The most difficult challenge of any complex construction project is coordinating the team of specialists who work on it. Through effective coordination the end product becomes more than the sum of its parts. Developing and maintaining a building code is like designing and constructing a building. All of the components must work together to ensure that it provides for the health, safety and welfare of the public.

The majority of the Florida Building Code comes from the International Codes where standards are developed in a legislative-style process that ensures their broad applicability throughout the country. The Commission focuses on developing standards tailored to Florida-specific conditions not addressed adequately by the national model codes. The procedures followed by the Commission rely more on committees where subject-specific experts work through structured consensus development processes to evaluate options and derive recommendations for Florida-specific standards.

The Commission’s Technical Advisory Committees (TACs), Program Oversight Committees (POCs) and ad hoc committees conduct the primary code development and program oversight work of the Commission. The work of these committees is sometimes supplemented by special work groups formed to study and make recommendations on special topics within the broader subject area of the TACs and POCs. The findings and recommendations of the special work groups are then fed back into the work of the TACs and POCs and reported the Commission.

The representation balance between industry and public interests and between competing industry interests is different for work groups than for TACs and POCs. Where TACs are weighted toward public interest representation (five public interest members, three contractors/manufacturers, and three designers/owners/insurers) work groups may have more industry representation. This approach allows additional subject-specific expertise to be brought into the overall Code development process. POCs have only commissioners as members and no specific representation weighting so work groups specific to POC areas of responsibility are used to provide additional representation of the individuals and industries regulated by statutory programs within the Commission’s sphere of responsibility.

The purpose of the procedures and the consensus development processes the Commission employs is to give all interested parties a voice in developing building code and program regulations, to bring as much technical expertise to code and program development as possible, and to ensure the public interest is served. There are checks and balances in the organization and structure of the procedures; however, the quality of the Code and Commission programs depends on the approach of the participants and their commitment to serve more than the interests of the specific group they represent. Positions and policies of specific interest groups and entities must be tempered with science and knowledge based evaluation of the problems we seek to address through regulation. Commercial goals such as positioning products and influencing competition must be subordinated to the public interest. Above all, participants in the Commission’s work should engage in objective study and open-minded discussion of issues and leave legislative lobbying tactics to the political arena. The Commission was established as the Code’s steward precisely because building codes are too technical and complex to be developed and maintained by the Legislature. For the Commission to be effective, the technical deliberations of its committees and workgroups must be objective and devoid of political maneuvering.

I heard that the Commission is beginning work on the next edition of the Florida Building Code. What will the new edition be based on and when will it go into effect?

–John from Orlando, Florida

The laws governing the Florida Building Code require the Commission to select the most current versions of the International Codes when it updates the Code every three years. The next edition will be the 2007 FBC and it is scheduled to go into effect October 2008. The Commission selected the 2006 editions of the I Codes at its October meeting and will begin the long and involved process for reviewing Florida-specific amendments in the spring of 2007. The Code includes the International Building, Residential, Plumbing, Mechanical, Fuel Gas and existing Building Code(s) the National Electrical Code, the Florida Energy Efficiency Code for Building Construction and the Florida Accessibility Code for Building Construction.

What steps does the Commission go through to develop and adopt new editions of the Code?

–Darryl from Tampa, Florida

The process for developing new editions of the Code is conducted in two stages. The first stage involves special processes for development and the second stage is the conventional chapter 120, Florida Statutes, administrative rule adoption process that applies to all state agency rules. Law requires the Commission to select the latest edition of specific national model codes that form the Code’s foundation and requires that all previ-ouslly adopted Florida specific amendments not addressed by a change between the previous and current editions of the foundation codes be integrated into these foundation codes. This forms the core of the new edition of the Florida Building Code. Previously adopted Florida specific amendments that are addressed by a change between the previous and current editions of the foundation codes and all proposals for new Florida-specific amendments, including local amendments and Commission interpretations of the Code, then must go through public noticing and review by the Commission’s technical advisory committees (TACs). The TACs develop recommendations for approval of the proposed amendments, which are then subject to public review prior to the Commission considering them. The new amendments approved by the Commission during this development phase are integrated into the core to provide a draft of the new edition of the Code. The draft is then reviewed and modified as decided by the Commission through the rule development workshops and rule adoption hearing proceedings required by Chapter 120, Florida Statutes. The overall process is lengthy and detailed to ensure extensive opportunity for public input and review of the new edition of the Code prior to it taking effect.

