

Proposed Code Modifications

**This document created by the Florida Department of Business and Professional Regulation -
850-487-1824**

WITHOUT COMMENTS

TAC: Fire

Total Mods for **Fire** in **Approved as Submitted**: 16

Total Mods for report: 23

Sub Code: Building

F6797

1

Date Submitted 12/27/2015
Chapter 2

Section 202
Affects HVHZ No

Proponent Brad Schiffer
Attachments No

TAC Recommendation Approved as Submitted
Commission Action Pending Review

Comments

General Comments No

Alternate Language No

Related Modifications

Summary of Modification

Revise definition of Horizontal Exit.

Rationale

While Horizontal Exit Section 1026.2 does discuss between buildings not having it noted in the definition, as in the past, could cause confusion with the ability to use this option.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

Provide clarification to Code enforcement.

Impact to building and property owners relative to cost of compliance with code

No cost to compliance. Cost could occur due to time lost due to confusion without clarification.

Impact to industry relative to the cost of compliance with code

No cost to compliance. Cost could occur due to time lost due to confusion without clarification.

Impact to small business relative to the cost of compliance with code

No cost to compliance. Cost could occur due to time lost due to confusion without clarification.

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

Maintains equivalent compliance.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Maintains equivalent compliance.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

Does not discriminate.

Does not degrade the effectiveness of the code

Maintains equivalent compliance.

Is the proposed code modification part of a prior code version? No

HORIZONTAL EXIT. An *exit* component consisting of fire-resistance-rated construction and opening protectives intended to compartmentalize portions of a building or another building thereby creating refuge areas that afford safety from the fire and smoke from the area of fire origin.

Date Submitted	12/30/2015	Section	202	Proponent	Joseph Belcher
Chapter	2	Affects HVHZ	Yes	Attachments	No
TAC Recommendation	Approved as Submitted				
Commission Action	Pending Review				

Comments**General Comments** No**Alternate Language** No**Related Modifications**

1002.1

Summary of Modification

Carries forward definition of Means of Escape

Rationale

This proposal and the companion change to Section 1010 bring forward provisions that have been in the FBC since the first edition. The provisions are field tested and proven to be beneficial to Florida citizens.

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

The proposal will have no fiscal impact on code enforcement. The proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to building and property owners relative to cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to industry relative to the cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to small business relative to the cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014).

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

Yes, Provisions are consistent with FBC-R, 5th Edition (2014).

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Yes, Provisions are consistent with FBC-R, 5th Edition (2014).

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

Does not discriminate. Provisions are consistent with FBC-R, 5th Edition (2014).

Does not degrade the effectiveness of the code

Does not degrade the effectiveness of the code. Provisions are consistent with FBC-R, 5th Edition (2014).

Is the proposed code modification part of a prior code version?

YES

The provisions contained in the proposed amendment are addressed in the applicable international code?

NO

The amendment demonstrates by evidence or data that the geographical jurisdiction of Florida exhibits a need to strengthen the foundation code beyond the needs or regional variation addressed by the foundation code and why the proposed amendment applies to the state?

OTHER

Explanation of Choice

The State of Florida is the only state of the contiguous states where the entire land mass is a hurricane prone region. Historically, Florida has endured numerous land falls from hurricanes and special attention is merited for the installation of hurricane protection. The provisions are carried over from previous editions and are field tested and proven to be effective. Provisions are consistent with FBC-R, 5th Edition (2014).

The proposed amendment was submitted or attempted to be included in the foundation codes to avoid resubmission to the Florida Building Code amendment process?

NO

202 DEFINITIONS

MEANS OF ESCAPE. As used in Section 1010.1.4.5, a way out of a building or structure that does not conform to the strict definition of means of egress but does provide an alternate way out. A means of escape consists of a door, stairway, passage or hall providing a way of unobstructed travel to the outside at street or ground level. It may also consist of a passage through an adjacent non-lockable space, independent of and remotely located from the means of egress, to any approved exit.

1002.1 Definitions. The following terms are defined in Chapter 2:

MEANS OF ESCAPE.

Date Submitted	9/4/2015	Section	1017.2	Proponent	Katie McKay
Chapter	10	Affects HVHZ	No	Attachments	Yes
TAC Recommendation	Approved as Submitted				
Commission Action	Pending Review				

Comments**General Comments** No**Alternate Language** No**Related Modifications****Summary of Modification**

Change travel distance for Occupancy S-1 from 250' with Sprinkler System to 400' as in 2010 FBC and 2015/5th Edition Florida Fire Prevention Code.

Rationale

The travel distance for S1 prior to 2004, was 400' for Sprinklered Buildings. The 2004 code changed the travel distance to 250', which became a problem for large warehouse users. A change was proposed to The Florida Building Code at that time to match The Fire Prevention Code and was approved for the 2007 and 2010 Florida Building Code cycles. The 2014 (5th Edition)FBC does not include the Florida Specific change to 400'.

The current Florida Fire Prevention Code 2015/ 5th Edition has the travel distance for Sprinklered, Ordinary Storage at 400'. This proposed change would be consistent with the FFPC, past Florida Building Codes and be more practical for S1 users.

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

We foresee no impact relative to code enforcement.

Impact to building and property owners relative to cost of compliance with code

Construction costs increase when wall-to-floor area ratio increases. To capture desired sq. ft; a square building is most efficient, cost increases as the building aspect ratio increases. Long skinny buildings are a lot more expensive to build than square/deeper ones for the same sq.ft.

Impact to industry relative to the cost of compliance with code

The code restricts large Distribution Centers efficiency. Current businesses can't expand facilities as planned. Users are re-considering large DC's in FL. Many are deep buildings 450'-600' +/- with loading doors, loading areas and bulk or high piled storage. Logistics are severely compromised.

Impact to small business relative to the cost of compliance with code

We foresee no impact relative to the cost of compliance for small businesses, unless a small business owner has a large warehouse, then they would face the challenges described above.

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

No adverse impact. The general public benefits. They are a necessary part of our economic infrastructure; most of the goods we use and consume at home and work have passed through a distribution center. They also provide jobs from unskilled labor to upper management and several related industries.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

This change improves the code by allowing large storage facilities to exist, while maintaining safety requirements set forth by NFPA.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

The code in its' current state (250' for S1 sprinklered) discriminates in the method of logistical operations used by many companies. The proposed code change would remove the current discrimination discouraging companies from locating their DC's in Florida, where they are needed.

Does not degrade the effectiveness of the code

This change does not degrade code effectiveness.

Is the proposed code modification part of a prior code version?

YES

The provisions contained in the proposed amendment are addressed in the applicable international code?

NO

The amendment demonstrates by evidence or data that the geographical jurisdiction of Florida exhibits a need to strengthen the foundation code beyond the needs or regional variation addressed by the foundation code and why the proposed amendment applies to the state?

YES

The proposed amendment was submitted or attempted to be included in the foundation codes to avoid resubmission to the Florida Building Code amendment process?

1st Comment Period History

Proponent	Brune Matt	Submitted	1/26/2016	Attachments	No
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Comment:

As a developer operating nationwide, I can attest that we continue to see a trend towards larger (deeper) distribution and warehousing facilities. As our tenants become more efficient operationally, they can operate larger facilities and actually require less loading docks through automation and scheduling. Tenants in the market for a facility of this size will look for deeper cross-dock facilities across their footprint so all facilities have similar functionality.

As this petition mentions, costs do increase for a longer, skinnier building. Estimates could vary widely since tenants will have different needs. However inefficiencies with floor/wall ratio and HVAC systems will increase costs if all other items are equal.

F6409-G1

A, E, F-1, M, R, S-1 200 250b

S-1 200 400b

Florida Building Code Proposed Modification

Mod # 6409

Code Change Cycle 2017 Triennial Original Modification 07/01/2015 - 01/02/2016

Code Version 2017

Sub Code Building

Chapter & Topic Chapter 10 - Means of Egress

Section 1016.2

Original Modifications Needs More Information, More Information Requested:

Please provide for quantitative estimate for reduction in cost or additional cost to construction due to the proposed code change. Thanks Mo Madani 850-717-1825

Requested By Mo Madani

Date Requested 09/13/2015

November 24, 2015

Mr Modani,

Providing a quantitative estimate for additional cost is difficult, since it would vary with each building configuration; however I am attaching a general example for your reference and offer more information below.

Since my submittal of this Proposed Modification, I have learned that the IBC has added a section in the 2015 Code that would allow for the 400' travel distance in F1 and S1 occupancies. I have attached a copy for your reference.

Impact to building and property owners relative to cost of compliance with code:

The actual "hard" cost of current S-1 limited 250' travel distance code compliance would need to be evaluated on a building/project specific basis, based on the unique physical characteristics for each one. A general statement of negative cost impact with the current code is that construction costs increase with the current travel distance because the building's wall-to-floor area ratio increases in order to capture the desired square footage; a square building is most efficient, and the wall-to-floor area ratio, and cost, increases as the building aspect ratio increases. Simply put, long skinny buildings are a lot more expensive to build than square/deeper ones for the same square footage. Operational costs for shallow depth/long buildings are addressed below.

Land owners that have planned for large distribution centers are finding that businesses can no longer build the size and depth of buildings for S-1 Storage that have been allowed before the 2014 code change. Many of such parcels are not easily converted to other uses as the large DC sites do not generally share property lines with smaller depth sites for non-related uses.

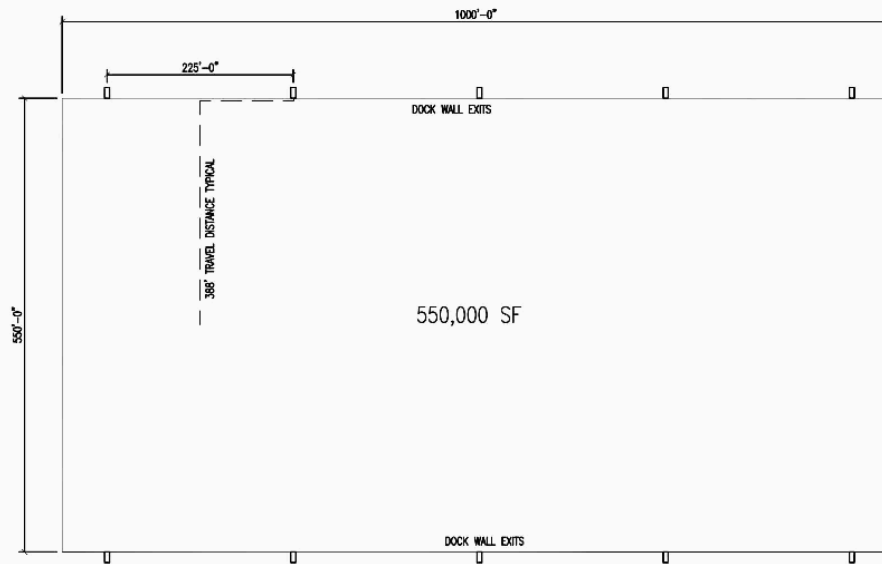
Going back to 400' allowed travel distance for S-1 in sprinkled buildings will allow for a relative reduction in construction costs due to greater building efficiency.

