. Update MAF Guide to concrete and the WFCM Guide to Wood Construction in High Wind Areas.

R301.2.1.2

Add new provision to address protection of ventilation openings in exterior wall of buildings located in WBDR.

Ventilation openings in an exterior wall into an attic space in buildings located in windborne debris regions shall have opening protection from windborne debris. Such opening protection into an attic space shall meet the requirements AMCA 540 or shall be protected by an impact resistant cover complying with an approved impact-resistance standard or the large missile test of ASTM E 1996.

Chapter 3: Building Planning

R302.1/Table R302.1

Reformat and regroup provisions related to fire separation, penetrations and other fire-resistance requirements under one section. Require testing for rating of fire separation. Provide exception for fire separation specific to buildings on the same lot.

Add a new exception screen enclosure walls of insect screening.

R302.6/Table R302.6

Add table for “Dwelling/Garage Separation”.

Screen enclosure walls of insect screening with a maximum of 25 percent solid flexible finishes.

Chapter 3: Building Planning

R311.2

Add exception for building that are 400 square feet or less from the door height and width requirements.

R313

Delete provisions for automatic fire sprinklers.

R315

Revise the requirements for carbon monoxide alarms.

R315.1 Carbon monoxide protection

R315.1.1 Carbon monoxide alarm

R315.1.2 Combination alarms

**R315.1.3 Addition shall mean:
An extension or increase
in floor area, number of stories
or height of a building
or structure.**

Chapter 3: Building Planning

R302.6/Table R302.6 add table for “Dwelling/Garage Separation”

TABLE R302.6
DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

Chapter 6: Wall Construction

R602

Revise to remove all provisions that are not applicable to high wind areas.

R616

Add new provisions for soffit product approval and installation.



R616.1 Product Approval.

Manufactured soffit materials and systems shall be subject to statewide or local product approval as specified in FAC Rule 9N-3. The net free area of the manufactured soffit material or system shall be included in the product approval submittal documents.

R616.2 Labels

R616.3

R616.4 Installation

Chapter 7: Wall Covering

R703/Table R703.4

Add wind resistance requirements and clarify the water barrier requirements for exterior walls.

R703.7.3

Add corrosion resistance requirements for protection of lintels.

R703.7.4

Clarify masonry veneer anchorage.



Chapter 7: Wall Covering

R703.11.1.1/R703.11.2

Add specific requirements for installation of vinyl siding including soffit.

R703.8

Clarify flashing requirements for exterior window and door openings.



Flashing at exterior window and door openings shall be installed in accordance with one or more of the following or other approved method:

1.1 The fenestration manufacturer's written flashing instructions.

1.2 The flashing manufacturer's written installation instructions.

1.3 In accordance with FMA/AAMA 100, FMA/AAMA 200, or FMA/WDMA 250.

1.4 In accordance with the flashing method of a registered design professional.

Chapter 7: Wall Covering

R703.10

Revise requirements for panel siding and lap siding for consistency with IRC

R703.10.1

Panel siding

R703.10.2

Lap siding

R703.11

Clarify installation standard for vinyl siding

R703.11 Vinyl siding. Vinyl siding shall comply with and be labeled as conforming to ASTM D 3679 and is permitted to be used on exterior walls in accordance with the manufacturer's approved installation instructions and Section R703.11.1 and R703.11.2.

Chapter 8: Roof-Ceiling Construction

Section R802 – Wood Roof Framing

R802 – Revise to remove provisions that are not applicable to high wind areas.



Chapter 9: Roof Assemblies

R905.16

Add new provisions for building integrated photovoltaic roofing modules/shingles

R905.16.1

Material standards

R905.16.2

Attachment

R905.16.3

Wind resistance



R905.16.3 Wind resistance.
Building integrated photovoltaic roofing modules/shingles shall be tested in accordance with procedures and acceptance criteria in ASTM D 3161 or TAS 107. Building integrated photovoltaic roofing modules/shingles shall comply with the classification requirements of Table R905.2.6.1 for the appropriate maximum basic wind speed. Building integrated photovoltaic roofing modules/shingle packaging shall bear a label to indicate compliance with the procedures in ASTM D 3161 or TAS 107 and the required classification from Table R905.2.6.1.

Chapter 15: Exhaust System

M1502

Clarify the requirements for installation of clothes dryer exhaust.



Chapter 16: Duct Systems

R1601

This section was revised extensively for consistency with the FBC, Energy Conservation.

M1601.6

Provide requirements for independent garage HVAC systems.

M1602.2

Add provisions to prohibit unconditioned attics and crawl spaces as source for outdoor and return air for HVAC systems.

403.6.2 Occupant evacuation elevators. Where installed in accordance with Section 3008, passenger elevators for general public use shall be permitted to be used for occupant self-evacuation.

