



**CODE ADMINISTRATION TAC  
WITHOUT COMMENTS**

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

# TAC: Code Administration

Total Mods for **Code Administration** in **Approved as Submitted**: 9

Total Mods for report: 13

## Sub Code: Building

**CA7697**

1

|                           |                       |                     |       |                    |                       |
|---------------------------|-----------------------|---------------------|-------|--------------------|-----------------------|
| <b>Date Submitted</b>     | 12/5/2018             | <b>Section</b>      | 110.1 | <b>Proponent</b>   | George Wiggins (BOAF) |
| <b>Chapter</b>            | 1                     | <b>Affects HVHZ</b> | No    | <b>Attachments</b> | No                    |
| <b>TAC Recommendation</b> | Approved as Submitted |                     |       |                    |                       |
| <b>Commission Action</b>  | Pending Review        |                     |       |                    |                       |

### Comments

|                         |    |                           |    |
|-------------------------|----|---------------------------|----|
| <b>General Comments</b> | No | <b>Alternate Language</b> | No |
|-------------------------|----|---------------------------|----|

### Related Modifications

Propose same modification to Existing Building Code

### Summary of Modification

Editorial change to clarify text relating to exposing and providing access to all work for inspection purposes

### Rationale

Editorial change to clarify text relating to exposing and providing access to all work for inspection purposes

### 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**

Editorial change to clarify requirement to exposed all work subject to inspection and provide access.

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

Improves text language

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

Neutral

**Does not degrade the effectiveness of the code**

Neutral

[A] **110.1 General.** Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain accessible ~~exposed~~ and ~~exposed~~ provided with access for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *owner* or the owner's authorized agent to cause the work to remain accessible ~~exposed~~ and ~~exposed~~ provided with access for inspection purposes. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

|                           |                       |                     |         |                    |            |
|---------------------------|-----------------------|---------------------|---------|--------------------|------------|
| <b>Date Submitted</b>     | 12/10/2018            | <b>Section</b>      | 107.2.5 | <b>Proponent</b>   | Paul Coats |
| <b>Chapter</b>            | 1                     | <b>Affects HVHZ</b> | No      | <b>Attachments</b> | Yes        |
| <b>TAC Recommendation</b> | Approved as Submitted |                     |         |                    |            |
| <b>Commission Action</b>  | Pending Review        |                     |         |                    |            |

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

7832

**Summary of Modification**

Requires construction documents to contain details of impervious moisture barrier systems used to protect structural elements in balconies or elevated walking surfaces that are exposed to the weather.

**Rationale**

This provision was approved for inclusion in the 2018 ICC International Building Code. Existing language in Section 107.2.4 specifies requirements for the construction documents associated with the wall envelope but is silent how that extends to balcony and elevated walking surfaces where an impervious moisture barrier system protects structural elements. This modification will add detailing requirements for exterior balcony and elevated walking surfaces. Failures have occurred for balconies due to water infiltration, so this warrants careful consideration. By saying "construction documents", this could be information in the specifications, not necessarily the drawings.

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

Will provide additional detail from construction documents in regard to impervious moisture barriers in elevated walking surfaces.

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

Little or no cost impact, since construction documents typically already contain details for weather protection.

**Impact to industry relative to the cost of compliance with code**

Little or no cost impact, since construction documents typically already contain details for weather protection.

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

Little or no cost impact, since construction documents typically already contain details for weather protection.

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

The provisions requiring construction documents to contain sufficient details for impervious moisture barrier systems protecting elevated walking surfaces can be a life safety issue.

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

Improves the code since the provisions requiring construction documents to contain sufficient details for impervious moisture barrier systems protecting elevated walking surfaces can be a life safety issue.

**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 but improves the effectiveness of the code.

Add a new section as follows, and renumber current Section 107.2.5 and subsequent sections:

107.2.5 Exterior balcony and elevated walking surfaces. Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

~~107.2.5~~ 107.2.6 Site plan. *(no change to current section)*

~~107.2.5.1~~ 107.2.6.1 Design flood elevations. *(no change to current section)*

~~107.2.6~~ 107.2.7 Structural information *(no change to current section)*

~~107.2.7~~ 107.2.8 Relocatable buildings *(no change to current section)*

ADM77-16  
IBC: 107.2.5 (New); IEBC: 106.2.5 (New)

Proposed Change as Submitted

**Proponent :** Dennis Richardson, American Wood Council, representing American Wood Council (drichardson@awc.org)

**2015 International Building Code**

**Add new text as follows:**

**107.2.5 Exterior balcony and elevated walking surfaces.** Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

**2015 International Existing Building Code**

**Add new text as follows:**

**106.2.5 Exterior balconies and elevated walking surfaces.** Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

**Reason:** Existing language in IBC Section 107.2.4 and IEBC 106.2.4 specifies requirements for the construction documents associated with the wall envelope but is silent how that extends to balcony and elevated walking surfaces where an impervious moisture barrier system protects structural elements. This new section is proposed that will add detailing requirements for exterior balcony and elevated walking surfaces.

**Cost Impact:** Will not increase the cost of construction

This will not increase the cost of construction as the inclusion of construction details for weather protection is a common requirement already enforced by most building departments. This clarifies existing code language to be consistent with common practice.

ADM77-16 :  
107.2.5 (NEW)-  
RICHARDSON12193

Public Hearing Results

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** With the number of failures occurring on balconies due to water infiltration and failure, this area warrants careful consideration. The construction in this area involves multiple materials and trades, so clear information is necessary. By saying 'construction documents', this could be information in the specifications, not necessarily the drawings. See also the related change in ADM87.

**Assembly Action:**

**None**

Individual Consideration Agenda

*Public Comment 1:*

**Proponent :** David Bonowitz, representing National Council of Structural Engineers Associations (dbonowitz@att.net) requests Approve as Modified by this Public Comment.

**Modify as Follows:**

**2015 International Existing Building Code**

**106.2.5 Exterior balconies and elevated walking surfaces.** Where the scope of work involves a balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

**Commenter's Reason:** This comment modifies the approved proposal to make it fit within the IEBC.

The IEBC works through triggers. Certain provisions only apply when those trigger conditions are met. In this case, the intent is not to require documentation of the IMB on \*every\* existing building project, but only on those projects where the intended scope of work would touch the balcony or exposed walking surface in question.

**Proponent :** Rebecca Baker, representing Jefferson County, CO / Colorado Chapter of the International Code Council requests Disapprove.