Impact to industry relative to cost of compliance with code:

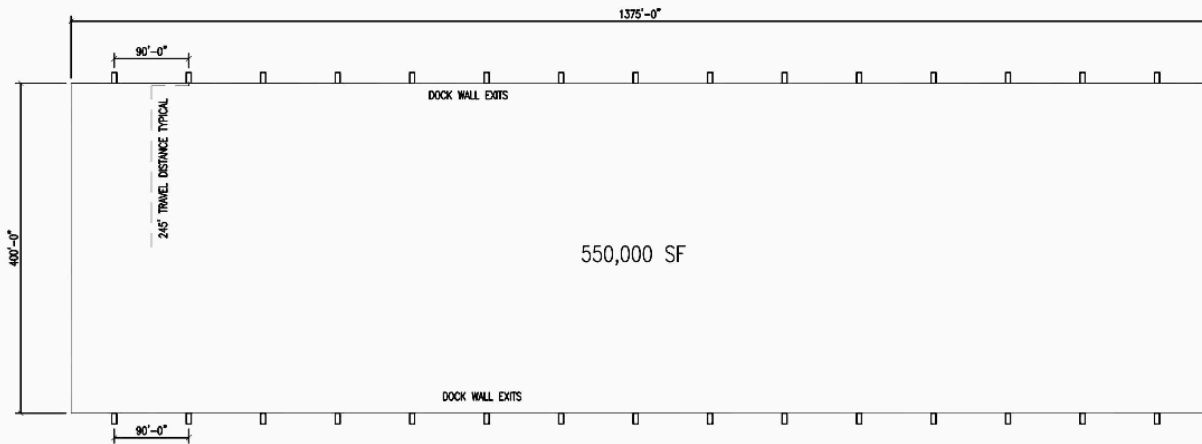
We are currently seeing the code restrict the layout of large Distribution Centers that can no longer be built for operational efficiency. The trend for several decades in the U.S. has been to create very large distribution centers (i.e. 250,000 GSF - 1M+ SF). Most of the existing Distribution Centers would not be allowed today due to the travel distance restriction of 250' max. Some businesses can not expand their current facilities as planned for previously under the current code and maintain building continuity.

The bigger picture is that we are seeing people re-consider putting their large Distribution Centers (DC's) in Florida. Most are confounded when we explain and/or show them the code restricting their travel distances to 250'. Many of the DC's are deep buildings (450'-600' +/-) with loading doors on each side, with large staging/unloading areas adjacent to the doors with the bulk and/or high piled storage in between. By seriously limiting the building depth, the logistical operations are severely compromised, or not practical at all.

Allowing 400' allowed travel distance for S-1 in sprinkled buildings will allow companies with large Distribution Center, needs to operate more efficiently.



EXAMPLE A
FBC 2010 (PROPOSED FOR 2017) - 400' TRAVEL DISTANCE FOR S-1 SPRINKLERED



EXAMPLE B
FBC 2014 - 250' TRAVEL DISTANCE FOR S-1 SPRINKLERED

Building Cost Comparision (stairs and floor to wall ratio only)

Example A

TRAVEL DISTANCE @ 400 LF

550' Wide Building by 1,000' Long

Dock wall exit costs

Concrete forming & reinforcing	10	ea	\$	750	\$	7,500
Steel Stairs, dock high	10	ea	\$	7,200	\$	72,000
Hollow Metal Frames, Doors & Hardware	10	ea	\$	1,300	\$	13,000
Paint Stairs and HM Frames & Doors	10	ea	\$	600	\$	6,000

Example A: \$ 98,500

Example B

TRAVEL DISTANCE @ 250 LF

400' Wide Building by 1,375' Long

Dock wall exit costs

Concrete forming & reinforcing	30	ea	\$	750	\$	22,500
Steel Stairs, dock high	30	ea	\$	7,200	\$	216,000
Hollow Metal Frames, Doors & Hardware	30	ea	\$	1,300	\$	39,000
Paint Stairs and HM Frames & Doors	30	ea	\$	600	\$	18,000

stair total: \$ 295,500

Example B Wall floor ratio difference*: 550,000 sf \$1.75 \$ 962,500

Example B: \$ 1,258,000

Example B cost is 12% more than A.	Difference: \$ 1,159,500
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* There is approximately %15 more wall area in example B, which increases costs of Example B by approximately \$1.75 per square foot

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE^a

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200	250 ^b
I-1	Not Permitted	250 ^b
B	200	300 ^c
F-2, S-2, U	300	400 ^c
H-1	Not Permitted	75 ^d
H-2	Not Permitted	100 ^d
H-3	Not Permitted	150 ^d
H-4	Not Permitted	175 ^d
H-5	Not Permitted	200 ^c
I-2, I-3, I-4	Not Permitted	200 ^c

For SI: 1 foot = 304.8 mm.

a. See the following sections for modifications to *exit access* travel distance requirements:

Section 402.8: For the distance limitation in malls.

Section 404.9: For the distance limitation through an atrium space.

Section 407.4: For the distance limitation in Group I-2.

Sections 408.6.1 and 408.8.1: For the distance limitations in Group I-3.

Section 411.4: For the distance limitation in special amusement buildings.

Section 412.7: For the distance limitations in aircraft manufacturing facilities.

Section 1006.2.2.2: For the distance limitation in refrigeration machinery rooms.

Section 1006.2.2.3: For the distance limitation in refrigerated rooms and spaces.

Section 1006.3.2: For buildings with one exit.

Section 1017.2.2: For increased distance limitation in Groups F-1 and S-1.

Section 1029.7: For increased limitation in assembly seating.

Section 3103.4: For temporary structures. Section 3104.9: For pedestrian walkways.

b. Buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where *automatic sprinkler systems* are permitted in accordance with Section 903.3.1.2.

c. Buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.

d. Group H occupancies equipped throughout with an *automatic sprinkler system* in accordance with Section 903.2.5.1.

1017.2.1 Exterior egress balcony increase.

Exit access travel distances specified in Table 1017.2 shall be increased up to an additional 100 feet (30 480 mm) provided the last portion of the *exit access* leading to the *exit* occurs on an exterior egress balcony constructed in accordance with Section 1021. The length of such balcony shall be not less than the amount of the increase taken.

1017.2.2 Group F-1 and S-1 increase.

The maximum *exit access* travel distance shall be 400 feet (122 m) in Group F-1 or S-1 occupancies where all of the following conditions are met:

1. The portion of the building classified as Group F-1 or S-1 is limited to one story in height.
2. The minimum height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet (7315 mm).
3. The building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.

1017.3 Measurement.

Exit access travel distance shall be measured from the most remote point within a story along the natural and unobstructed path of horizontal and vertical egress travel to the entrance to an *exit*.

Exception: In *open parking garages*, *exit access* travel distance is permitted to be measured to the closest riser of an *exit access stairway* or the closest slope of an *exit access ramp*.

Date Submitted	12/30/2015	Section	1010.1.4.5	Proponent	Joseph Belcher
Chapter	10	Affects HVHZ	Yes	Attachments	Yes
TAC Recommendation	Approved as Submitted				
Commission Action	Pending Review				

Comments**General Comments** No**Alternate Language** No**Related Modifications****Summary of Modification**

Carry forward provisions to allow protection of all openings during threat of storm; with clarifying change.

Rationale

The lack of specificity in the language has resulted in A misunderstanding of the intent of the section. Some jurisdictions and some designers refuse to allow protection of the required egress door which is contrary to the intent of the original change. (See Uploaded Rationale.)

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

The proposal will have no fiscal impact on code enforcement. The proposal is consistent with Florida Building Code, 5th Edition (2014). The proposal is modified from previous editions to clarify the intent of the provision allowing protection of openings during the time a storm is threatening.

Impact to building and property owners relative to cost of compliance with code

The proposal is consistent with Florida Building Code, 5th Edition (2014). The proposal is modified from previous editions to clarify the intent of the provision allowing protection of openings during the time a storm is threatening.

Impact to industry relative to the cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014). The proposal is modified from previous editions to clarify the intent of the provision allowing protection of openings during the time a storm is threatening.

Impact to small business relative to the cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014). The proposal is modified from previous editions to clarify the intent of the provision allowing protection of openings during the time a storm is threatening.

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

Yes. The proposal is consistent with the Florida Building Code, 5th Edition (2014). The proposal is modified from previous editions to clarify the intent of the provision allowing protection of openings during the time a storm is threatening.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Yes. The proposal is consistent with the Florida Building Code, 5th Edition (2014). The proposal is modified from previous editions to clarify the intent of the provision allowing protection of openings during the time a storm is threatening.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

The proposal does not discriminate. The proposal is consistent with the Florida Building Code, 5th Edition (2014). The proposal is modified from previous editions to clarify the intent of the provision allowing protection of openings during the time a storm is threatening.

Does not degrade the effectiveness of the code

The proposal does not degrade the effectiveness of the code. The proposal is consistent with the Florida Building Code, 5th Edition (2014). The proposal is modified from previous editions to clarify the intent of the provision allowing protection of openings during the time a storm is threatening.

Is the proposed code modification part of a prior code version?

YES

The provisions contained in the proposed amendment are addressed in the applicable international code?

NO

The amendment demonstrates by evidence or data that the geographical jurisdiction of Florida exhibits a need to strengthen the foundation code beyond the needs or regional variation addressed by the foundation code and why the proposed amendment applies to the state?

OTHER

Explanation of Choice

The State of Florida is the only state of the contiguous states where the entire land mass is a hurricane prone region. Historically, Florida has endured numerous land falls from hurricanes and special attention is merited for the installation of hurricane protection. The provisions are carried over from previous editions and are field tested and proven to be effective. Provisions are consistent with FBC-R, 5th Edition (2014).