Exception: An additional exit stairway shall not be required to be installed in buildings having elevators used for occupant self-evacuation in accordance with Section 3008.

Chapter 24: Fuel Gas

G2408.2.1/G2408.6

Clarify appliance installation in garages so as not to exert undue strain on the connections.

G2415.4

Prohibit underground penetration of gas piping.



G2415.4 (404.4) Underground penetrations prohibited.

Gas piping shall not penetrate building foundation walls at any point below grade. Gas piping shall enter and exit a building at a point above grade and the annular space between the pipe and the wall shall be sealed.

Chapter 26: General Plumbing Requirements

P2603.2

Revise to reference AISI 230 for drilling and notching.



P2603.2 Drilling and notching.

Wood-framed structural members shall not be drilled, notched or altered in any manner except as provided in Sections

R502.1.5, R602.1.4, and

R802.1.8. Holes, cutting and notching in cold-formed steel light-frame members shall be in accordance with AISI 230.

Structural insulated panels (SIPs) shall be drilled and notched or altered in accordance with the provisions of Section R613.7.

c. Mechanical

Volume



Chapter 3: General Regulation

304.6

Revise criteria for appliance installation in public garages.

307.2.2/Table 307.2.2

Add new criteria for condensate drain sizing.



Condensate waste and drain line size shall be not less than 3/4-inch (19 mm) internal diameter and shall not decrease in size from the drain pan connection to the place of condensate disposal. Where the drain pipes from more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with Table 307.2.2.

Chapter 4: Ventilation

401.5

Revise intake opening protection to reference AMCA 550.

403.3.1

Revise the criteria for outdoor airflow.

403.3/Table 403.3

Revise outdoor air flow rate/minimum ventilation rates.



Chapter 5: Exhaust Systems

501.3

Revise the criteria for pressure equalization to include R-2 occupancies.

504.8

Add new criteria for common exhaust systems for clothes dryers located in multi-story structures.

506.4.2

Add new criteria for type II termination specific to Type II commercial kitchen hood exhaust.

d. Plumbing Volume



Chapter 3: General Regulations

312.9

Add specific testing criteria for shower liner.



Shower liner test. Where shower floors and receptors are made water-tight by the application of materials required by Section 417.5.2, the completed liner installation shall be tested. The pipe from the shower drain shall be plugged water tight for the test.

The floor and receptor area shall be filled with potable water to a depth of not less than 2 inches (51 mm) measured at the threshold. Where a threshold of at least 2 inches (51 mm) high does not exist, a temporary threshold shall be constructed to retain the testwater in the lined floor or receptor area to a level not less than 2 inches (51 mm) deep measured at the threshold. The water shall be retained for a test period of not less than 15 minutes, and there shall not be evidence of leakage.

Chapter 4: Fixtures, Faucets and Fixtures Fittings

Table 403.1

Revise the minimum number of required plumbing fixtures for Group I-4; modify minimum number of required plumbing fixtures for Assembly A-4 and A-5; and revise the minimum number of required plumbing fixtures for structures with an occupant load of 15 or fewer.

403.3

Clarify the method for calculating fixture count for each sex.

403.3.1

Access (public toilet facilities)

Chapter 4: Fixtures, Faucets and Fixtures Fittings

410.2

Revise to provide clear prohibited locations for drinking fountains.

416.5/424.3.1

Provide for CSA B125.3 as performance criteria for tempered water for public hand-washing facilities, whirlpool bathtub valves, and fill valves.

417.5.2/417.5.2.5

Add criteria for shower lining and sheet-applied, load bearing, bonded, waterproof membranes.

416.5 Tempered water for public hand-washing facilities. Tempered water shall be delivered from public hand-washing facilities. Tempered water shall be delivered through an approved water-temperature limiting device that conforms to ASSE 1070 or CSA B125.3.

Chapter 5: Water Heaters

502.5

Add criteria for clearances for maintenance and replacement.

504.6

Clarify requirements for discharge piping.

504.7

Revise provisions for protection against physical and provide specific thickness for required pan.

Chapter 6: Water Supply and Distribution

608.8 – Clarify the marking for potable and non-potable water lines.



Chapter 7: Sanitary Drainage

Tables 702.1-702.4/705.18

Add performance standard for Polyvinylidene Fluoride Plastic.

705.18.1

Heat-fusion joints.

705.18.2

Mechanical and compression sleeve joints.



Chapter 11: Storm Drainage

Table 1102.4/1102.7

Add performance standard for Polyethylene (PE) plastic pipe.



e. Fuel/Gas Volume



Chapter 3: General Regulations

306.3/306.4

Revise access requirement for appliances in attics and under floors.



Chapter 4: Gas Piping Installation

404.4

Add new section to clarify the prohibition for fuel gas penetrating a foundation wall.





**From our team
to yours...
THANK YOU!**

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