**Commenter's Reason:** Irrigation for landscaping is beyond the scope of the code. In addition, when construction documents are not adequate, the authority exists to require additional documentation.

ADM77-16

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Final action: Approved as Modified by  
PC-1

|                           |                       |                     |       |                    |            |
|---------------------------|-----------------------|---------------------|-------|--------------------|------------|
| <b>Date Submitted</b>     | 12/10/2018            | <b>Section</b>      | 110.3 | <b>Proponent</b>   | Paul Coats |
| <b>Chapter</b>            | 1                     | <b>Affects HVHZ</b> | No    | <b>Attachments</b> | Yes        |
| <b>TAC Recommendation</b> | Approved as Submitted |                     |       |                    |            |
| <b>Commission Action</b>  | Pending Review        |                     |       |                    |            |

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

7832 and 7834

**Summary of Modification**

Requires the inspection of impervious moisture barrier systems for balconies and elevated walking surfaces before they are concealed.

**Rationale**

This provision was approved by the ICC membership and appears in the 2018 edition of the International Building Code. Detailed inspections are needed to ensure the performance of the impervious moisture barrier used with exposed balconies and walking surfaces. There have been failures for balconies due to water infiltration, and a specific requirement for inspection of critical moisture barrier systems is warranted for balconies and elevated walking surfaces that are protected by them.

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

This will require an inspection of moisture barrier systems protecting the structural systems of balconies and elevating walking surfaces before they are covered.

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

This will not increase the cost of construction. Section 110.3.8 "other inspections" currently gives the code official authority to require such an inspection.

**Impact to industry relative to the cost of compliance with code**

This will not increase the cost of construction. Section 110.3.8 "other inspections" currently gives the code official authority to require such an inspection.

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

This will not increase the cost of construction. Section 110.3.8 "other inspections" currently gives the code official authority to require such an inspection.

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

This inspection can be important for safety.

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

Strengthens the code in regard to safety.

**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.



*Add a new subsection 110.3.6 as follows and renumber current Section 110.3.6 and subsequent sections as shown below:*

110.3.6 Weather exposed balcony and walking surface waterproofing. Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.

Exception: Where inspection of the moisture barrier system is included in the special inspections regulated by Chapter 17.

*Renumber current sections without changing their content, as follows:*

**[A]~~110.3.6~~110.3.7 Fire- and smoke-resistant penetrations.**

**[A]~~110.3.7~~110.3.8 Energy efficiency inspections.**

**[A]~~110.3.8~~110.3.9 Other inspections.**

**[A]~~110.3.9~~110.3.10 Special inspections.**

**[A]~~110.3.10~~110.3.11 Final inspection.**

**[A] ~~110.3.10~~110.3.11.1 Flood hazard documentation.**

**~~110.3.11~~110.3.12 Termites.**

**~~110.3.12~~110.3.13 Impact-resistant coverings or systems.**

ADM87-16  
IBC: 110.3.6 (New); IEBC: 109.3.6 (New)

Proposed Change as Submitted

**Proponent :** Dennis Richardson, American Wood Council, representing American Wood Council (drichardson@awc.org)

**2015 International Building Code**

**Add new text as follows:**

**110.3.6 Weather exposed balcony and walking surface waterproofing.** Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall be subject to inspection.

**Exception:** Where special inspections are provided in accordance with Section 1705.1.1, Item 3.

**2015 International Existing Building Code**

**Add new text as follows:**

**109.3.6 Weather exposed balcony and walking surface waterproofing.** Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall be subject to inspection.

**Exception:** Where special inspections are provided in accordance with Section 1705.1.1, Item 3 of the *International Building Code*.

**Reason:** Detailed inspections are needed to ensure the performance of the impervious moisture barrier used with exposed balconies and walking surfaces. As an exception, Section 1705.1.1 item 3 of the current code allows the building official to require special inspections of: "Materials and systems required to be installed in accordance with additional manufacturers's instructions that prescribe requirements not contained in this code or in standards referenced by this code." This would be acceptable in lieu of inspections performed by the building department staff when utilized by the building official.

**Cost Impact:** Will not increase the cost of construction

This will not increase the cost of construction as Section 110.3.8 currently requires "other inspections" to ascertain compliance with the code. The proposal also gives the existing option of special inspections in 1705.1.1 item 3 as an exception to this provision.

ADM87-16 :  
110.3.6 (NEW)-  
RICHARDSON12230

Public Hearing Results

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** This would address inspection of the requirements referenced in what was passed in ADM77. With the number of failures occurring on balconies due to water infiltration and failure, this area warrants careful consideration. The construction in this area involves multiple materials and trades, so inspections would reduce the hazard. The proposed language would allow for special inspections.

**Assembly Action:**

**None**

Individual Consideration Agenda

*Public Comment 1:*

**Proponent :** David Bonowitz, representing National Council of Structural Engineers Associations (dbonowitz@att.net) requests Approve as Modified by this Public Comment.

**Modify as Follows:**

**2015 International Existing Building Code**

**109.3.6 Weather exposed balcony and walking surface waterproofing.** Where the scope of work involves a balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall be subject to inspection.

**Exception:** Where special inspections are provided in accordance with Section 1705.1.1, Item 3 of the *International*

*Building Code.*

**Commenter's Reason:** This comment modifies the approved proposal to make it fit within the IEBC. The IEBC works through triggers. Certain provisions only apply when those trigger conditions are met. In this case, the intent is not to require inspection of the IMB on \*every\* existing building project, but only on those projects where the intended scope of work would touch the balcony or exposed walking surface in question.

*Public Comment 2:*

**Proponent :** Jonathan Siu, representing Washington Association of Building Officials Technical Code Development Committee (Jon.Siu@seattle.gov); Maureen Traxler, representing WA Assn of Bldg Officials Code Committee (maureen.traxler@seattle.gov) requests Approve as Modified by this Public Comment.

**Modify as Follows:****2015 International Building Code**

**110.3.6 Weather exposed balcony and walking surface waterproofing.** Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be subject to inspection concealed until inspected and approved.

**Exception:** Where special inspections are provided in accordance with Section 1705.1.1, Item 3.

**2015 International Existing Building Code**

**109.3.6 Weather exposed balcony and walking surface waterproofing.** Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be subject to inspection concealed until inspected and approved.

**Exception:** Where special inspections are provided in accordance with Section 1705.1.1, Item 3 of the *International Building Code*.