The proposed amendment was submitted or attempted to be included in the foundation codes to avoid resubmission to the Florida Building Code amendment process?
NO

1010.1.4.5 Protection devices for emergency escape and rescue openings. The temporary installation or closure of storm shutters, panels and other approved hurricane protection devices shall be permitted on emergency escape and rescue openings and egress doors in Group R occupancies during the threat of a storm. Such devices shall not be required to comply with the operational constraints of Section 1030.4 or 1010.1.9. While such protection is provided, at least one means of escape from the dwelling or dwelling unit shall be provided. The means of escape shall be within the first floor of the dwelling or dwelling unit and shall not be located within a garage without a side hinged door leading directly to the exterior. Occupants in any part of the dwelling or dwelling unit shall be able to access the means of escape without passing through a lockable door not under their control

The definition was taken from the Florida Fire Prevention Code. A major difference between the building and fire prevention code is that the building code requires a single exit from dwellings and dwelling units while the fire prevention code does not require an exit. The fire prevention code requires two means of escape, one of which may be an emergency escape and rescue opening. The fact that the only required egress for dwellings in the fire prevention code is the means of escape indicates this arrangement is adequate for life safety.

The intent of the original submittal was to allow all openings to be protected. It does not make a lot of sense to protect all the openings except one of the largest openings in the exterior wall. The modification to reference egress doors is intended to clarify this intent. In the majority of the cases there has been no problem. However, the lack of specificity in the language has resulted in some jurisdictions and some designers to refuse to allow protection of the required egress door which is contrary to the intent of the original change. This is a special provision applicable only during the threat of a storm. The intent was to allow the protection of all exterior openings while providing a single means of escape from the dwelling. The proposed change will clarify that intent.

Date Submitted	1/1/2016	Section	1010.1.10	Proponent	Jennifer Hatfield
Chapter	10	Affects HVHZ	No	Attachments	No
TAC Recommendation	Approved as Submitted				
Commission Action	Pending Review				

Comments

General Comments	No	Alternate Language	No
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Related Modifications**Summary of Modification**

Reinstates language from the 2010 Code that was not included in the 5th edition. This is needed to ensure pool safety barrier requirements are addressed and there are not conflicting code requirements.

Rationale

Reinstates language from the 2010 Code that was not included in the 5th edition. This is needed to ensure pool safety barrier requirements are addressed and there are not conflicting code requirements.

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

None

Impact to building and property owners relative to cost of compliance with code

None

Impact to industry relative to the cost of compliance with code

None

Impact to small business relative to the cost of compliance with code

None

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

Yes, addresses the safety of the public.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Yes strengthens the code by making this necessary clarification.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

Does not discriminate.

Does not degrade the effectiveness of the code

Does not degrade the effectiveness of the code.

Is the proposed code modification part of a prior code version?

YES

The provisions contained in the proposed amendment are addressed in the applicable international code?

NO

The amendment demonstrates by evidence or data that the geographical jurisdiction of Florida exhibits a need to strengthen the foundation code beyond the needs or regional variation addressed by the foundation code and why the proposed amendment applies to the state?

NO

The proposed amendment was submitted or attempted to be included in the foundation codes to avoid resubmission to the Florida Building Code amendment process?

NO

1010.1.10 Panic and fire exit hardware.

Doors serving a Group H occupancy and doors serving rooms or spaces with an *occupant load* of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than *panic hardware* or *fire exit hardware*.

Exceptions:

1. A main *exit* of a Group A occupancy shall be permitted to be locking in accordance with Section 1010.1.9.3, Item 2.

2. Doors serving a Group A or E occupancy shall be permitted to be electromagnetically locked in accordance with Section 1010.1.9.9.

3. Outdoor gates from residential and commercial swimming pools or swimming pool decks, except where the pool deck serves as a portion of the means of egress of a building or has an occupant load of 300 or greater.

Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet (1829 mm) wide, and that contain overcurrent devices, switching devices or control devices with *exit* or *exit access doors*, shall be equipped with *panic hardware* or *fire exit hardware*. The doors shall swing in the direction of egress travel.

Sub Code: Residential

F6810

6

Date Submitted	12/27/2015	Section	311.3.2	Proponent	Joseph Belcher
Chapter	2	Affects HVHZ	Yes	Attachments	Yes
TAC Recommendation	Approved as Submitted				
Commission Action	Pending Review				

Comments

General Comments	No	Alternate Language	No
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Related Modifications

Summary of Modification

Adds exception to requirement for landing at other exterior doors.

Rationale

The change carries forward a Florida specific amendment and is in keeping with the existing code language to allow an outswing door without a landing to minimize water intrusion at exterior doors while allowing outswing doors for better wind design protection.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

None. Proposed language is in the Florida Building Code, 5th Edition (2014).

Impact to building and property owners relative to cost of compliance with code

None. Proposed language is in the Florida Building Code, 5th Edition (2014).

Impact to industry relative to the cost of compliance with code

None. Proposed language is in the Florida Building Code, 5th Edition (2014).

Impact to small business relative to the cost of compliance with code

None. Proposed language is in the Florida Building Code, 5th Edition (2014).

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

Yes. Proposed language is consistent with the Florida Building Code, 5th Edition (2014).

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Yes. Proposed language is consistent with the Florida Building Code, 5th Edition (2014).

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

No, change does not degrade the code. Proposed language is consistent with the Florida Building Code 5th Edition (2014).

Does not degrade the effectiveness of the code

No, change does not degrade the code. Proposed language is consistent with the Florida Building Code 5th Edition (2014).

Is the proposed code modification part of a prior code version?

YES

The provisions contained in the proposed amendment are addressed in the applicable international code?

NO

The amendment demonstrates by evidence or data that the geographical jurisdiction of Florida exhibits a need to strengthen the foundation code beyond the needs or regional variation addressed by the foundation code and why the proposed amendment applies to the state?

YES

The proposed amendment was submitted or attempted to be included in the foundation codes to avoid resubmission to the Florida Building Code amendment process?

NO

R311.3.2 Floor elevations for other exterior doors. Doors other than the required egress door shall be provided with landings or floors not more than 7 3/4 inches (196 mm) below the top of the threshold.

Exception: A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, ~~provided that the door does not swing over the stairway.~~

The amendment is needed to minimize water intrusion at exterior doors and enhance wind resistant design.

Date Submitted	12/28/2015	Section	202	Proponent	Joseph Belcher
Chapter	2	Affects HVHZ	Yes	Attachments	No
TAC Recommendation	Approved as Submitted				
Commission Action	Pending Review				

Comments**General Comments** No**Alternate Language** No**Related Modifications****Summary of Modification**

Modify definition of Fire Separation Distance to include zero lot line.

Rationale

The escalating cost of real estate was the original reason zero lot line subdivisions were created. Zero lot line subdivisions allow a greater density of construction without increasing fire hazards or fire risks. The proposed modification will allow the continued development of previously approved zero lot line subdivisions and allow the approval and development of future zero lot line subdivisions without an added burden and cost for which there has been no demonstrated need. There are thousands of units built in zero lot line subdivisions and there has been no demonstrated fire problem with the fire separation distance measured between building walls and projections versus a lot line.

The FBC-R 2007 with 2009 Supplements and the FBC-R 2010 contained a Florida specific amendment permitting the measurement of fire separation distance to be between building walls and/or projections for zero lot line subdivisions. The Florida specific amendment was unintentionally not resubmitted for the FBC-R 5th Edition. Thousands of lots in subdivisions throughout the state were approved and were developed or are undergoing development based on the provisions related to zero lot lines of the former Florida specific amendment. The estimated cost caused by this unintended consequence in the southern portion of Florida alone is estimated to exceed \$50M for no demonstrated need. The proposed change to the definition will rectify this problem by allowing the fire separation distance to be measured between buildings for zero lot line subdivisions as previously permitted.

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

No impact on enforcement of code.

Impact to building and property owners relative to cost of compliance with code

Will result in decreased cost of \$2000 to \$3000 per unit.

Impact to industry relative to the cost of compliance with code

Will allow continued development of previously approved zero lot line subdivisions without added burden and cost of providing fire resistance rated walls and soffits.

Impact to small business relative to the cost of compliance with code

The change will have a positive impact on all builders providing housing in zero lot line subdivisions.

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

The change will allow keeping the cost of housing down, thereby allowing more members of the public the opportunity to purchase a home.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The change to the code was not intentional on the part of the original proponent or the Florida Building Commission. Adoption of the proposed change will strengthen the code by readopting a proven method of construction while maintaining fire safety.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

The change does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities.

Does not degrade the effectiveness of the code

The proposed change does not degrade the effectiveness of the code. Thousands of units have been constructed as permitted by the proposed code change and there has been no demonstrated problem of fire spread in such subdivisions due to exposure from neighboring buildings.

Is the proposed code modification part of a prior code version? No

FIRE SEPARATION DISTANCE. The distance measured from the building face to one of the following:

1. To the closest interior *lot line*; or
2. To the centerline of a street, an alley or public way; or
3. To an imaginary line between two buildings on the *lot; or*
4. To an imaginary line between two buildings on adjacent lots when the exterior wall of one building is located on a zero lot line.

The distance shall be measured at a right angle from the face of the wall.

Date Submitted	12/28/2015	Section	202	Proponent	Joseph Belcher
Chapter	2	Affects HVHZ	Yes	Attachments	Yes
TAC Recommendation	Approved as Submitted				
Commission Action	Pending Review				

Comments**General Comments** No**Alternate Language** No**Related Modifications****Summary of Modification**

Modify definition of townhouse to incorporate Ch. 481 F.S.

Rationale

Brings the definition of townhouse in line with that contained in Chapter 481.203(7), Florida Statute

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

None.

Impact to building and property owners relative to cost of compliance with code

None.

Impact to industry relative to the cost of compliance with code

None.

Impact to small business relative to the cost of compliance with code

None.

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

Yes, the proposal incorporates statutory provisions defining townhouses.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Yes, the proposal incorporates statutory provisions defining townhouses.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

Does not discriminate.

Does not degrade the effectiveness of the code

Does not degrade the effectiveness of the code.

Is the proposed code modification part of a prior code version? No

R202 TOWNHOUSE. A single-family *dwelling unit* not exceeding three stories in height constructed in a group of three or more attached units with property lines separating such units in which each unit extends from foundation to roof and with a *yard* or public way on not less than two sides.