What happens if there are mistakes and glitches in new editions of the Code?

–Jack from Tallahassee, Florida

It is probable that documents as large and complex as the Florida Building Code will have glitches that may range from simple typographical and printing errors to changes in the foundation codes or Florida-specific amendments that have unintended consequences. If the procedure for correcting glitches was as cumbersome as those followed to develop new editions of the Code there would be a problem.

Luckily, there is a simplified procedure for fixing the glitches. That procedure eliminates the code development portion of the updating process and requires only the Chapter 120, Florida Statutes, rule adoption procedures of the general Code amendment process be followed. The Commission has scheduled nine months between adoption of the 2007 Code and its implementation to provide time for training courses to be developed, approved by the licensing boards and given to licensees. A glitch fix amendment proceeding will be conducted during this interval to ensure major problems are eliminated before the Code takes effect.

We heard a lot about the wind borne debris requirements for the Florida panhandle. What will the new requirements be and what are the next steps the Commission is taking?

–Larry from Panama City, Florida

The Commission followed the direction of the Legislature when reviewing the panhandle wind borne debris requirements, which directed it to review the effects of Hurricane Ivan in coordination with building officials from the area. The consensus was there was no wind borne debris problem demonstrated by Hurricane Ivan and since some parties believed higher wind events in the panhandle are inevitable and others believed the effect of hurricanes is different in the panhandle than in south Florida, a study to determine any potential differences would be conducted. The ASCE 7 standard currently provides a 30 percent reduction in wind pressure design requirements for buildings shielded by trees compared to buildings in open terrain so the study was directed to investigating the potential for tree shielding reducing the wind borne debris risk. This sensitivity study, together with data on the impacts to new homes damaged in
My office is filled with building codes.

I have Codes dating all the way back to 1926. They consist of commercial and residential construction codes, electrical wiring and construction in the City of Winter Park codes, and multiple Florida Building Codes. They range in size from one-sixteenth of an inch to two feet thick, three inches by three inches to 12 inches by 12 inches. I have hardbacks, paperbacks, and electronic copies. Needless to say, my collection is extensive.

Each Code was a state-of-the-art model code during its respective publication date. But which of these is the best for public safety today?

Our office constantly receives inquiries and requests for Codes – from both residents and builders. I once had a lady come in and ask, “Can I have a copy of the building code for my addition? I’m going to pull the permit.”

I showed her the current Florida Residential Code, our city’s Land Development Code, and forms and checklists for permitting. She replied, “OK, I guess I don’t need the codes.”

On another occasion, a sharp inspector picked up on a new requirement in a recent amendment to the Code and asked the builder to comply. The builder then came to my office and said, “Why are you all enforcing this requirement? None of the other cities I work in is enforcing this provision.”

Saying that to a building official is like waving a red flag in front of a bull. That’s not what we like to hear.

The current building codes, referenced standards (from the Codes) and commentaries on the Codes, could fill a small library in every building department - not to mention the past Codes that we keep for those personal injury lawsuits when an attorney calls me to say, “What code did you use in 1984 when this building was built? I’m going to subpoena a copy, along with all records from your office, on the commercial building where my client slipped and fell on the last step and broke an ankle. My runner will be by to pick those up tomorrow.”

The code development process is ongoing and is forever amending our Codes, perhaps too frequently. How can we expect to accurately enforce something that changes constantly? Why do building officials have different code interpretations? Why do Broward and Miami-Dade have extra Code provisions? What is the High Velocity Hurricane Zone? Does the wind slow down (or speed up) after crossing the county line in south Florida?

There is no easy answer.

The first step in answering these questions is to find where you can go for help and clarification on this maze of Code changes to stay on top of what’s going on, as well verify that you actually have the most current Codes. There are resources available for interpretations, and one comes in the form of the Building Officials’ Association. Although it is a mammoth job, the BOA provides informal interpretations and more recently, has begun providing binding interpretations to the Code, which was empowered through recent legislation. Another resource is the Building Commission. Individuals have the ability to request a declaratory statement from the Building Commission over a knotty problem that designers and builders have run into on a proposed construction project.