**Commenter's Reason:** This is an editorial change that rewrites the new inspection to read more like the other required inspections.

**Proponent :** Rebecca Baker, representing Jefferson County, CO / Colorado Chapter of the International Code Council (bbaker@co.jefferson.co.us) requests Disapprove.

**Commenter's Reason:** Irrigation for landscaping is beyond the scope of the code. In addition, the authority currently exists to make additional inspections or to require special inspections.

ADM87-16

**Final Action: AMPC 1,2 (Approved as Modified by both PC-1 and PC-2)**

## Sub Code: Existing Building

CA7690

4

|                           |                       |                     |     |                    |                       |
|---------------------------|-----------------------|---------------------|-----|--------------------|-----------------------|
| <b>Date Submitted</b>     | 12/5/2018             | <b>Section</b>      | 202 | <b>Proponent</b>   | George Wiggins (BOAF) |
| <b>Chapter</b>            | 2                     | <b>Affects HVHZ</b> | No  | <b>Attachments</b> | No                    |
| <b>TAC Recommendation</b> | Approved as Submitted |                     |     |                    |                       |
| <b>Commission Action</b>  | Pending Review        |                     |     |                    |                       |

### Comments

|                         |    |                           |    |
|-------------------------|----|---------------------------|----|
| <b>General Comments</b> | No | <b>Alternate Language</b> | No |
|-------------------------|----|---------------------------|----|

### Related Modifications

Correlates with change of definition, "Change of Occupancy" being proposed in the Building Code

### Summary of Modification

Clarifies definition of "Change of Occupancy" for ease of understanding in a new bulleted format

### Rationale

Updates and clarifies the definition of "Change of Use" in a new bulleted format for ease of interpretation and correlates with same proposed change to the Building Code

### 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**

Editorially clarifies definition of "Change of Occupancy" to facilitate application of code requirements

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

Improves clarity of definition

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

Neutral in this area

**Does not degrade the effectiveness of the code**

Neutral in this area

**Existing Definition in Existing Building Code:**

~~[A] CHANGE OF OCCUPANCY. A change in the use of the building or a portion of a building. A change of occupancy shall include any change of occupancy classification, any change from one group to another group within an occupancy classification or any change in use within a group for a specific occupancy classification.~~

**New Definition:**

[A] CHANGE OF OCCUPANCY. A change in the use of a building or a portion of a building which results in:

1. A change of occupancy classification,
2. A change from one group to another group within an occupancy classification, or
3. Any change in use within a group for which there is a change in the application of the requirements of this code.

|                           |                       |                     |       |                    |            |
|---------------------------|-----------------------|---------------------|-------|--------------------|------------|
| <b>Date Submitted</b>     | 12/14/2018            | <b>Section</b>      | 301.1 | <b>Proponent</b>   | Ann Russo4 |
| <b>Chapter</b>            | 3                     | <b>Affects HVHZ</b> | No    | <b>Attachments</b> | No         |
| <b>TAC Recommendation</b> | Approved as Submitted |                     |       |                    |            |
| <b>Commission Action</b>  | Pending Review        |                     |       |                    |            |

**Comments**

|                         |    |                           |    |
|-------------------------|----|---------------------------|----|
| <b>General Comments</b> | No | <b>Alternate Language</b> | No |
|-------------------------|----|---------------------------|----|

**Related Modifications****Summary of Modification**

This proposal retains the exception that allows the code official to waive certain architectural and other requirements that the FEBC would normally trigger in alteration projects. It removes that exception, however, regarding structural provisions.

**Rationale**

This proposal retains the exception that allows the code official to waive certain architectural and other requirements that the FEBC would normally trigger in alteration projects. It removes that exception, however, regarding structural provisions. The current exception already does not apply to alterations in flood hazard areas (which sometimes trigger structural improvements) or to substantial structural alterations. So the proposal does not change those cases at all.

Since the existing structural provisions for alterations are already measured, already allow reduced loads and alternative criteria in many cases, and already trigger structural improvements only in rare and severe cases, the proposed change to this exception should have little impact except to affirm that structural safety is fundamental to the code's intent.

By rolling back the blanket waiver for structural safety issues, the proposal helps code officials enforce the code as intended. It prevents the FEBC's basic structural requirements from being undermined by a permit applicant's pressure to receive a discretionary waiver.

As a secondary matter, it is worth noting that the existing exception is unclear. It refers to "laws in existence at the time the building ... was built." But if the intent is to waive requirements triggered by alterations, this language ignores, or forgets, the fact that older codes for a long time had alteration provisions that triggered structural upgrade -- often with requirements more onerous than those in the current FEBC. So does a permit applicant claiming compliance with the "laws in existence" a generation ago also intend to comply with those outdated triggers? This proposal removes that potential confusion.

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

No impact to local entity as this does not change any of the code's provisions, but only changes what was a discretionary waiver.

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

This should have no impact with building and property owners as this proposal will not increase the cost of construction, but it could, hypothetically, limit the cases in which the code official could effectively reduce the cost of construction by waiving structural safety requirements

**Impact to industry relative to the cost of compliance with code**

This should have no impact with industry as this proposal will not increase the cost of construction, but it could, hypothetically, limit the cases in which the code official could effectively reduce the cost of construction by waiving structural safety requirements

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

This should have no impact with small business as this proposal will not increase the cost of construction, but it could, hypothetically, limit the cases in which the code official could effectively reduce the cost of construction by waiving structural safety requirements

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

Improves the health, safety, and welfare of the general public by retaining exception allowing the code official to waive certain architectural and other requirements that the FEBC would trigger

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

Improves the code by and provides equivalent or better methods of construction by retaining exception allowing the code official to waive certain architectural and other requirements that the FEBC would trigger

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

Does not discriminate against material, products, methods, or systems of construction of demonstrated capabilities, this is a current code requirement that does not limit material, products, methods, or systems of construction

**Does not degrade the effectiveness of the code**

Improves the effectiveness of the code by retaining exception allowing the code official to waive certain architectural and other requirements that the FEBC would trigger

Revise as follows:

**301.1 General.** The *repair, alteration, change of occupancy, addition* or relocation of all *existing buildings* shall comply with one of the methods listed in Sections 301.1.1 through 301.1.3 as selected by the applicant. Sections 301.1.1 through 301.1.3 shall not be applied in combination with each other. Where this code requires consideration of the seismic force resisting system of an *existing building* subject to *repair, alteration, change of occupancy, addition* or relocation of *existing buildings*, the seismic evaluation and design shall be based on Section 301.1.4 regardless of which compliance method is used.