Ch. 481.203, F.S. (7) "Townhouse" is a single-family dwelling unit not exceeding three stories in height which is constructed in a series or group of attached units with property lines separating such units. Each townhouse shall be considered a separate building and shall be separated from adjoining townhouses by the use of separate exterior walls meeting the requirements for zero clearance from property lines as required by the type of construction and fire protection requirements; or shall be separated by a party wall; or may be separated by a single wall meeting the following requirements:

- (a) Such wall shall provide not less than 2 hours of fire resistance. Plumbing, piping, ducts, or electrical or other building services shall not be installed within or through the 2-hour wall unless such materials and methods of penetration have been tested in accordance with the Standard Building Code.
- (b) Such wall shall extend from the foundation to the underside of the roof sheathing, and the underside of the roof shall have at least 1 hour of fire resistance for a width not less than 4 feet on each side of the wall.
- (c) Each dwelling unit sharing such wall shall be designed and constructed to maintain its structural integrity independent of the unit on the opposite side of the wall.

Date Submitted	12/27/2015	Section	325.5	Proponent	Joseph Belcher
Chapter	3	Affects HVHZ	Yes	Attachments	No
TAC Recommendation	Approved as Submitted				
Commission Action	Pending Review				

Comments**General Comments**

No

Alternate Language

No

Related Modifications**Summary of Modification**

Modify wall height requirements; Add P2904 sprinkler system

Rationale

The intent of the proposal is to clarify that a wall height consistent with the height requirements for guards is allowable, and to provide the option of using the prescriptive sprinkler system contained within the code.

While the existing language says the wall shall be not more than 42 inches, it is feared that will be considered the minimum requirement. Further, with no lower limit specified a 24 inch wall arguably satisfies the requirement of not more than 42 inches. The intent is to clarify that a wall that is the same height as the requirement for guards is acceptable.

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

No impact to cost to local entity relative to enforcement.

Impact to building and property owners relative to cost of compliance with code

No cost impact to owners relative to cost of compliance with code as proposal clarifies intent of section.

Impact to industry relative to the cost of compliance with code

No impact to industry as changes are for clarification and to allow additional options.

Impact to small business relative to the cost of compliance with code

No impact to small business as changes are for clarification and to allow additional options.

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

The proposal by clarifying the allowable wall height for a mezzanine and allowing an additional sprinkler system type has a positive influence on the health, safety, and welfare of the general public.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The proposal strengthens and improves the code by clarifying certain provisions and permitting the use of a type of sprinkler system established within the code.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

The code does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities.

Does not degrade the effectiveness of the code

The proposal does not degrade the effectiveness of the code.

Is the proposed code modification part of a prior code version? No

R325.5 Openness.

Mezzanines shall be open and unobstructed to the room in which they are located except for walls not less than 36 inches (914 mm) in height and not more than 42 inches (1067 mm) in height, columns and posts.

Exceptions:

1. Mezzanines or portions thereof are not required to be open to the room in which they are located, provided that the aggregate floor area of the enclosed space is not greater than 10 percent of the mezzanine area.
2. In buildings that are not more than two stories above grade plane and equipped throughout with an automatic sprinkler system in accordance with NFPA 13R or NFPA 13D or P2904 of this code, a mezzanine having two or more means of egress shall not be required to be open to the room in which the mezzanine is located.

Date Submitted	12/27/2015	Section	302.5.2	Proponent	Joseph Belcher
Chapter	3	Affects HVHZ	Yes	Attachments	No
TAC Recommendation	Approved as Submitted				
Commission Action	Pending Review				

Comments**General Comments** No**Alternate Language** No**Related Modifications****Summary of Modification**

Allow Class 0 or Class 1 duct board for dwelling/garage penetration.

Rationale

This is a proposal to carry forward a Florida specific amendment that has been in the Florida Building Code-Residential since the 2004 Edition. The original proposal was based on testing showing the method to be equivalent in performance to the requirement of the foundation code. The data was submitted and accepted at the time. There have been no known reported problems or incidents in the many years the Florida Building Code has permitted the use of 1 inch (25.4 mm) minimum rigid nonmetallic Class 0 or Class 1 duct board for duct penetrations between dwellings and garages.

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

No fiscal impact on cost of enforcement. Proposed language is in the Florida Building Code, 5th Edition (2014).

Impact to building and property owners relative to cost of compliance with code

: No fiscal impact on building and property owners. Proposed language is in the Florida Building Code, 5th Edition (2014).

Impact to industry relative to the cost of compliance with code

No fiscal impact on industry. Proposed language is in the Florida Building Code, 5th Edition (2014).

Impact to small business relative to the cost of compliance with code

No fiscal impact to small business. Proposed language is in the Florida Building Code, 5th Edition (2014).

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

The proposal carries forward a long standing Florida specific amendment that has a reasonable and substantial connection with the health, safety, and welfare of the general public because it provides another tested method of duct penetration between a dwelling and a garage.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The proposal strengthens the code by providing an alternate that has demonstrated by testing that it provides an equivalent method to that contained in the foundation code.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities.

Does not degrade the effectiveness of the code

Does not degrade the effectiveness of the code.

Is the proposed code modification part of a prior code version?

YES

The provisions contained in the proposed amendment are addressed in the applicable international code?

NO

The amendment demonstrates by evidence or data that the geographical jurisdiction of Florida exhibits a need to strengthen the foundation code beyond the needs or regional variation addressed by the foundation code and why the proposed amendment applies to the state?

OTHER

Explanation of Choice

The proposal carries forward a Florida specific amendment allowing a method equivalent to that of the foundation code that has been in all editions of the code since the Florida Building Code-Residential. 2004 Edition. Approval of the proposal will continue to allow the option of an equivalent method of safeguarding penetrations between a dwelling and its garage by ductwork.

The proposed amendment was submitted or attempted to be included in the foundation codes to avoid resubmission to the Florida Building Code amendment process?

NO

R302.5.2 Duct penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the *dwelling* from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel, 1 inch (25.4 mm) minimum rigid nonmetallic Class 0 or Class 1 duct board, or other *approved* material and shall have no openings into the garage.

Date Submitted	12/27/2015	Section	311.3.1	Proponent	Joseph Belcher
Chapter	3	Affects HVHZ	No	Attachments	Yes
TAC Recommendation	Approved as Submitted				
Commission Action	Pending Review				

Comments**General Comments** No**Alternate Language** No**Related Modifications****Summary of Modification**

Retain Florida specific amendment allowing exterior door to swing over step down,

Rationale

This is a proposal to carry forward a long standing Florida specific amendment from previous editions of the code. The change was previously approved and is needed because Florida is subject to high wind events such as hurricanes. In addition, thunderstorms with attendant high wind gusts lash the state frequently with wind driven rain. Exterior doors that swing out are more readily able to resist wind pressures due to the ability to provide a stop the full length of the jambs of the door. The step down is a very effective means for providing protection from wind driven rain which occurs during our frequent thunderstorms as well as hurricane and flooding events.

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

No fiscal impact to local entity relative to code enforcement. Proposed language is in the Florida Building Code, 5th Edition (2014).

Impact to building and property owners relative to cost of compliance with code

No fiscal impact to local entity relative to code enforcement. Proposed language is in the Florida Building Code, 5th Edition (2014).

Impact to industry relative to the cost of compliance with code

No fiscal impact to industry relative to the cost of compliance with the code. Proposed language is in the Florida Building Code, 5th Edition (2014).

Impact to small business relative to the cost of compliance with code

No fiscal impact to small business. Proposed language is in the Florida Building Code, 5th Edition (2014).

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

The proposal has a reasonable and substantial connection with the health, safety, and welfare of the general public by carrying forward a Florida specific amendment that provides exterior doors which more readily will resist wind pressures due to the arrangement of stops.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The proposal strengthens the code by carrying forward a Florida specific amendment that provides exterior doors which more readily will resist wind pressures due to the arrangement of stops.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

Does not discriminate.

Does not degrade the effectiveness of the code

The proposal does not degrade the effectiveness of the code.

Is the proposed code modification part of a prior code version?

YES

The provisions contained in the proposed amendment are addressed in the applicable international code?

NO

The amendment demonstrates by evidence or data that the geographical jurisdiction of Florida exhibits a need to strengthen the foundation code beyond the needs or regional variation addressed by the foundation code and why the proposed amendment applies to the state?

YES

The proposed amendment was submitted or attempted to be included in the foundation codes to avoid resubmission to the Florida Building Code amendment process?

NO

R311.3.1 Floor elevations at required egress doors. Landings or finished floors at the required egress door shall not be more than 1-1/2 inches (38 mm) lower than the top of the threshold.

Exception: The landing or floor on the exterior side shall be not more than 7-3/4 inches (196 mm) lower than the top of the threshold ~~provided the door does not swing over the landing or floor.~~

Remainder of Section unchanged.

The fact that the entire state is a hurricane prone region coupled with the frequent thunderstorms with attendant high winds that occur in Florida demand the use of exterior out-swing doors. The step down is frequently relied upon to provide protection against wind driven rain.

Date Submitted	12/27/2015	Section	311.7.6	Proponent	Joseph Belcher
Chapter	3	Affects HVHZ	Yes	Attachments	Yes
TAC Recommendation	Approved as Submitted				
Commission Action	Pending Review				

Comments**General Comments** No**Alternate Language** No**Related Modifications****Summary of Modification**

Landings for stairways. Add reference to R311.3 for exterior door step down provisions.

Rationale

The change carries forward a Florida specific amendment and is in keeping with the existing code language to allow an outswing door without a landing to minimize water intrusion at exterior doors while allowing outswing doors for better wind design protection.

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

None. Proposed language is in the Florida Building Code, 5th Edition (2014).

Impact to building and property owners relative to cost of compliance with code

None. Proposed language is in the Florida Building Code, 5th Edition (2014).

Impact to industry relative to the cost of compliance with code

None. Proposed language is in the Florida Building Code, 5th Edition (2014).

Impact to small business relative to the cost of compliance with code

None. Proposed language is in the Florida Building Code, 5th Edition (2014).

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

Yes. Proposed language is consistent with the Florida Building Code, 5th Edition (2014).

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Yes. Proposed language is consistent with the Florida Building Code, 5th Edition (2014).

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

No. Proposed language is consistent with the Florida Building Code, 5th Edition (2014).

Does not degrade the effectiveness of the code

Does not degrade code. Proposed language is consistent with the Florida Building Code, 5th Edition (2014).

Is the proposed code modification part of a prior code version?

YES

The provisions contained in the proposed amendment are addressed in the applicable international code?

NO

The amendment demonstrates by evidence or data that the geographical jurisdiction of Florida exhibits a need to strengthen the foundation code beyond the needs or regional variation addressed by the foundation code and why the proposed amendment applies to the state?