With increased attention to “wind proofing” buildings, product approval, accessibility and energy issues, as well as pressures to reduce insurance losses, the building codes have become increasingly complex and now involve many different industries in the development process. Whether or not you are completely “up to speed” on the latest Code changes, one thing that all of this has generated is a greater attention to public safety for buildings - which ultimately is the goal of the Codes.

But one thing still remains the same: Building Code development ain’t pretty!

George J. Wiggins, CBO, is Director of Building/Code Enforcement/Legislative Affairs for the City of Winter Park. He is a member of the Florida Building Commission and is currently the Municipal or Charter County Representative.
The success of the International Codes, or I-Codes is, in large part, due to the acceptance of the process used to maintain them, the ICC governmental consensus process. The essence of this process is that only those with no special interest other than public safety may vote on the final action on all proposed code changes. (This is the only aspect of the process, however, in which participation is limited.)

New editions of all the I-Codes are produced every three years. This code development process consists of two 18-month cycles per edition. The first step in a code development cycle is the submission of proposed code changes. Anyone is entitled to submit a proposed code change. In essence, one simply proposes how the code section(s) in question should read and why. Code change forms, intended to facilitate this process, are available on the ICC website, www.iccsafe.org. The next step is the creation of the Monograph, or code change book, a compendium of all proposed changes submitted for any given cycle. Currently, 2,233 items have been submitted for consideration during the 2006-2007 cycle.

All code changes are debated in an open public forum at two separate hearings in each cycle. The first of these, the Code Development Hearing, allows the proponents and opponents to the proposed changes to debate the pros and cons of each change before a committee of experts who then make a recommendation as to the disposition of each change, approval, approved as modified, or disapproval.

If a majority of those in attendance disagree with the committee action, they may, by a majority vote provide an alternative recommendation for consideration at the second hearing of the cycle in the form of an assembly action.

Individuals who disagree with the committee recommendations can also challenge them by submitting a public comment. This comment, which must be submitted by the published deadline, states what the desired action should be and why, similar to a code change proposal. All proposed changes, which are the subject of a public comment or an assembly action, are heard again at the final action hearing, the second public hearing in the 18-month cycle.

The final action hearing is characterized by the limiting of the final determination of the proposed code changes to the designated representatives of the governmental members. All proposed changes which were not the subject of either an assembly action or a public comment are block voted at one time without re-hearing them. The effect of this vote is to affirm the action of the committees. All other changes are heard again, separately and subject to the governmental member final vote.

continue to page 6
The changes that are either approved or approved as modified will be incorporated into the next editions of the I-Codes either as the 2007 Supplement to the International Codes or the 2009 editions of the various International Codes.

Why is it important for those with interests primarily at the state or regional level to participate in a national process of code development? The answer is to build a better code by eliminating the need for state and local amendments. Few issues are truly unique to a given area. Environmental forces that act on buildings are a fact of life across the nation, with only their cause and magnitude varying from one region to another. Buildings must be designed to resist the lateral forces induced by wind or seismic activity where they occur. Coastal winds are problematic for beyond the borders of Florida.

In closing, the value in the merger of the three legacy code organizations, Building Officials Code Administrators, International Conference of Building Officials and Southern Building Code Conference International lies in the ease of access to the government consensus code development process which has been created. Where national participation previously required attendance at three different sets of code development meetings with three different sets of rules and three different schedules, a single point of access to the single national code development process is now available.

**Ask Rick, from page 3**

Hurricane Charley, indicated wind borne debris risk is much less for new homes than for older homes and that the treed terrain characteristic of north Florida has a dramatic potential for less risk than the open terrain of south Florida. The Commission determined this is the first scientific study and data available for evaluation of wind borne debris risk and it indicates the panhandle risk does not equate to the south Florida risk. The researchers recommend that for an interim period, while more detailed studies are completed, the wind borne debris region criteria for the panhandle should be increased but not as much as the 120 mph design wind speed line criteria that applies in south Florida. The Commission adopted a new designation that increases the region from that area within one mile of the coast to that area where the design wind speed is 130 mph or greater and all areas within 1,500 feet of mean high water. The new designation will take effect on March 8, 2007. The Commission is proceeding with the more detailed studies that will develop a final designation for the panhandle wind borne debris region with completion targeted for 2007. Additional testing and modeling will be conducted for buildings located in different tree density and development conditions to better understand the bounds on the risk of wind borne debris in treed terrain. The study will also investigate wind borne debris risk in open terrain at various wind speeds to determine the adequacy of the current 120 mph criteria of the ASCE 7 standard.