**~~Exception: Subject to the approval of the code official, alterations complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code unless the building is undergoing more than a limited structural alteration as defined in Section 907.4.4. New structural members added as part of~~**  
the *alteration* shall comply with the *Florida Building Code*. ~~Alterations of existing buildings in flood hazard areas shall comply with Section 701.3.~~

**Exception: Subject to the approval of the code official, alterations complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code. New structural members added as part of**  
the *alteration* shall comply with the *Florida Building Code*. This exception shall not apply to alterations that constitute substantial improvement in *flood hazard areas*, which shall comply with Section 701.3. This exception shall not apply to the structural provisions of Chapter 4 or to the structural provisions of Sections 707, 807, and 907.

|                           |                       |                     |       |                    |            |
|---------------------------|-----------------------|---------------------|-------|--------------------|------------|
| <b>Date Submitted</b>     | 12/14/2018            | <b>Section</b>      | 301.1 | <b>Proponent</b>   | Ann Russo4 |
| <b>Chapter</b>            | 4                     | <b>Affects HVHZ</b> | No    | <b>Attachments</b> | No         |
| <b>TAC Recommendation</b> | Approved as Submitted |                     |       |                    |            |
| <b>Commission Action</b>  | Pending Review        |                     |       |                    |            |

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

301.2  
 301.1 301.1.1 301.1.2 301.1.3  
 401.1 401.1.1 401.2.2  
 404  
 501.1 501.1.1 502  
 1401.1 1401.1.1 1401.2.4

**Summary of Modification**

The purpose of this modification to remove the topic of repair from the three compliance methods and to move repair into one standalone chapter

**Rationale**

The purpose of this code change is to remove the topic of repair from the three compliance methods and to move repair into one standalone chapter.

The topic of repairs is fairly simple but the way the three methods handle the topic very differently:

- Prescriptive method- Specific requirements on structural repairs only, general statement on other topics with code official discretion on &#39;dangerous&#39; situations
- Work area method- Specific requirements for structural (identical to prescriptive method), building materials, fire protection, accessibility, mechanical, plumbing, and electrical.
- Performance method- General requirements only and reference to the FBC for thresholds

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

No impact to local entity as this is already a code requirement

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

No impact to building and property owners as this is already a code requirement

**Impact to industry relative to the cost of compliance with code**

No impact to industry as this is already a code requirement

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

No impact to small businesses as this is already a code requirement

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

Improves the health, safety, and welfare of the general public by moving Repairs to a stand alone chapter

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

Improves the code by moving Repairs to a stand alone chapter. Having a standalone chapter for repairs will make the code more clear.

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

Does not discriminate against material, products, methods, or systems of construction of demonstrated capabilities, this is a current code requirement that does not limit material, products, methods, or systems of construction

**Does not degrade the effectiveness of the code**

improves the effectiveness of the code. This modification will make the repair provisions more consistent for each method.

Repairs do not require several different methods of compliance. Having a standalone chapter for repairs will make the code more clear.



Relocate Chapter 6 as

follows: **6 4 REPAIRS**

*(Renumber Subsequent sections in this Chapter) (Renumber Chapters 4 and 5)*

**Revise as follows:**

**SECTION  
301  
ADMINIS  
TRATION**

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

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

**301.1301.3 General Alteration, change of occupancy, addition or relocation.** *The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with one of the methods listed in Sections 301.1.1-301.3.1 through 301.1.3-301.3.3 as selected by the applicant. Sections 301.1.1-301.3.1 through 301.1.3-301.3.3 shall not be applied in combination with each other. Where this code requires consideration of the seismic force-resisting system of an existing building subject to repair, alteration, change of occupancy, addition or relocation of existing buildings, the seismic evaluation and design shall be based on Section 301.1.4-301.3.4 regardless of which compliance method is used.*

*Exception: Subject to the approval of the code official, alterations complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code unless the building is undergoing more than a limited structural alteration as defined in Section 907.4.4. New structural members added as part of the alteration shall comply with the Florida Building Code. Alterations of existing buildings in flood hazard areas shall comply with Section 701.3. This exception shall not apply to alterations that constitute substantial improvement in flood hazard areas which shall comply with Section 701.3. This exception shall not apply to the structural provisions of Chapter 4 or to the structural provisions of Sections 7047, 807, and 907.*

**301.1.1301.3.1 Prescriptive compliance method.** *Repairs, alterations*

*Alterations, additions and changes of occupancy complying with Chapter 45 of this code in buildings complying with the Florida Fire Code shall be considered in compliance with the provisions of this code.*

**301.1.2301.3.2 Work area compliance method.** *Repairs, alterations, alterations, additions, changes in occupancy and relocated buildings complying with the applicable requirements of Chapters 5-6 through 13 of this code shall be considered in compliance with the provisions of this code.*

**301.1.3301.3.3 Performance compliance method.** *Repairs, alterations, alterations, additions, changes in occupancy and relocated buildings complying with Chapter 14 of this code shall be considered in compliance with the provisions of this code.*

*(Renumber subsequent sections)*

**401.1 Scope.** The provisions of this chapter shall control the ~~alteration, repair, addition and change of occupancy~~ or relocation of *existing buildings* and structures, including *historic buildings* and structures as referenced in Section 301.1.1 301.3.1.

**Exception: Existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300.**

**401.1.1 Compliance with other methods.** ~~Alterations, repairs, additions and changes of occupancy~~ to or relocation of, *existing buildings* and structures shall comply with the provisions of this chapter or with one of the methods provided in Section 301.1 301.3.

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

Delete without substitution:

## SECTION N-404 REPAIRS

**404.1 General.** Buildings and structures, and parts thereof, shall be repaired in compliance with Sections 401.2 and 404. Work on nondamaged components that is necessary for the required repair of damaged components shall be considered part of the repair and shall not be subject to the requirements for alterations in this chapter. Routine maintenance required by Section 401.2, ordinary repairs exempt from permit in accordance with Section 105.2, and abatement of wear due to normal service conditions shall not be subject to the requirements for repairs in this section.

**[BS] 404.2 Substantial structural damage to vertical elements of the lateral force-resisting system.** A building that has sustained substantial structural damage to the vertical elements of its lateral force-resisting system shall be evaluated and repaired in accordance with the applicable provisions of Sections 404.2.1 through 404.2.3.