YES

The proposed amendment was submitted or attempted to be included in the foundation codes to avoid resubmission to the Florida Building Code amendment process?

NO

R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The minimum width perpendicular to the direction of travel shall be no less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the minimum depth in the direction of travel shall be not less than 36 inches (914 mm).

Exceptions:

1. A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.
2. See Section R311.3 for exterior doors where a step down is provided.

Continued inclusion of the amendment is necessary due to Florida's climate to minimize water intrusion at exterior doors and enhance wind resistant design.

Date Submitted	12/30/2015	Section	202	Proponent	Joseph Belcher
Chapter	3	Affects HVHZ	Yes	Attachments	No
TAC Recommendation	Approved as Submitted				
Commission Action	Pending Review				

Comments**General Comments** No**Alternate Language** No**Related Modifications**

R310.4

Summary of Modification

Carries forward definition of Means of Escape

Rationale

This proposal and the companion change to Section R310.4 bring forward provisions that have been in the FBC since the first edition. The provisions are field tested and proven to be beneficial to Florida citizens.

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

This proposal and the companion change to Section R310.4 bring forward provisions that have been in the FBC since the first edition. The provisions are field tested and proven to be beneficial to Florida citizens.

Impact to building and property owners relative to cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to industry relative to the cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to small business relative to the cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014).

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

Yes, Provisions are consistent with FBC-R, 5th Edition (2014).

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Yes, Provisions are consistent with FBC-R, 5th Edition (2014).

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

Does not discriminate. Provisions are consistent with FBC-R, 5th Edition (2014).

Does not degrade the effectiveness of the code

Does not degrade the effectiveness of the code. Provisions are consistent with FBC-R, 5th Edition (2014).

Is the proposed code modification part of a prior code version?

YES

The provisions contained in the proposed amendment are addressed in the applicable international code?

NO

The amendment demonstrates by evidence or data that the geographical jurisdiction of Florida exhibits a need to strengthen the foundation code beyond the needs or regional variation addressed by the foundation code and why the proposed amendment applies to the state?

OTHER

Explanation of Choice

The State of Florida is the only state of the contiguous states where the entire land mass is a hurricane prone region. Historically, Florida has endured numerous land falls from hurricanes and special attention is merited for the installation of hurricane protection. The provisions are carried over from previous editions and are field tested and proven to be effective. Provisions are consistent with FBC-R, 5th Edition (2014).

The proposed amendment was submitted or attempted to be included in the foundation codes to avoid resubmission to the Florida Building Code amendment process?

NO

MEANS OF ESCAPE. A way out of a building or structure that does not conform to the strict definition of means of egress but does provide an alternate way out. A means of escape consists of a door, stairway, passage or hall providing a way of unobstructed travel to the outside at street or ground level. It may also consist of a passage through an adjacent non-lockable space, independent of and remotely located from the means of egress, to any approved exit.

Date Submitted	12/30/2015	Section	310.4	Proponent	Joseph Belcher
Chapter	3	Affects HVHZ	Yes	Attachments	Yes
TAC Recommendation	Approved as Submitted				
Commission Action	Pending Review				

Comments**General Comments** No**Alternate Language** No**Related Modifications**

R202

Summary of Modification

Carries forward provision allowing protection of openings during threat of storm with clarifying modification.

Rationale

The lack of specificity in the language has resulted in A misunderstanding of the intent of the section. Some jurisdictions and some designers refuse to allow protection of the required egress door which is contrary to the intent of the original change. (See Uploaded Rationale.)

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014). The proposal is modified from previous editions to clarify the intent of the provision allowing protection of openings during the time a storm is threatening.

Impact to building and property owners relative to cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014). The proposal is modified from previous editions to clarify the intent of the provision allowing protection of openings during the time a storm is threatening.

Impact to industry relative to the cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014). The proposal is modified from previous editions to clarify the intent of the provision allowing protection of openings during the time a storm is threatening.

Impact to small business relative to the cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014). The proposal is modified from previous editions to clarify the intent of the provision allowing protection of openings during the time a storm is threatening.

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

Yes. The proposal is consistent with the Florida Building Code, 5th Edition (2014). The proposal is modified from previous editions to clarify the intent of the provision allowing protection of openings during the time a storm is threatening.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Yes. The proposal is consistent with the Florida Building Code, 5th Edition (2014). The proposal is modified from previous editions to clarify the intent of the provision allowing protection of openings during the time a storm is threatening.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

The proposal does not discriminate. The proposal is consistent with the Florida Building Code, 5th Edition (2014). The proposal is modified from previous editions to clarify the intent of the provision allowing protection of openings during the time a storm is threatening.

Does not degrade the effectiveness of the code

The proposal does not degrade the effectiveness of the code. The proposal is consistent with the Florida Building Code, 5th Edition (2014). The proposal is modified from previous editions to clarify the intent of the provision allowing protection of openings during the time a storm is threatening.

Is the proposed code modification part of a prior code version?

YES

The provisions contained in the proposed amendment are addressed in the applicable international code?

NO

The amendment demonstrates by evidence or data that the geographical jurisdiction of Florida exhibits a need to strengthen the foundation code beyond the needs or regional variation addressed by the foundation code and why the proposed amendment applies to the state?

OTHER

Explanation of Choice

The State of Florida is the only state of the contiguous states where the entire land mass is a hurricane prone region. Historically, Florida has endured numerous land falls from hurricanes and special attention is merited for the installation of hurricane protection. The provisions are carried over from previous editions and are field tested and proven to be effective. Provisions are consistent with FBC-R, 5th Edition (2014).

The proposed amendment was submitted or attempted to be included in the foundation codes to avoid resubmission to the Florida Building Code amendment process?

R310.4 Bars, grilles, covers and screens. Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections R310.1.1 to R310.2.3, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening. The temporary installation or closure of storm shutters, panels, and other approved hurricane protection devices shall be permitted on emergency escape and rescue openings and egress doors during the threat of a storm. Such devices shall not be required to comply with the operational constraints of Section R310.1.1 or R312.2. While such protection is provided, at least one means of escape from the dwelling or dwelling unit shall be provided. The means of escape shall be within the first floor of the dwelling or dwelling unit and shall not be located within a garage without a side-hinged door leading directly to the exterior. Occupants in any part of the dwelling or dwelling unit shall be able to access the means of escape without passing through a lockable door not under their control.

The definition was taken from the Florida Fire Prevention Code. A major difference between the building and fire prevention code is that the building code requires a single exit from dwellings and dwelling units while the fire prevention code does not require an exit. The fire prevention code requires two means of escape, one of which may be an emergency escape and rescue opening. The fact that the only required egress for dwellings in the fire prevention code is the means of escape indicates this arrangement is adequate for life safety.

The intent of the original submittal was to allow all openings to be protected. It does not make a lot of sense to protect all the openings except one of the largest openings in the exterior wall. The modification to reference egress doors is intended to clarify this intent. In the majority of the cases there has been no problem. However, the lack of specificity in the language has resulted in some jurisdictions and some designers to refuse to allow protection of the required egress door which is contrary to the intent of the original change. This is a special provision applicable only during the threat of a storm. The intent was to allow the protection of all exterior openings while providing a single means of escape from the dwelling. The proposed change will clarify that intent.

Date Submitted	1/1/2016	Section	302.1	Proponent	Joseph Belcher
Chapter	3	Affects HVHZ	Yes	Attachments	No
TAC Recommendation	Approved as Submitted				
Commission Action	Pending Review				

Comments**General Comments** No**Alternate Language** No**Related Modifications****Summary of Modification**

Retains exception from fire-resistance-rating for screen enclosure walls.

Rationale

This proposal retains a modification accepted in the 2010 FBC-R and in the current 5th Edition. A problem occurs when a homeowner wants to attach a screen enclosure to a two-family dwelling or townhouse. Some jurisdictions classify the screen enclosure wall as either an exterior wall or a dwelling unit separation wall requiring a one-hour fire resistant separation citing Section R302.1 or R302.3. Obviously, a fire rated wall of insect screen is not possible. A similar issue was addressed in the townhouse section at the ICC level by requiring the fire separation wall to be continuous through enclosed accessory structures (IRC §R302.2.1)

IRC 2003 "R317.2.1 Continuity. The common wall for townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab and shall extend the full length of the common wall including walls extending through and separating attached accessory structures." (Emphasis provided.)

This proposal seeks to extend the allowance given to townhouses to single family dwellings. The proposal would allow roofs of insect screening, plastic, aluminum, or similar lightweight materials. However, the proposal specifies walls of insect screening and the use of wind break panels or other means of closing off the screen would not be permitted. The 25% flexible solid finishes is to allow for items such as kick plates.

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

No impact. Proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to building and property owners relative to cost of compliance with code

No impact. Proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to industry relative to the cost of compliance with code

No impact. Proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to small business relative to the cost of compliance with code

No impact. Proposal is consistent with Florida Building Code, 5th Edition (2014).

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

Yes, by providing a means for homeowners to attach a screen enclosure to the house without requiring fire resistance rating of the screen wall. The provision is consistent with the Florida Building Code-Residential, 5th Edition (2014)

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The proposal improves the code by providing a means for a homeowner of a two family dwelling to attach a popular structure increasing the recreational space available to the homeowner and her or his family. The provision is consistent with the Florida Building Code-Residential, 5th Edition (2014)

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

The proposal does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities. The provision is consistent with the Florida Building Code-Residential, 5th Edition (2014).

Does not degrade the effectiveness of the code

The proposal increases the effectiveness of the code by providing a means for a homeowner of a to attach a popular structure increasing the recreational space available to the homeowner and her or his family. The provision is consistent with the Florida Building Code-Residential, 5th Edition (2014)

Is the proposed code modification part of a prior code version?

YES

The provisions contained in the proposed amendment are addressed in the applicable international code?

NO

The amendment demonstrates by evidence or data that the geographical jurisdiction of Florida exhibits a need to strengthen the foundation code beyond the needs or regional variation addressed by the foundation code and why the proposed amendment applies to the state?

OTHER

Explanation of Choice

The base code does not address the design of screen enclosures adequately and they are a common structure throughout Florida. The provisions were originally proposed to the code because some jurisdictions did not believe the code provided the flexibility for them to approve a wall of insect screening and aluminum columns between attached dwellings without a fire resistance-rating. The problem arose because of the large number of screen enclosures in the State of Florida requiring a Florida specific amendment to solve the problem

The proposed amendment was submitted or attempted to be included in the foundation codes to avoid resubmission to the Florida Building Code amendment process?

NO

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).