**Hurricanes are a big problem for us in Florida. What has the Commission done to improve the requirements of the Florida Building Code and reduce building damage?**

—Jennifer from Port Saint Lucie, Florida

The Commission began workshops on the 2004 hurricanes before the season was half over. It assembled researchers and study groups to find out what they were discovering and to develop its plan for response. Immediately after the season ended, it formed the Hurricane Research Advisory Committee to review the studies, to develop recommendations for Code changes and to advise what further research was needed to solve problems that could not be addressed immediately. It also initiated a statistical assessment study to better rank building damage as a base for prioritizing its actions. The analyses of the different studies led to recommendations for Code changes that were prioritized and implemented through two sets of amendments. The first, the “expedited amendment,” which took effect December 2005, was authorized specially by the Legislature at the Commission’s request. The second set, which takes effect December 2006, is a part of the normal annual amendments to the 2004 Code. The Commission is also working with industry groups on new requirements for the 2007 Code that improve the testing of windows for water intrusion, provide simple default prescriptive criteria for anchoring and water-proofing window installations and establish labeling requirements for windows, shutters and garage doors in order to improve compliance and enforcement of the Code. Looking to the future, the Hurricane Research Advisory Committee and the Florida Building Commission have established a research agenda directed to investigating and solving building component and cladding problems in support of Code improvements. Significant effort has also been directed to rapid improvement of the hurricane resistance requirements of the new Residential Volume of the Code, which was just introduced in the 2004 edition.

**Rick Dixon is the Executive Director of the Florida Building Commission housed within the Florida Department of Community Affairs.**
Multi-Disciplinary Approach Essential To Code Development

Buildings are systems of interacting parts not just collections of components so building codes must have coordinated requirements to effectively regulate building performance. Two recent Commission initiatives remind us of how important a multi-disciplinary approach to developing building regulations is to achieving safe and healthy buildings.

Window manufacturers are engaged in an initiative to improve the hurricane driven water resistance of windows in cooperation with the Commission. Their initiative involves both efforts to develop product rating tests that simulate the wind-driven rain and pressure conditions that occur in hurricanes and efforts to develop installation criteria that reduce water intrusion between the windows and walls. The investigations conducted to support these efforts indicate the wall system constructions as well as the window installation components are critical to collecting and redirecting rainwater outward or storing it without allowing entry. The development of solutions to control water intrusion through walls with window and door openings needs to be approached as a systems problem so solutions will be appropriate to the wall they are installed in.

A separate initiative being studied by the Commission is evaluation of adopting criteria from the International Energy Conservation Code (IECC) into the Florida Building Code. The focus of this evaluation has narrowed to consideration of the single biggest difference between the current Code and the IECC requirements for building component efficiency, the solar heat-gain coefficient. The Code currently bases overall building efficiency requirements on window efficiency that limits solar heat gain to roughly half that allowed by conventional windows but allows tradeoffs with the efficiency of other building components. A Commission work group is looking into elimination of the tradeoffs so all windows would be required to be high efficiency.

During the work group review process air conditioning specialist members raised a concern that mandating more energy efficient windows at this time may have negative effects on a healthy indoor environment in Florida homes. Air conditioning systems are typically capable of removing a 70/30 ratio of “sensible heat” to heat coming from removing moisture from the air. If the sensible heat load is reduced significantly but the moisture loads due to outdoor humidity infiltration indoors and internal moisture generation (showers, cooking, etc.) remains the same, standard equipment will not be capable of controlling indoor humidity effectively. This potential problem can be worsened by home owner resistance to downsizing equipment to match reduced sensible loads and by building and environmental factors such as certain construction technologies that absorb instead of repel moisture and rain water, certain construction practices that result in pumping humid attic air indoors and high outdoor humidity for homes near bodies of water. The concern of the air conditioning specialists is that the moisture removal and indoor humidity control that are essential to the control of mold and mildew will not be achieved by the air conditioning equipment required to meet the new federal minimum equipment efficiencies. In this initiative, it was important to consider the impact of potential building envelope component efficiency requirements on the indoor climate control capability of high-efficiency air conditioning systems.