### Exceptions:

- 1. ~~Buildings assigned to Seismic Design Category A, B or C whose substantial structural damage was not caused by earthquake need not be evaluated or rehabilitated for load combinations that include earthquake effects.~~**

One and two-family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.

**[BS] 404.2.1 Evaluation.** The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the building official. The evaluation shall establish whether the damaged building, if repaired to its predamage state, would comply with the provisions of the International Building Code for wind and earthquake loads.

Wind loads for this evaluation shall be those prescribed in Section 1609 of the Florida Building Code. Earthquake loads for this evaluation, if required, shall be permitted to be 75 percent of those prescribed in Section 1613 of the Florida Building Code. Alternatively, compliance with ASCE 41, using the performance objective in Table 301.1.4.2 for the applicable risk category, shall be deemed to meet the earthquake evaluation requirement.

**[BS] 404.2.2 Extent of repair for compliant buildings.** If the evaluation establishes compliance of the predamage building in accordance with Section 404.2.1, then repairs shall be permitted that restore the building to its predamage state.

**~~[BS] 404.2.3 Extent of repair for noncompliant buildings. If the evaluation does not establish compliance of the predamage building in accordance with Section 404.2.1, then the building shall be rehabilitated to comply with applicable provisions of the Florida Building Code for load combinations that include wind or seismic loads. The wind loads for the repair shall be as required by the building code in effect at the time of original construction, unless the damage was caused by wind, in which case the wind loads shall be as required by the Florida Building Code. Earthquake loads for this rehabilitation design shall be those required for the design of the predamage building, but not less than 75 percent of those prescribed in Section 1613 of the Florida Building Code. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of~~**

the International Building Code for new buildings of similar structure, purpose and location. Alternatively, compliance with ASCE 41, using the performance objective in Table 301.1.4.2 for the applicable risk category, shall be deemed to meet the earthquake rehabilitation requirement.

**[BS] 404.3 Substantial structural damage to gravity load-carrying components.** Gravity load-carrying components that have sustained substantial structural damage shall be rehabilitated to comply with the applicable provisions of the Florida Building Code for dead and live loads. Snow loads shall be considered if the substantial structural damage was caused by or related to snow load effects. Existing gravity load-carrying structural elements shall be permitted to be designed for live loads approved prior to the damage. If the approved live load is less than that required by Section 1607 of the Florida Building Code, the area designed for the nonconforming live load shall be posted with placards of approved design indicating the approved live load. Nondamaged gravity load-carrying components that receive dead, live or snow loads from rehabilitated components shall also be rehabilitated or shown to have the capacity to carry the design loads of the rehabilitation design. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of

the Florida Building Code for new buildings of similar structure, purpose and location.

**[BS] 404.3.1 Lateral force-resisting elements.** Regardless of the level of damage to vertical elements of the lateral force-resisting system, if substantial structural damage to gravity load-carrying components was caused primarily by wind or earthquake effects, then the building shall be evaluated in accordance with Section 404.2.1 and, if noncompliant, rehabilitated in accordance with Section 404.2.3.

#### Exceptions:

One-and-two-family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.

2. Buildings assigned to Seismic Design Category A, B or C whose substantial structural damage was not caused by earthquake need not be evaluated or rehabilitated for load combinations that include earthquake effects.

**[BS] 404.4 Less than substantial structural damage.** For damage less than substantial structural damage, repairs shall be allowed that restore the building to its predamage state. New structural members and connections used for this repair shall comply with the detailing provisions of

the International Building Code for new buildings of similar structure, purpose and location.

**[BS] 404.5 Flood hazard areas.** For buildings and structures in flood hazard areas established in Section 1612.3 of the International Building Code, or Section R322 of the Florida Residential Code, as applicable, any repair that constitutes substantial improvement or repair of substantial damage of the existing structure shall comply with the flood design requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design.

For buildings and structures in flood hazard areas established in Section 1612.3 of the Florida Building Code, or Section R322 of the Florida Residential Code, as applicable, any repairs that do not constitute substantial improvement or repair of substantial damage of the existing structure are not required to comply with the flood design requirements for new construction.

**Revise as follows:**

**501.1 Scope.** The provisions of this chapter shall be used in conjunction with Chapters 6 ~~7~~ through 13 and shall apply to the *alteration*, *repair*, *addition* and *change of occupancy* of existing structures, including historic and moved structures, as referenced in Section 301.1.2. The work performed on an *existing building* shall be classified in accordance with this chapter.

**501.1.1 Compliance with other alternatives.** *Alterations*, *repairs*, *additions* and *changes of occupancy* to existing structures shall comply with the provisions of Chapters 6 ~~7~~ through 13 or with one of the alternatives provided in Section 301.1.

**Delete without substitution:**

SE  
CH  
ON  
502  
REP  
AIRS

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

**Application.** Repairs shall comply with the provisions of Chapter 6.

**502.3 Related work.** Work on nondamaged components that is necessary for the required repair of damaged components shall be considered part of the repair and shall not be subject to the provisions of Chapter 7, 8, 9, 10 or 11.

Revise as follows:

**1401.1 Scope.** The provisions of this chapter shall apply to the *alteration, repair, addition and change of occupancy* of existing structures, including historic and moved structures, as referenced in

**Section ~~301.1.3~~ 301.3.3. The provisions of this chapter are intended to maintain or increase the current degree of public safety, health and general welfare in existing buildings while**

permitting ~~repair, alteration, addition and change of occupancy~~ without requiring full compliance with Chapters ~~5-6~~ through 13, except where compliance with other provisions of this code is specifically required in this chapter.

**1401.1.1 Compliance with other methods.** *Alterations, repairs, additions, and changes of occupancy* to existing structures shall comply with the provisions of this chapter or with one of the methods provided in Section ~~301.1~~ 301.3.