Exceptions:

- 1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.**
- 2. Walls of dwellings and accessory structures located on the same lot.**
- 3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.**
- 4. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).**
- 5. Foundation vents installed in compliance with this code are permitted.**
- 6. Screen enclosure walls of insect screening with a maximum of 25% solid flexible finishes.**

Date Submitted	1/1/2016	Section	302.3	Proponent	Joseph Belcher
Chapter	3	Affects HVHZ	Yes	Attachments	No
TAC Recommendation	Approved as Submitted				
Commission Action	Pending Review				

Comments**General Comments** No**Alternate Language** No**Related Modifications****Summary of Modification**

Retains exception for two-family swellings fire rating of screen enclosure walls.

Rationale

This proposal retains a modification accepted in the 2010 FBC-R and in the current 5th Edition. A problem occurs when a homeowner wants to attach a screen enclosure to a two-family dwelling or townhouse. Some jurisdictions classify the screen enclosure wall as either an exterior wall or a dwelling unit separation wall requiring a one-hour fire resistant separation citing Section R302.1 or R302.3. Obviously, a fire rated wall of insect screen is not possible. A similar issue was addressed in the townhouse section at the ICC level by requiring the fire separation wall to be continuous through enclosed accessory structures (IRC §R302.2.1)

IRC 2003 "R317.2.1 Continuity. The common wall for townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab and shall extend the full length of the common wall including walls extending through and separating attached accessory structures." (Emphasis provided.)

This proposal seeks to extend the allowance given to townhouses to single family dwellings. The proposal would allow roofs of insect screening, plastic, aluminum, or similar lightweight materials. However, the proposal specifies walls of insect screening and the use of wind break panels or other means of closing off the screen would not be permitted. The 25% flexible solid finishes is to allow for items such as kick plates.

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

No impact. Proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to building and property owners relative to cost of compliance with code

No impact. Proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to industry relative to the cost of compliance with code

No impact. Proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to small business relative to the cost of compliance with code

No impact. Proposal is consistent with Florida Building Code, 5th Edition (2014).

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

Yes, by providing a means for homeowners to attach a screen enclosure to the house without requiring fire resistance-rating of the screen wall. The provision is consistent with the Florida Building Code-Residential, 5th Edition (2014)

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The proposal improves the code by providing a means for a homeowner of a two family dwelling to attach a popular structure increasing the recreational space available to the homeowner and her or his family. The provision is consistent with the Florida Building Code-Residential, 5th Edition (2014)

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

The proposal does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities. The provision is consistent with the Florida Building Code-Residential, 5th Edition (2014)

Does not degrade the effectiveness of the code

The proposal increases the effectiveness of the code by providing a means for a homeowner of a to attach a popular structure increasing the recreational space available to the homeowner and her or his family. The provision is consistent with the Florida Building Code-Residential, 5th Edition (2014)

Is the proposed code modification part of a prior code version?

YES

The provisions contained in the proposed amendment are addressed in the applicable international code?

NO

The amendment demonstrates by evidence or data that the geographical jurisdiction of Florida exhibits a need to strengthen the foundation code beyond the needs or regional variation addressed by the foundation code and why the proposed amendment applies to the state?

OTHER

Explanation of Choice

The base code does not address the design of screen enclosures adequately and they are a common structure throughout Florida. The provisions were originally proposed to the code because some jurisdictions did not believe the code provided the flexibility for them to approve a wall of insect screening and aluminum columns between attached dwellings without a fire resistance-rating. The problem arose because of the large number of screen enclosures in the State of Florida requiring a Florida specific amendment to solve the problem.

The proposed amendment was submitted or attempted to be included in the foundation codes to avoid resubmission to the Florida Building Code amendment process?

NO

R302.3 Two-family dwellings. *Dwelling units* in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the *exterior wall*, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exceptions:

1. A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.

2. Wall assemblies need not extend through *attic* spaces when the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board and an *attic* draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the *dwellings*. The structural

framing supporting the ceiling shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

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

TAC: Fire

Total Mods for **Fire** in **No Affirmative Recommendation with a Second**: 3

Total Mods for report: 23

Sub Code: Building

F6770

17

Date Submitted	12/22/2015	Section	908.7	Proponent	scott waltz
Chapter	9	Affects HVHZ	No	Attachments	Yes
TAC Recommendation	No Affirmative Recommendation with a Second				
Commission Action	Pending Review				

Comments

General Comments	No	Alternate Language	No
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Related Modifications

None

Summary of Modification

Moves exceptions to carbon monoxide protection and alarm placement from section 908.7.2 to 908.7. Exceptions are intended to apply broadly to the alarm requirements for carbon monoxide. The current code appears to limit the application of the exceptions to combination smoke/carbon monoxide alarms.

Rationale

This revision and relocation is needed because it is currently being misunderstood by code enforcing authorities and is not meeting the intent of the Florida statute chapter 553.885.

Informal Interpretation from the Building Official Association of Florida, report numbers 7572 , 7618 (see attached) provide incorrect information to the user because of the location of this exception under the combination smoke/CO detectors. Chapter 553.885 (attached) clearly states the exception for hospitals, nursing homes and inpatient hospices is a general requirement to be located under Section 907.7. The slight revision of the existing language is meant to alert the user of this exception for those occupancies as excepted in Florida statute.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

There is no fiscal impact on the local entity relative to enforcement.

Impact to building and property owners relative to cost of compliance with code

There is no fiscal impact to building and property owners relative to cost of compliance

Impact to industry relative to the cost of compliance with code

There is no fiscal impact to industry relative to the cost of compliance

Impact to small business relative to the cost of compliance with code

There is no fiscal impact to small business relative to the cost of compliance

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

Yes.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Strengthens or improves the code by making the code requirements clearer to the user.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

Does not discriminate against materials, products, methods, or systems of construction

Does not degrade the effectiveness of the code

Does not degrade the effectiveness of the code

Is the proposed code modification part of a prior code version? No

1st Comment Period History

F6770-G1	Proponent	Thomas Lasprogato	Submitted	2/3/2016	Attachments	No
	Comment:	Neutral				

908.7 Carbon monoxide protection. Every separate building or an addition to an existing building for which a permit for new construction is issued and having a fossil-fuel burning heater or appliance, a fireplace, an attached garage, or other feature, fixture, or element that emits carbon monoxide as a by product of combustion shall have an operational carbon monoxide alarm installed within 10 feet of each room used for sleeping purposes in the new building or addition, or at such other locations as required by this code.

Exceptions:

1. An approved operational carbon monoxide detector shall only be required to be installed inside or directly outside of each room or area where a fossil-fuel burning heater, engine, or appliance is located within a hospital, inpatient hospice facility or skilled nursing home facility licensed by the Agency for Health Care Administration, or a new state correctional institution. The carbon monoxide detector shall be connected to the fire-alarm system of the hospital, inpatient hospice facility, or nursing home facility as a supervisory signal.

2. This section shall not apply to existing buildings that are undergoing alterations or repairs unless the alteration is an addition as defined in Section 908.7.3.

908.7.1 Carbon monoxide alarm. The requirements of Section 908.7 shall be satisfied by providing for one of the following alarm installations:

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.

908.7.2 Combination alarms. Combination smoke/carbon monoxide alarms shall be listed and labeled by a nationally recognized testing laboratory.

Exceptions:

1. An approved operational carbon monoxide detector shall be installed inside or directly outside of each room or area within a hospital, inpatient hospice facility or nursing home facility licensed by the Agency for Health Care Administration, or a new state correctional institution where a fossil-fuel burning heater, engine, or appliance is located. The carbon monoxide detector shall be connected to the fire alarm system of the hospital, inpatient hospice facility, or nursing home facility as a supervisory signal.

~~2. This section shall not apply to existing buildings that are undergoing alterations or repair unless the alteration is an addition as defined in Section 908.7.3.~~

553.885 Carbon monoxide alarm required.—

(1) Every separate building or addition to an existing building, other than a hospital, an inpatient hospice facility, or a nursing home facility licensed by the Agency for Health Care Administration, constructed on or after July 1, 2008, and having a fossil-fuel-burning heater or appliance, a fireplace, an attached garage, or other feature, fixture, or element that emits carbon monoxide as a byproduct of combustion shall have an approved operational carbon monoxide alarm installed within 10 feet of each room used for sleeping purposes in the new building or addition, or at such other locations as required by the Florida Building Code. The requirements of this subsection may be satisfied with the installation of a hard-wired or battery-powered carbon monoxide alarm or a hard-wired or battery-powered combination carbon monoxide and smoke alarm. **For a new hospital, an inpatient hospice facility, a nursing home facility licensed by the Agency for Health Care Administration, or a new state correctional institution, an approved operational carbon monoxide detector shall be installed inside or directly outside of each room or area within the hospital or facility where a fossil-fuel-burning heater, engine, or appliance is located. This detector shall be connected to the fire alarm system of the hospital or facility as a supervisory signal.** This subsection does not apply to existing buildings that are undergoing alterations or repairs unless the alteration is an addition as defined in subsection (3).



Informal Interpretation Report Number 7572



Date: Thu Aug 20 2015

Report: 7572

Code: Building **Code Year:** 2010

Section: 916.1.2

Question:

Is it the intent of 916.1.2 Exception #1 to not require carbon monoxide alarm installed within 10 feet of each room used for sleeping purposes of nursing homes facility licensed by the Agency for Health Care Administration

Comment:

None

Answer:

No. The alarm is required inside or directly outside, based on agency requirements.

Commentary:

Please careful about the location of the requirement for the interpretation. The Exception is from the provision allowing a combination smoke/CO detector; not from the requirement for the CO detector. The provisions are found at Section 908.7 in the FBC-B 5th Edition.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Community Affairs, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.



**Informal Interpretation
Report Number 7618**



Date: Wed Sep 16 2015

Report: 7618

Code: Building **Code Year:** 2010

Section: 916.1.2

Question:

Is it the intent of 916.1.2, Exceptions #1 to not require carbon monoxide detectors within 10 feet of rooms used for sleeping purposes within nursing home facility licensed by AHCA having no fossil-fuel burning appliances located in sleeping rooms?

Comment:

None

Answer:

The Section cited is for combination alarms. If there is no fossil fuel-burning heater, engine, or appliance, there is no code requirement for a CO detector.

Commentary:

None

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Community Affairs, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.

F6802

18

Date Submitted	12/27/2015	Section	312.2	Proponent	Joseph Belcher
Chapter	3	Affects HVHZ	Yes	Attachments	No
TAC Recommendation	No Affirmative Recommendation with a Second				
Commission Action	Pending Review				

Comments

General Comments No

Alternate Language No

Related Modifications

Summary of Modification

Modify window fall protection provisions.