The two initiatives point to an important lesson for code development. That is, development of standards for products and building systems components independently may be effective and not have negative consequences when codes are at a rough development stage, but when codes get to a refined level it becomes more critical that a multi-disciplinary approach to standards development is employed. Multi-disciplinary projects are characteristically more difficult in that they require all participants to become familiar with new concepts and information before analyzing problems and devising solutions. However, they are essential to developing regulations that coordinate all goals and objectives and avoid counteracting requirements.

Rick Dixon is the Executive Director of the Florida Building Commission housed within the Florida Department of Community Affairs.
Window Systems

Most people think of a window’s function as simply to allow light and air into the home. But when you think about it, a window in a Florida home has a rather complicated job: it must allow the sun’s light to pass through, but not the sun’s heat. It must keep cool conditioned air inside, but not allow condensation to form on the surface of the glass. It must not allow hot, humid outside air to leak into the home in summer, nor allow warm inside air to leak out of the house in winter. And as a result of Hurricane Andrew, it’s now realized that windows are a key point of entry for wind, rain and wind-borne debris. The Florida Building Code (FBC) requires windows to be impact-resistant or protected if located within one mile of the coast where the wind speed is 110 mph or greater. (Of course, even if your home is not located in this area, this may be a good idea.)

As you can see, a window is a complex system, and it’s more than just glazing (glass): it also includes the frame sash and any operable elements as well. With the improvements in window technologies, it is now possible to buy impact-resistant and/or energy-efficient windows for your home.

The FBC prescribes performance and construction requirements for exterior windows and glass doors installed in wall systems. Testing by an approved testing laboratory is required, and approved labels must identify the manufacturer, performance characteristics and approved product certification agency, testing laboratory, evaluation entity or Miami-Dade notice of acceptance (NOA). Note that the requirements vary depending on your location within the state.

Testing

There are testing standards set forth by the American Society for Testing & Materials (ASTM) and/or others that must be met before a window is certified as being impact-resistant. One of the most stringent testing requirements is referenced in the High Velocity Hurricane Zone (HVHZ) section of the Florida Building Code, which applies to Miami-Dade and Broward Counties. Every exterior opening, residential or commercial, must be provided with protection by shutters or impact-resistant windows against wind-borne debris caused by hurricanes in the HVHZ.

The Florida Product Approval System, under the Florida Building Commission, covers products that affect the structural integrity of buildings—therefore windows are included. A company may have its products approved for local or state use. Click on “Product Approval” at www.floridabuilding.org for more information.

Note that not all areas of the state require impact-resistant windows. Check with your local building official to determine if you live in such an area. However, if this is a concern, Miami-Dade County has the strictest test protocols in the country for wind-borne debris, air and water tests. The Florida Building Commission recognizes products receiving Miami-Dade NOAs as state-approved products.

Tempered Glass Windows

Note that tempered glass windows and impact-resistant windows are not the same. Tempered glass is one type of heat-treated glass in which the glass is first heated, and then the surface is rapidly cooled. This treatment results in the center of the glass remaining relatively hot compared to the surface. As the center thickness cools, it compresses the surfaces and edges. When tempered glass does break, it fractures into small, relatively harmless fragments. This phenomenon, often referred to as “dicing,” greatly reduces the likelihood of injury to people.

The FBC requires safety glazing material, such as tempered glass, where there is a reasonable likelihood of exposure to human impact, as in door assemblies, bathtub or hot tub enclosures, railings or glass adjacent to stairways, etc. Safety glazing materials are designed to reduce or minimize the likelihood of cutting and piercing injuries when broken by human contact.

Impact-Resistant Glazing

Impact-resistant glazing is available as laminated glass and is also considered a type of safety glazing. Laminated glass consists of two or more panes of clear glass bonded together with clear plastic-like film (usually polyvinyl butyral) sandwiched between the two. This inner “filling” ranging in thickness from .015 to .090 inches, which can be ordered in various colored tints to help reduce UV damage in the home, tends to hold the glass together upon impact. If cracked or broken, the glass fragments tend to adhere to the plastic interlayer thus preventing water, wind or wind-borne debris from entering the structure.