**1401.2.4 Alterations and repairs.** *An existing building or portion thereof that does not comply with the requirements of this code for new construction shall not be altered or repaired in such a manner that results in the building being less safe or sanitary than such building is currently. If, in the alteration or repair, the current level of safety or sanitation is to be reduced, the portion altered or repaired shall conform to the requirements of Chapters 2 through 12 and Chapters 14 through 33 of the Florida Building Code.*

|                           |                       |                     |         |                    |            |
|---------------------------|-----------------------|---------------------|---------|--------------------|------------|
| <b>Date Submitted</b>     | 12/14/2018            | <b>Section</b>      | 401.2.1 | <b>Proponent</b>   | Ann Russo4 |
| <b>Chapter</b>            | 4                     | <b>Affects HVHZ</b> | No      | <b>Attachments</b> | No         |
| <b>TAC Recommendation</b> | Approved as Submitted |                     |         |                    |            |
| <b>Commission Action</b>  | Pending Review        |                     |         |                    |            |

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

401.2.2

602.106.2.2

**Summary of Modification**

Deletes "Existing [Building] Materials" and "New and replacement Material sections from Chapter 4 ad 6 which have been inserted in Chapter 3

**Rationale**

This modification deletes the &quot;Existing [Building] Materials&quot; and &quot;New and Replacement Materials&quot; sections from Chapters 4 and 6 because they are already inserted in chapter 3. The content in Chapter 3 applies to all methods in the FEBC so deleting these sections in the other method chapters reduces redundancy.

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

No impact to local entity as this is already a code requirement

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

No impact to building and property owners as this is already a code requirement

**Impact to industry relative to the cost of compliance with code**

No impact to industry as this is already a code requirement

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

No impact to small businesses as this is already a code requirement

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

Improves the health, safety, and welfare of the general public by removing wording that already is in Chapter 3

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

Improves the code by removing wording that already is in Chapter 3

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

Does not discriminate against material, products, methods, or systems of construction of demonstrated capabilities, this is a current code requirement that does not limit material, products, methods, or systems of construction

**Does not degrade the effectiveness of the code**

Increase the effectiveness of the code by removing wording that already is in Chapter 3

**Delete without substitution:**

**~~401.2.1 Existing materials.~~** Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the building official to be unsafe per Section 115.

**~~401.2.2 New and replacement materials.~~** Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for repairs and alterations, provided no hazard to life, health or property is created. Hazardous materials shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.

**~~602.1 Existing building materials.~~** Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the code official to render the building or structure unsafe or dangerous as defined in Chapter 2. **~~602.2~~** **602.1 New and replacement materials.** Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for repairs and alterations, provided no dangerous or unsafe condition, as defined in Chapter 2, is created. Hazardous materials, such as asbestos and lead-based paint, shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.

Exception: Repairs to a historic building shall be permitted using original or like materials. Materials shall comply with Sections 602.2, 602.3 and 602.4.

**~~602.3~~602.2 Glazing in hazardous locations.** Replacement glazing in hazardous locations shall comply with the safety glazing requirements of the Florida Building Code, Building or Florida Building Code, Residential as applicable.

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

**~~602.4~~602.3 Replacement.** For repairs in an historic building, replacement or partial replacement of existing or missing features features hat match the original in configuration, height, size and original methods of construction shall be permitted.

Exception: Glazing in hazardous locations shall comply with Section ~~602.3~~602.2.

|                           |                       |                     |     |                    |            |
|---------------------------|-----------------------|---------------------|-----|--------------------|------------|
| <b>Date Submitted</b>     | 12/15/2018            | <b>Section</b>      | 401 | <b>Proponent</b>   | Ann Russo8 |
| <b>Chapter</b>            | 4                     | <b>Affects HVHZ</b> | No  | <b>Attachments</b> | No         |
| <b>TAC Recommendation</b> | Approved as Submitted |                     |     |                    |            |
| <b>Commission Action</b>  | Pending Review        |                     |     |                    |            |

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

EB14-15 and  
EB26-15 CH 5

**Summary of Modification**

EB14-15 & EB26-15 Combined per Mo Madani. Replaces the word "maintaining" with "restoring," to avoid confusion. Replaces the phrase "good or sound" (removed elsewhere in past cycles) with "pre-damage," as used elsewhere in Chapters 4 and 6. etc.

**Rationale**

EB14-15 - This proposal cleans up repetitive language in Chapters 4 and 6 now found in Chapter 3.  
EB26-15 - Replaces the word "maintaining" with "restoring," to avoid confusion between maintenance and repair. It replaces the phrase "good or sound" (removed elsewhere in past cycles) with "pre-damage," as used elsewhere in Chapters 4 and 6.

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

Code clarification only and has no effect on enforcement of the code.

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

Code clarification only and does not increase the cost of construction.

**Impact to industry relative to the cost of compliance with code**

Code clarification only and does not increase the cost of construction.

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

Code clarification only and does not increase the cost of construction.

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

Code clarification only and has no effect on enforcement of the code.

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

Code clarification only and has no effect on the code.

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

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

**Does not degrade the effectiveness of the code**

Code clarification only. Does not degrade the effectiveness of the code.



ICC MOD's Combined per Mo Madani - EB14-15 & EB26-15 Section: 401.2, 401.2.1, 401.2.2, 401.2.3, 403.1, 404.1, 502.1, 602.1, 602.3

**Delete without substitution:**

**401.2 Building materials and systems.** Building materials and systems shall comply with the requirements of this section.

**401.2.1 Existing materials.** Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the building official to be unsafe per Section 15.

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

**401.2.3 Existing seismic force-resisting systems.** Where the existing seismic force-resisting system is a type that can be designated ordinary, values of  $R$ ,  $C_u$  and  $C_s$  for the existing seismic force-resisting system shall be those specified by the *International Building Code* for an ordinary system unless it is demonstrated that the existing system will provide performance equivalent to that of a detailed, intermediate or special system.

**Revise as follows:**

**403.1 General.** Except as provided by Section 401.2 Sections 302.3, 302.4, or this section, *alterations* to any building or structure shall comply with the requirements of the *International Building Code* for new construction. *Alterations* shall be such that the *existing building* or structure is no less conforming to the provisions of the *International Building Code* than the *existing building* or structure was prior to the *alteration*.

**Exceptions:**

1. **An existing stairway shall not be required to comply with the requirements of Section 1011 of the *International Building Code* where the existing space and construction does not allow a reduction in pitch or slope.**

2. Handrails otherwise required to comply with Section 1011.11 of the *International Building Code* shall not be required to comply with the requirements of Section 1014.6 of the *International Building Code* regarding full extension of the handrails where such extensions would be hazardous due to plan configuration.

**404.1 General.** Buildings and structures, and parts thereof, shall be repaired in compliance with Sections 401.2 and 404 this section. Work on nondamaged components that is necessary for the required *repair* of damaged components shall be considered part of the *repair* and shall not be subject to the requirements for *alterations* in this chapter. Routine maintenance required by Section 401.2 Maintenance, ordinary repairs exempt from permit in accordance with Section 105.2, and abatement of wear due to normal service conditions shall not be subject to the requirements for repairs in this section.