Rationale

This change will allow the builder and the building official to use their judgment for when these devices shall be installed and insure that where these devices are provided they will conform with the referenced industry standard. During the 2007/2008 Code Development Cycle and the International Code Council's Code Technology Committee (CTC) meetings, the Window and Door Manufacturers Association (WDMA) presented credible information that raised questions and concerns regarding the established minimum window sill heights. Despite the Consumer Product Safety Commission (CPSC) reports indicating a decrease in the number of injuries and deaths from children falling from windows, WDMA had discovered that in Denver, Colorado, one of the few areas in the country that has had a minimum sill height requirement for the past decade, the number of child injuries and deaths were increasing. One of the many concerns is that there is the potential for the occupant to place furniture or other objects under the window that a child could climb upon. Code provisions cannot regulate the actions of building occupants once the construction is complete and the building is occupied.

It is our opinion that the foundation code body needs to earnestly review the information presented by the WDMA and reconsider their position on minimum window sill heights. Furthermore, the recommendation to require window opening limiting devices contradicts conclusions of the CTC Work Study Group. It was clear to many in the CTC Work Group that public education was the most effective means of reducing the number of falls by children through windows. The proposal provides for an option which may be exercised by home buyers with young children without placing the burden on home buyers that do not have small children.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

Approval of the proposal will result in savings in time needed for inspections and verification of documentation to ascertain installed devices are approved and operate properly.

Impact to building and property owners relative to cost of compliance with code

Approval of the proposed change will result in a savings by not requiring the installation of window fall protection, while leaving to option to the builder and consumer and providing guidance when the option is exercised.

Impact to industry relative to the cost of compliance with code

Approval of the proposed change will result in a savings to the builder which will be passed on to the home buyer by not requiring the installation of window fall protection while leaving to option to the builder and consumer and providing guidance when the option is exercised.

Impact to small business relative to the cost of compliance with code

Approval of the proposed change will result in a savings to the builder which will be passed on to the home buyer by not requiring the installation of window fall protection while leaving to option to the builder and consumer and providing guidance when the option is exercised.

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

The proposal gives homeowners the option of providing fall protection and provides standards to follow when the option is exercised. Not all home buyers will have children in their homes and the provision is an added cost and inconvenience to those that have no need for the protection

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The proposed change improves the code by making a universal requirement an option for home buyers having a need and desire for the protection. Where exercised, the proposal provides guidance for the devices.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

The proposal does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities.

Does not degrade the effectiveness of the code

This proposal is consistent with the intent of the code expressed in Florida Statute of providing requirements which will allow effective and reasonable protection for public safety, health, and general welfare for all the people of Florida at the most reasonable cost to the consumer.

Is the proposed code modification part of a prior code version? No

R312.2 Window fall protection. Where window fall protection devices are provided, the device shall be provided installed in accordance with Sections R312.2.1 and R312.2.2.

R312.2.1 Window sills. ~~In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:~~

~~1. Operable windows with openings that will not allow a 4-inch diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.~~

~~2. Operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.~~

~~3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.~~

R312.2.2 R312.2.1 Window opening control devices. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.

Date Submitted	12/29/2015	Section	310.2	Proponent	Jeff Inks
Chapter	3	Affects HVHZ	No	Attachments	Yes
TAC Recommendation	No Affirmative Recommendation with a Second				
Commission Action	Pending Review				

Comments**General Comments** No**Alternate Language** No**Related Modifications****Summary of Modification**

Incorporates a new section to R310.2 (R3102.5) regarding provisions for EERO window replacement that was approved by ICC for 2015 edition but was inadvertently excluded from the published edition but has been published by ICC for the 2015 edition as an errata.

Rationale

As noted in the summary, this new section was approved by the ICC for Section 310 of the 2015 IRC but was inadvertently excluded from the published edition as were a number of other amendments not related to this amendment, but have since been published by the ICC as an errata. The reason statement for the original ICC proposal (RB122-13) is being submitted as a support file as additional information/substantiation.

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

None

Impact to building and property owners relative to cost of compliance with code

Will ensure property owners do not incur unnecessary costs when replacing windows that are provided to meet EERO requirements.

Impact to industry relative to the cost of compliance with code

None

Impact to small business relative to the cost of compliance with code

None

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

Yes. Please see attached reason statement

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Yes. Please see attached reason statement

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

Yes. Please see attached reason statement

Does not degrade the effectiveness of the code

Please see attached reason statement.

Is the proposed code modification part of a prior code version? No

R310.2.5 Replacement windows. Replacement windows installed in buildings meeting the scope of this code shall be exempt from the requirements of Sections R310.2.1 and R310.2.2, provided the replacement window meets the following conditions:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. The replacement window is not part of a change of occupancy.

First, while this provision is applicable to existing construction (for the reasons stated below), it is being proposed for inclusion in the main body of the IRC because window replacements are more common than other significant changes made to existing one- or two-family homes and townhomes, and in addition, for consistency with what is being proposed for IRC Appendix J and IEBC Chap 7 by us and the ICC CTC.

The proposed provisions and language are also based on Minnesota's residential code which does effectively incorporate the provisions into the main body of the code in the same location (R310.1.5) being proposed above.

The provisions and language have also already been approved for IEBC Chap. 4 which occurred during the Group A proceedings.

Most importantly, it's important to note that the provisions do not allow for any decrease in safety and rather will help ensure improvements in safety can be made.

More specifically, the intent of this proposal is to ensure that the IRC does not discourage or prevent improvements in emergency escape and rescue openings, especially for fire safety, in older residential occupancies by requiring replacement windows to meet all of the provisions of Section 310 when doing so can only be accomplished by increasing the size of the rough opening or altering the interior wall.

Because many of these older buildings were constructed under codes that did not include the same emergency escape and rescue opening provisions that the IRC now requires for new construction, the only way to fully meet all of the requirements of Section 310 for new construction if required when windows are replaced is to enlarge the rough opening and/or make significant alterations to the interior wall in order to accommodate any increase in window size or lowering of a sill.

At the very least, the significant cost and design challenges of altering the rough opening and/or interior wall can discourage or prevent window replacement and at worst can discourage or prevent the replacement of older windows that are harder to operate or are inoperable all together because of their age or poor maintenance and, that are significantly less energy efficient. When that happens, improvements to safety as well as energy efficiency are needlessly compromised.

Furthermore and on the whole, while some bedroom windows in older homes may not provide the full clear opening that is required for new construction or may have a sill height above 44 inches, they nonetheless still provide a viable emergency and escape rescue opening which is the primary intent of the code. Replacement of these windows with the same type of operating window or other type that can provide an equal or greater clear opening than the existing window -- even if they do not fully meet the clear opening or sill height requirements of Section 310 -- is always an improvement in safety, especially when a replacement opening can provide a larger clear opening than the existing window. Such improvements in safety should not be discouraged or prevented by overly onerous requirements for replacement windows.

This proposal will help ensure that doesn't happen by providing limited exceptions to the requirements of Section 310 that can only be applied when certain conditions are met and that as already noted, will not result in a decrease in safety.

The requirements for new construction that emergency escape and rescue openings be provided as well as the operational requirements of Section 310.1.4 are maintained and still applicable to replacement windows.

First, while this provision is applicable to existing construction (for the reasons stated below), it is being proposed for inclusion in the main body of the IRC because window replacements are more common than other significant changes made to existing one- or two-family homes and townhomes, and in addition, for consistency with what is being proposed for IRC Appendix J and IEBC Chap 7 by us and the ICC CTC.

The proposed provisions and language are also based on Minnesota's residential code which does effectively incorporate the provisions into the main body of the code in the same location (R310.1.5) being proposed above.

The provisions and language have also already been approved for IEBC Chap. 4 which occurred during the Group A proceedings.

Most importantly, it's important to note that the provisions do not allow for any decrease in safety and rather will help ensure improvements in safety can be made.

More specifically, the intent of this proposal is to ensure that the IRC does not discourage or prevent improvements in emergency escape and rescue openings, especially for fire safety, in older residential occupancies by requiring replacement windows to meet all of the provisions of Section 310 when doing so can only be accomplished by increasing the size of the rough opening or altering the interior wall.

Because many of these older buildings were constructed under codes that did not include the same emergency escape and rescue opening provisions that the IRC now requires for new construction, the only way to fully meet all of the requirements of Section 310 for new construction if required when windows are replaced is to enlarge the rough opening and/or make significant alterations to the interior wall in order to accommodate any increase in window size or lowering of a sill.

At the very least, the significant cost and design challenges of altering the rough opening and/or interior wall can discourage or prevent window replacement and at worst can discourage or prevent the replacement of older windows that are harder to operate or are inoperable all together because of their age or poor maintenance and, that are significantly less energy efficient. When that happens, improvements to safety as well as energy efficiency are needlessly compromised.

Furthermore and on the whole, while some bedroom windows in older homes may not provide the full clear opening that is required for new construction or may have a sill height above 44 inches, they nonetheless still provide a viable emergency and escape rescue opening which is the primary intent of the code. Replacement of these windows with the same type of operating window or other type that can provide an equal or greater clear opening than the existing window -- even if they do not fully meet the clear opening or sill height requirements of Section 310 -- is always an improvement in safety, especially when a replacement opening can provide a larger clear opening than the existing window. Such improvements in safety should not be discouraged or prevented by overly onerous requirements for replacement windows.

This proposal will help ensure that doesn't happen by providing limited exceptions to the requirements of Section 310 that can only be applied when certain conditions are met and that as already noted, will not result in a decrease in safety.

The requirements for new construction that emergency escape and rescue openings be provided as well as the operational requirements of Section 310.1.4 are maintained and still applicable to replacement windows.

TAC: Fire

Total Mods for **Fire** in **Withdrawn**: 4

Total Mods for report: 23

Sub Code: Building

F6793

20

Date Submitted	12/27/2015	Section	403.6.1	Proponent	Brad Schiffer
Chapter	4	Affects HVHZ	No	Attachments	No
TAC Recommendation	Withdrawn				
Commission Action	Pending Review				

Comments

General Comments	No	Alternate Language	No
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Related Modifications

Summary of Modification

Allows 1 Fire Service Access Elevator serving four or less units in R-2 buildings.