Note that the frames for laminated glass are generally heavier than for regular residential windows, because although the glass may

1 DISCLAIMER – This piece is intended to give the reader only general factual information current at the time of publication. This piece is not a substitute for professional advice and should not be used for guidance or decisions related to a specific design or construction project. This piece is not intended to reflect the opinion of any of the entities, agencies or organizations identified in the materials and, if any opinions appear, are those of the individual author and should not be relied upon in any event. Applicable to 2004 Florida Building Code.
not break, a strong force could hit the window hard enough to cause the entire frame to give way. When undergoing testing, the window is tested as a unit that includes the glass, frame, attachment hardware, and the installation method. Products designed to protect your home's openings must be both tested and approved for wind load and wind-borne debris.

Keep in mind that all glass other than impact-resistant window glass, even if tempered, reinforced or insulated needs to be protected during severe wind events.

Proper Installation

The proper attachment of the window to the structure is critical to the performance of the window. Each manufacturer specifies how its impact-resistant windows must be installed to offer the maximum amount of protection when confronted by storm-driven debris.

The FBC has certain requirements for window installations but primarily refers to following the “published manufacturer’s recommendations.” Detailed information about window and door installation is provided in the American Society for Testing and Materials (ASTM) standard ASTM E 2112 (Standard Practice for Installation of Exterior Windows, Doors and Skylights), a comprehensive installation guide. Look for an installer who has extensive experience and is familiar with this document or other installation specifications as available through the American Architectural Manufacturers Association (AAMA) and who follows the manufacturer’s installation guidelines.

Insurance Benefits

Visit the Florida Wind Insurance Incentives website to search for wind insurance incentives, such as impact-resistant glazing or shutter protection for windows, which reduce wind damage. Check with your homeowner’s insurance carrier to see what kind of a discount is available. Benefits from impact-resistant windows extend beyond storms to broader security concerns such as reduced break-ins and theft. Note: Please be aware there is ongoing discussion as to possible problems with occupant's and rescue personnel's inability to get through impact-resistant egress windows during an emergency.

Energy Performance of Windows

The National Fenestration Rating Council (NFRC) offers a voluntary testing and certification program for thermal performance for windows and residential door products with glass. The NFRC does not conduct structural characteristics, such as impact-resistance, but rather serves as a complementary program that can test the whole window (including frame) for the following characteristics: U-Factor, Solar Heat Gain Coefficient (SHGC),Visible Transmittance, Air Leakage, and Condensation Resistance.

Keep in mind that just because a window has an NFRC certification label it does not mean a window or door is energy efficient. Rather, it provides information about energy performance that users can use to determine if the product is efficient for the region or situation. You’ll note the label contains other information as well, including company name, framing material, product type, etc., so be sure to compare similar products with each other. In Florida, the SHGC rating is the most important since we are usually trying to block the most heat from coming in while admitting the most visible light. Also, look for ENERGY STAR windows for the southern climate that can give you a tax credit through December 31, 2007.

NFRC Label

<table>
<thead>
<tr>
<th>U-Factor (SHGC)</th>
<th>Solar Heat Gain Coefficient</th>
<th>Visible Transmittance</th>
<th>Air Leakage</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.35</td>
<td>0.32</td>
<td>0.51</td>
<td>0.2</td>
</tr>
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- **U-Factor**: U-factor measures the amount of heat that escapes through the product. The lower the rating, the better the window is at preventing heat loss (as imagined, this is more of a concern in northern climates). NFRC certified products require U-factor ratings. In Florida, select windows with a U-factor at least as low as 0.65.
- **Air Leakage** (AL): AL is indicated by an air leakage rating, expressed as the equivalent cubic feet of air passing through a square foot of window area (cfm/sq ft). Heat loss and gain occur by infiltration through cracks in the window assembly. The lower the AL, the less air will pass through cracks in the window assembly.
- **Visible Transmittance** (VT) VT measures how much light comes through a product. The visible transmittance is an optical property that indicates the amount of visible light transmitted. VT is expressed as a number between 0 and 1. The higher the VT, the more light is transmitted.
- **Condensation Resistance** (CR) CR measures the ability of a product to resist the formation of condensation on the interior surface of that product. While this rating cannot predict condensation, it can provide a credible method of comparing the potential of various products for condensation formation. CR is expressed as a number between 0 and 100. The higher the CR rating, the better that product is at resisting condensation formation.

* This rating is optional and manufacturers can choose not to include it.