**Delete without substitution:**

602.1 Existing building materials. Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the *code official* to render the building or structure unsafe or *dangerous* as defined in Chapter 2.

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

**Section: 502.1****Revise as follows:**

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

CA7691

9

|                           |                       |                     |     |                    |                       |
|---------------------------|-----------------------|---------------------|-----|--------------------|-----------------------|
| <b>Date Submitted</b>     | 12/5/2018             | <b>Section</b>      | 202 | <b>Proponent</b>   | George Wiggins (BOAF) |
| <b>Chapter</b>            | 2                     | <b>Affects HVHZ</b> | No  | <b>Attachments</b> | No                    |
| <b>TAC Recommendation</b> | Approved as Submitted |                     |     |                    |                       |
| <b>Commission Action</b>  | Pending Review        |                     |     |                    |                       |

## Comments

|                         |    |                           |    |
|-------------------------|----|---------------------------|----|
| <b>General Comments</b> | No | <b>Alternate Language</b> | No |
|-------------------------|----|---------------------------|----|

## Related Modifications

Modification is submitted to be consistent with the Building Code definition

## Summary of Modification

Modification of "Labeled" by adding same terms as in current Building Code

## Rationale

Modification is submitted to be consistent with the Building Code definition

## 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**

None

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

None

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

None

**Does not degrade the effectiveness of the code**

None

[RB] **LABELED.** *Equipment*, materials or products to which have been affixed a *label*, seal, symbol or other identifying *mark* of a nationally recognized testing laboratory, ~~inspection~~-approved agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above labeled items and whose labeling indicates either that the *equipment*, material or product meets identified standards or has been tested and found suitable for a specified purpose.

# TAC: Code Administration

Total Mods for **Code Administration** in **No Affirmative Recommendation**: 2

Total Mods for report: 13

## Sub Code: Building

CA7224

10

|                    |                               |              |           |             |              |
|--------------------|-------------------------------|--------------|-----------|-------------|--------------|
| Date Submitted     | 12/1/2018                     | Section      | 105.3.1.2 | Proponent   | Sean Guthrie |
| Chapter            | 1                             | Affects HVHZ | No        | Attachments | No           |
| TAC Recommendation | No Affirmative Recommendation |              |           |             |              |
| Commission Action  | Pending Review                |              |           |             |              |

### Comments

|                  |    |                    |    |
|------------------|----|--------------------|----|
| General Comments | No | Alternate Language | No |
|------------------|----|--------------------|----|

### Related Modifications

### Summary of Modification

Change threshold for fire detection and alarm plans to require engineers' seal

### Rationale

The existing language is tied to a monetary value and is over thirty years old. Proposed language would tie the requirement for plan sealing to system size versus system value. Proposed language mirrors existing language within the same section regarding fire sprinkler systems. As the two systems (fire sprinkler and fire alarm & detection) are interconnected this proposed change would streamline and provide consistency in the design process.

### Fiscal Impact Statement

#### Impact to local entity relative to enforcement of code

Local plan reviewers would verify requirement of engineer's seal by device count versus system contract value.

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

Possible minimal decrease in cost of very small fire alarm & detection systems.

#### Impact to industry relative to the cost of compliance with code

Possible minimal decrease in cost of very small fire alarm & detection systems.

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

Possible minimal decrease in cost of very small fire alarm & detection systems.

### Requirements

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

Proposed modification impacts life safety systems upon which the general public rely to provide safety and well being from the threat of uncontrolled fires. This modification ensures that all fire detection and alarm systems are designed by competent personnel, unlike current language.

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

This modification improves and strengthens the building code by:

- 1) Streamlining the design process and providing consistency between interconnected systems.
- 2) Introducing requirements for system designer of systems not requiring engineer's seal which is currently not addressed or defined.

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

Proposed modification does not affect materials, products, methods or systems of construction.

#### Does not degrade the effectiveness of the code

This modification improves the effectiveness of the code by changing the requirement from system value to system size thus eliminating the effect of different pricing structures and inflation on the existing price based requirement.

## 1st Comment Period History

|           |  |           |                  |           |                    |    |
|-----------|--|-----------|------------------|-----------|--------------------|----|
| CA7224-G1 | <b>Proponent</b>   | Mo Madani | <b>Submitted</b> | 1/27/2019 | <b>Attachments</b> | No |
|           | <b>Comment:</b><br>Section 553.73(2), Florida Statutes<br>...Provisions relating to the personnel, supervision or training of personnel, or any other professional qualification requirements relating to contractors or their workforce may not be included within the Florida Building Code, and subsections (4), (6), (7), (8), and (9) are not to be construed to allow the inclusion of such provisions within the Florida Building Code by amendment. This restriction applies to both initial development and amendment of the Florida Building Code. |           |                  |           |                    |    |

4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, or halon, ~~or fire detection and alarm~~ system which costs more than \$5,000.

7. Fire detection and alarm system documents for any new building or addition which includes a fire detection and alarm system which contains 50 or more points. Personnel meeting the requirements for System Designer as defined in National Fire Protection Association document 72 National Fire Alarm and Signaling Code edition adopted by Florida Administration Code 69A-3.012, may design a fire detection and alarm system of 49 or fewer points and may design the alteration of an existing fire detection and alarm system if the alteration consists of the relocation, addition or deletion of not more than 49 points, notwithstanding the size of the existing fire detection and alarm system.

- A point as defined by this section consists of any device or appliance as defined in National Fire Protection Association document 72 National Fire Alarm and Signaling Code edition adopted by Florida Administration Code 69A-3.012 that meets any of the following:
  - 1. Is powered by the fire detection and alarm system
  - 2. Sends a signal to the fire detection and alarm system
  - 3. Receives a signal from the fire detection and alarm system
- Combination devices are considered a single point if they:
  - 1. Consist of no more than two devices/appliances, and
  - 2. Are installed at a single mounting location

# Sub Code: Existing Building

CA7447

11

|                    |                               |              |          |             |                   |
|--------------------|-------------------------------|--------------|----------|-------------|-------------------|
| Date Submitted     | 11/26/2018                    | Section      | 1401.2.5 | Proponent   | Richard Schauland |
| Chapter            | 14                            | Affects HVHZ | No       | Attachments | Yes               |
| TAC Recommendation | No Affirmative Recommendation |              |          |             |                   |
| Commission Action  | Pending Review                |              |          |             |                   |

## Comments

|                  |    |                    |    |
|------------------|----|--------------------|----|
| General Comments | No | Alternate Language | No |
|------------------|----|--------------------|----|

## Related Modifications

## Summary of Modification

Please refer to the attached file. The documentation for this proposal exceeds the 300 character limit.