Rationale

Residential Buildings designed with private elevators can have multiple cores serving a small occupant load. These cores have the private elevators serving the units with a service elevator meeting the Fire Service Access Elevator requirements. Since the areas served are smaller than cores which serve full floors and the Fire Department can take control of the private elevators there is not the need for two Fire Service Access Elevators.

Since the Fire Service Access Elevators provide Phase 1 recall on building alarm this allows the private elevators to be used until taken out of service.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

No impact to enforcement.

Impact to building and property owners relative to cost of compliance with code

Will reduce cost , especially in buildings with multiple cores. Will benefit designs with private elevators.

Impact to industry relative to the cost of compliance with code

Will reduce cost , especially in buildings with multiple cores.

Impact to small business relative to the cost of compliance with code

No Impact to small business.

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

While allowing Fire Service Access to the single Elevator the other elevators can be placed in control if the Fire Service. Since the Fire Service Elevator is placed in Phase 1 recall it allows the others to be used until taken out of service.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

This is the equivalent compliance of FBC until the 5th Edition. No evidence of need in small cores.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

No discrimination.

Does not degrade the effectiveness of the code

Does not degrade the ability to access small cores.

Is the proposed code modification part of a prior code version? No

403.6.1 Fire service access elevator.

In buildings with an occupied floor more than 120 feet (36 576 mm) above the lowest level of fire department vehicle access, no fewer than two fire service access elevators, or all elevators, whichever is less, shall be provided in accordance with Section 3007. Each fire service access elevator shall have a capacity of not less than 3,500 pounds (1588 kg) and shall comply with Section 3002.4.

Exception : Only one Fire Service Access Elevator is required in R-2 Occupancies with cores/hoistways serving floor levels with four or less dwelling units.

Date Submitted	12/30/2015	Section	1010.1.4.5	Proponent	Joseph Belcher
Chapter	10	Affects HVHZ	Yes	Attachments	No
TAC Recommendation	Withdrawn				
Commission Action	Pending Review				

Comments**General Comments** No**Alternate Language** No**Related Modifications****Summary of Modification**

Carries forward Florida specific amendment allowing protection of all opening during the threat of a storm.

Rationale

The proposal carries forward provisions that have been in the Florida Building Code since the first edition. There have been no reported problems or incidents.

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

The proposal will have no fiscal impact on code enforcement. The proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to building and property owners relative to cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to industry relative to the cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to small business relative to the cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014).

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

Yes. The proposal is consistent with the Florida Building Code, 5th Edition (2014).

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Yes. The proposal is consistent with the Florida Building Code, 5th Edition (2014).

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

The proposal does not discriminate. The proposal is consistent with the Florida Building Code, 5th Edition (2014).

Does not degrade the effectiveness of the code

The proposal does not degrade the effectiveness of the code. The proposal is consistent with the Florida Building Code, 5th Edition (2014).

Is the proposed code modification part of a prior code version?

YES

The provisions contained in the proposed amendment are addressed in the applicable international code?

NO

The amendment demonstrates by evidence or data that the geographical jurisdiction of Florida exhibits a need to strengthen the foundation code beyond the needs or regional variation addressed by the foundation code and why the proposed amendment applies to the state?

OTHER

Explanation of Choice

The State of Florida is the only state of the contiguous states where the entire land mass is a hurricane prone region. Historically, Florida has endured numerous land falls from hurricanes and special attention is merited for the installation of hurricane protection. The provisions are carried over from previous editions and are field tested and proven to be effective. Provisions are consistent with FBC-R, 5th Edition (2014).

The proposed amendment was submitted or attempted to be included in the foundation codes to avoid resubmission to the Florida Building Code amendment process?

NO

1010.1.4.5 Protection devices for emergency escape and rescue openings. The temporary installation or closure of storm shutters, panels and other approved hurricane protection devices shall be permitted on emergency escape and rescue openings in Group R occupancies during the threat of a storm. Such devices shall not be required to comply with the operational constraints of Section 1030.4. While such protection is provided, at least one means of escape from the dwelling or dwelling unit shall be provided. The means of escape shall be within the first floor of the dwelling or dwelling unit and shall not be located within a garage without a side hinged door leading directly to the exterior. Occupants in any part of the dwelling or dwelling unit shall be able to access the means of escape without

passing through a lockable door not under their control

F6861

22

Date Submitted	12/28/2015	Section	302.2	Proponent	Joseph Belcher
Chapter	3	Affects HVHZ	Yes	Attachments	No
TAC Recommendation	Withdrawn				
Commission Action	Pending Review				

Comments

General Comments	No	Alternate Language	No
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Related Modifications

Summary of Modification

Modifies townhouse fire separation requirements to retain Florida specific amendment.

Rationale

The proposal: 1. Brings forward the provisions of the current code; 2. Incorporates statutory provisions related to townhouse construction and fire separation; 3. Clarifies that when providing walls per Section R302.1 the requirement is for separate walls meeting the requirements for zero clearance from the property line between units; 4. Brings the definition of townhouse in line with that contained in Florida Statute; and 5. Deletes an Exception to the requirements for structural independence for consistency with the other changes to the townhouse provisions and to agree with Florida Statute.

The statutory provisions related to townhouses must be considered by the code because adopting contrary provisions within the code creates a conflict for designers of townhouse projects. Townhouses are defined in Florida Statute and the statutory definition contains provisions addressing the property line between units, the fire resistant separation required, and the exception permitting a single two-hour fire resistance-rated wall. [Ch. 781.203(7)] There is no provision in statute permitting a reduction in the required two-hour fire resistance-rating of the common wall or the use of a when used to separate townhouses. There is no provision in statute permitting the use of a single one-hour fire resistance-rated wall to separate townhouse units. The Florida Legislature has spoken prohibiting the efforts to require fire sprinkler systems in single family dwelling construction.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

None. Proposed language is consistent with the Florida Building Code, 5th Edition (2014).

Impact to building and property owners relative to cost of compliance with code

None. Proposed language is consistent with the Florida Building Code, 5th Edition (2014).

Impact to industry relative to the cost of compliance with code

None. Proposed language is consistent with the Florida Building Code, 5th Edition (2014).

Impact to small business relative to the cost of compliance with code

None. Proposed language is consistent with the Florida Building Code, 5th Edition (2014).

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

Yes. Proposed language is consistent with the Florida Building Code, 5th Edition (2014).

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Yes. Proposed language is consistent with the Florida Building Code, 5th Edition (2014).

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

No. Proposed language is consistent with the Florida Building Code, 5th Edition (2014).

Does not degrade the effectiveness of the code

No. the proposed amendment does not degrade the effectiveness of the code. Proposed language is consistent with the Florida Building Code, 5th Edition (2014).

Is the proposed code modification part of a prior code version? No

~~R302.2 Townhouses. Common walls separating townhouses shall be assigned a fire-resistance rating in accordance with Section R302.2, Item 1 or 2. The common wall shared by two townhouses shall be constructed without plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4.~~

~~1. Where a fire sprinkler system in accordance with Section P2904 is provided, the common wall shall be not less than a 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263.~~

~~2. Where a fire sprinkler system in accordance with Section P2904 is not provided, the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E~~

~~119 or UL 263.~~

Each townhouse shall be considered a separate building and shall be separated by separate fire-resistance rated exterior wall assemblies meeting the requirements of zero clearance from property lines of Section R302.1 for exterior walls.

Exception: A common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119, UL 263, or in accordance with the *Florida Building Code-Building* Section 727 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall unless such materials and methods of penetration comply with Section R302.4. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

R302.2.4 Structural independence. Each individual *townhouse* shall be structurally independent.

Exceptions:

1. Foundations supporting *exterior walls* or common walls.
2. Structural roof and wall sheathing from each unit fastened to the common wall framing.
3. Nonstructural wall and roof coverings.
4. Flashing at termination of roof covering over common wall.
5. ~~Townhouses separated by a common wall as provided in Section R302.2, Item 1 or 2.~~

Date Submitted	12/30/2015	Section	310.4	Proponent	Joseph Belcher
Chapter	3	Affects HVHZ	Yes	Attachments	No
TAC Recommendation	Withdrawn				
Commission Action	Pending Review				

Comments**General Comments** No**Alternate Language** No**Related Modifications**

R202

Summary of Modification

Carries forward provision allowing protection of openings during threat of storm.

Rationale

This proposal carries forward provisions that have been in the FBC since the first edition. The provisions are field tested and proven to be beneficial to Florida citizens.

Fiscal Impact Statement**Impact to local entity relative to enforcement of code**

The proposal will have no fiscal impact on code enforcement. The proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to building and property owners relative to cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to industry relative to the cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014).

Impact to small business relative to the cost of compliance with code

No impact. The proposal is consistent with Florida Building Code, 5th Edition (2014).

Requirements**Has a reasonable and substantial connection with the health, safety, and welfare of the general public**

Yes, Provisions are consistent with FBC-R, 5th Edition (2014).

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Yes, Provisions are consistent with FBC-R, 5th Edition (2014).

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

Does not discriminate. Provisions are consistent with FBC-R, 5th Edition (2014).

Does not degrade the effectiveness of the code

Does not degrade the effectiveness of the code. Provisions are consistent with FBC-R, 5th Edition (2014).

Is the proposed code modification part of a prior code version?

YES

The provisions contained in the proposed amendment are addressed in the applicable international code?

NO

The amendment demonstrates by evidence or data that the geographical jurisdiction of Florida exhibits a need to strengthen the foundation code beyond the needs or regional variation addressed by the foundation code and why the proposed amendment applies to the state?

OTHER

Explanation of Choice

The State of Florida is the only state of the contiguous states where the entire land mass is a hurricane prone region. Historically, Florida has endured numerous land falls from hurricanes and special attention is merited for the installation of hurricane protection. The provisions are carried over from previous editions and are field tested and proven to be effective. Provisions are consistent with FBC-R, 5th Edition (2014).

The proposed amendment was submitted or attempted to be included in the foundation codes to avoid resubmission to the Florida Building Code amendment process?

NO

R310.4 Bars, grilles, covers and screens. Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections R310.1.1 to R310.2.3, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening. The temporary installation or closure of storm shutters, panels, and other approved hurricane protection devices shall be permitted on emergency escape and rescue openings during the threat of a storm. Such devices shall not be required to comply with the operational constraints of Section R310.1.1. While such protection is provided, at least one means of escape from the dwelling or dwelling unit shall be provided. The means of escape shall be within the first floor of the dwelling or dwelling unit and shall not be located within a garage without a side-hinged door leading directly to the exterior. Occupants in any part of the dwelling or dwelling unit shall be able to access the means of escape without passing through a lockable door not under their control.