Primary Sources and Resources:

- American Architectural Manufacturers Association (AAMA) [www.aamanet.org](http://www.aamanet.org)
- American Society for Testing and Materials (ASTM) [www.astm.org](http://www.astm.org)
- Efficient Windows Collaborative [www.efficientwindows.org](http://www.efficientwindows.org)
- ENERGY STAR [www.energystar.gov](http://www.energystar.gov)
- Federal Alliance for Safe Homes (FASH) [www.flash.org](http://www.flash.org)
- Florida Building Code [www.floridabuilding.org](http://www.floridabuilding.org)
- Florida Wind Insurance Incentives Web Site [www.dca.state.fl.us/fhcd/mitdb/index.cfm](http://www.dca.state.fl.us/fhcd/mitdb/index.cfm)
- National Fenestration Rating Council (NFRC) [www.nfrc.org](http://www.nfrc.org)
- University of Florida, Energy Efficient Building Construction in Florida, SP 267, Gainesville, FL

Don't know where to go for an answer to a specific question?

Contact: Building A Safer Florida, Inc. toll-free 1-866-881-3221 or [www.buildingasaferflorida.com](http://www.buildingasaferflorida.com)

This document was developed jointly by Building a Safer Florida and the University of Florida’s Program for Resource Efficient Communities [www.energy.ufl.edu](http://www.energy.ufl.edu).

May 2006
Legislative Issues

All is fairly quiet on the legislative front. The Department anticipates briefing Governor-elect Charlie Crist’s transition team in the near future, and the composition of legislative committees was finalized before Thanksgiving. Now, we can evaluate and select means to achieve the Commission’s legislative goals for the 2007 Session.

One item of note is the work of the Property and Casualty Insurance Reform Committee. Commissioner Carson appeared before the Committee in late October and provided an overview of the work of the Commission and the Florida Building Code. The Committee preliminarily approved one recommendation that would legislatively restrict amendments to the Code that could be considered by the Commission. The overall work of the Committee could result in a special session in January 2007.

The Commission’s legislative recommendations for 2007 result largely from the proceedings before the various workgroups over the summer and fall of 2006. These recommendations will be finalized at the Commission’s December meeting, but the anticipated highlights include:

- Discretion to use of the International Energy Conservation Code as the foundation code for Chapter 13 of the Florida Building Code
- Elimination of the annual Code amendment cycle, expansion of the expedited “glitch” process enacted last year to be utilized whenever the specified criteria have been met, and inclusion of responding to changes to federal or state law as one of the justifications for exercising the “glitch” process
- Modification to the triennial update process to allow for a second review by the Commission’s Technical Advisory Committees to ensure that proposals forwarded to the Commission are fully understood and all stakeholders have been afforded an opportunity to review and comment on the results of the first review

- Require that the sizing of private sewage systems be governed by definitions provided in the Florida Building Code
- Limitation of the certification method of seeking product approval to those products subject to testing standards identified within the Code
- Establish “validation” as a technical review of test data or evaluation results and allowing manufacturers’ engineers or architects to perform evaluations under defined circumstances
- Authority to impose penalties against validators that incorrectly validate applications

Jim Richmond is the counsel for the Florida Building Commission as well as the Commission’s liaison to the Florida Legislature.

Florida Building Commission Actions

October 11, 2006 – Tampa, Florida

- The Commission rescheduled the implementation date for the 2006 Amendments to the 2004 Florida Building Code to December 8, 2006. The new designation for the Wind Borne Debris Region in the panhandle will take effect March 8, 2007, consistent with the requirement of law that the change take effect 6 months after adoption.


- The Commission conducted a rule development workshop on Rule 9B-70, Building Code Education Program, and voted to proceed with rule making by holding a rule adoption hearing.
Upcoming Events

Product Approval Program Oversight Committee (POC) Meeting
RACCA Building
Tampa, Florida
January 24, 2007

Florida Building Commission Meeting
Embassy Suites Hotel
Tampa, Florida
February 5-7, 2007

Technical Advisory Committee Meeting
Casa Monica Hotel
St. Augustine, Florida
March 12-15, 2007

Florida Building Commission Meeting
Casa Monica Hotel
St. Augustine, Florida
March 26-28, 2007

Florida Building Commission Meeting
Embassy Suites Hotel
Tampa, Florida
May 7-9, 2007

If you would like your event added, please email:
codesquarterly@floridabuilding.org

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