By Senator Albritton

A bill to be entitled
An act relating to the Florida Building Code; amending
s. 553.73, F.S.; requiring that the Florida Building
Code require that the entire envelope of certain
buildings being constructed or rebuilt be impact
resistant and constructed with high wind-resistant
collection materials; requiring that all parts or
systems of a building or structure envelope meet
impact test criteria or be protected with an external
protection device that meets such criteria; providing
exceptions; specifying certain items that shall be
deemed to comply with impact tests for wind-borne
debris; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (21) is added to section 553.73,
Florida Statutes, to read:

553.73 Florida Building Code.—
(21) (a) The Florida Building Code shall require that the
entire envelope of a building be impact resistant and require
the use of high wind-resistant construction materials for the
construction of:

1. Multistory residential group R1 or multistory
   residential group R2 occupancies;
2. New residential construction that is:
   a. Within 10 miles of the coastal mean high-water line and
   where the ultimate design wind speed is 130 miles per hour or
greater; or
b. In areas where the ultimate design wind speed is 140
miles per hour or greater;
3. New residential construction in the high-velocity
hurricane zone, as defined in the code; and
4. Buildings designated or used as hurricane shelters.

A structure listed in subparagraph 1., subparagraph 2.,
subparagraph 3., or subparagraph 4. which is being rebuilt after
being deemed uninhabitable or destroyed by a hurricane, a
tropical storm, or a fire must also meet the requirements of
this paragraph.

(b) The code shall require that all parts or systems of a
building or structure envelope, including, but not limited to,
exterior walls, roofs, outside doors, skylights, glazing, and
glass blocks, meet impact test criteria or be protected with an
external protection device that meets the impact test criteria.
This paragraph does not apply to:
1. Roof assemblies attached to a building which do not
breach the exterior wall or building envelope and have no
enclosed sides other than screening;
2. Soffits, soffit vents, or ridge vents. The size and
location of a soffit, soffit vent, or ridge vent must be
detailed by the designer and may not compromise the integrity of
the diaphragm boundary;
3. Vents in a garage that is designed to hold no more than
four cars. The size and location of such vents must be detailed
by the designer and may not exceed the minimum required area by
more than 25 percent;
4. Exterior wall or roof openings for wall- or roof-mounted
HVAC equipment;

5. Openings for roof-mounted personnel access roof hatches;
6. Storage sheds that are not designed for human habitation and that have a floor area of no more than 720 square feet;
7. Louvers that comply with American Society of Civil Engineers Standard ASCE 7-16;
8. Buildings and structures for marinas, cabanas, swimming pools, or greenhouses; or
9. Exterior balconies or porches under existing roofs or decks which are enclosed with screen, removable vinyl, or acrylic panels and an opening in a wall separating a unit from such balcony or porch, unless otherwise required by the code.

(c) The following shall be deemed to comply with impact tests for wind-borne debris:

1. Exterior concrete masonry walls that are constructed in accordance with the code and that are, at minimum, 8 inches thick;
2. Exterior frame walls or gable ends sheathed with, at minimum, 19/32-inch C-D exposure 1 plywood and clad wire lath and stucco that is installed in accordance with the code;
3. Exterior frame walls and roofs constructed in accordance with the code, sheathed with, at minimum, 24-gauge rib-deck-type material, and clad with an approved wall finish;
4. Exterior reinforced concrete elements that are constructed of solid normal weight concrete with no voids and which are, at minimum, 2 inches thick; or
5. Roof systems constructed in accordance with the code, sheathed with, at minimum, 19/32-inch C-D exposure 1 plywood or nominal 1-inch wood decking, and surfaced with an approved roof
system installed in accordance with the code.

Section 2. This act shall take effect October 1, 2020.