## Rationale

The current reference does not pick up the accessibility provisions for Level 2 and 3, additions or allowances for historic buildings when using the performance compliance method. The performance compliance method should be required to have the same level of access as any other alteration. Technical infeasibility and the 20% maximum rule for the accessible route costs would still be applicable.

## Fiscal Impact Statement

### Impact to local entity relative to enforcement of code

There will be no impact to local entities relative to the enforcement of the code. This revision is only a clarification of the current provision.

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

This will not increase the cost of construction. This revision is only a clarification of the current provision.

### Impact to industry relative to the cost of compliance with code

This will not increase the cost of compliance. This revision is only a clarification of the current provision.

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

This will not increase the cost of compliance. This revision is only a clarification of the current provision.

## Requirements

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

The purpose of this section is to provide accessibility requirements for existing buildings that are undergoing work. The proposed revision provides clarity to all types of work and historic structures.

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

This proposal does not strengthen the Code, it provides clarity of an existing rule that will assist in a better understanding for enforcement.

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

The proposal makes no mention of specific materials, products, methods, or systems of construction.

### Does not degrade the effectiveness of the code

This proposal helps the effectiveness of the code by providing clarity of the requirements.



**1401.2.5 Accessibility requirements.** Accessibility shall be provided in accordance with Section 410, ~~er~~ 705, 806, 906, 1105, and 1201.4 as applicable.

## Code Change No: **EB77-15**

### Original Proposal

#### Section: 1401.6

**Proponent:** Jeff Hugo, National Fire Sprinkler Association, representing National Fire Sprinkler Association (hugo@nfsa.org)

#### Revise as follows:

**1401.6 Evaluation process.** The evaluation process specified herein shall be followed in its entirety to evaluate *existing buildings* in Groups A, B, E, F, M, R, S and U. For existing buildings in Group I-2, the evaluation process specified herein shall be followed and applied to each and every individual smoke compartment. Table 1401.7 shall be utilized for tabulating the results of the evaluation. References to other sections of this code or other codes indicate that compliance with those sections is required in order to gain credit in the evaluation herein outlined. In applying this section to a building with mixed occupancies, where the separation between the mixed occupancies does not qualify for any category indicated in Section 1401.6.16, the score for each occupancy shall be determined, and the lower score determined for each section of the evaluation process shall apply to the entire building, or to each smoke compartment for Group I-2 occupancies.

Where the separation between the mixed occupancies qualifies for any category indicated in Section 1401.6.16, the score for each occupancy shall apply to each portion, or smoke compartment of the building based on the occupancy of the space.

**Reason:** This proposal adds "other codes" because other codes, such as the International Building Code besides the IEBC are referenced in Chapter 14.

**Cost Impact:** Will not increase the cost of construction  
Editorial

### Report of Committee Action Hearings

#### Committee Action:

**Approved as Submitted**

**Committee Reason:** The reference to "other codes" is necessary as there are minimum provisions that must be met from other I-Codes.

#### Assembly Action:

**None**

### Final Action Results

**EB77-15**

**AS**

# TAC: Code Administration

Total Mods for **Code Administration** in **Withdrawn**: 2

Total Mods for report: 13

## Sub Code: Existing Building

CA8162

12

|                    |                |              |       |             |            |
|--------------------|----------------|--------------|-------|-------------|------------|
| Date Submitted     | 12/14/2018     | Section      | 301.1 | Proponent   | Ann Russo4 |
| Chapter            | 3              | Affects HVHZ | No    | Attachments | No         |
| TAC Recommendation | Withdrawn      |              |       |             |            |
| Commission Action  | Pending Review |              |       |             |            |

### Comments

|                  |    |                    |    |
|------------------|----|--------------------|----|
| General Comments | No | Alternate Language | No |
|------------------|----|--------------------|----|

### Related Modifications

### Summary of Modification

This modification simply provides all the relevant references to the flood provisions found in the FEBC. This is a more comprehensive approach that will better address all methods in the FEBC

### Rationale

This exception refers only the work area method for alterations in flood hazard areas. The prescriptive and performance methods have provisions similar to Section 701.3, so this exception should also refer to them

### Fiscal Impact Statement

#### Impact to local entity relative to enforcement of code

No impact to local entity as this is already a code requirement

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

No impact to building and property owners as this is already a code requirement

#### Impact to industry relative to the cost of compliance with code

No impact to industry as this is already a code requirement

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

No impact to small businesses as this is already a code requirement

### Requirements

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

Improves the health, safety, and welfare of the general public by adding missing references that are of similar methods so this exception should also refer to them

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

Improves the code by adding missing references that are of similar methods so this exception should also refer to them

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

Does not discriminate against material, products, methods, or systems of construction of demonstrated capabilities, this is a current code requirement that does not limit material, products, methods, or systems of construction

#### Does not degrade the effectiveness of the code

Improves the effectiveness of the code

**Revise as follows:**

**301.1 General.** The *repair, alteration, change of occupancy, addition* or relocation of all *existing buildings* shall comply with one of the methods listed in Sections 301.1.1 through 301.1.3 as selected by the applicant. Sections 301.1.1 through 301.1.3 shall not be applied in combination with each other. Where this code requires consideration of the seismic force resisting system of an *existing building* subject to *repair, alteration, change of occupancy, addition* or relocation of *existing buildings*, the seismic evaluation and design shall be based on Section 301.1.4 regardless of which compliance method is used.

**Exception: Subject to the approval of the *code official, alterations* complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code unless the building is undergoing more than a limited structural *alteration* as defined in Section 907.4.4. New structural members added as part of the *alteration* shall comply with the *Florida Building Code*. ~~Alteration~~ *Alterations* of existing buildings in flood hazard areas shall comply with Section ~~403.2, 701.3~~ or ~~1401.3.3~~.**

|                           |                |                     |       |                    |            |
|---------------------------|----------------|---------------------|-------|--------------------|------------|
| <b>Date Submitted</b>     | 12/15/2018     | <b>Section</b>      | 301.1 | <b>Proponent</b>   | Ann Russo8 |
| <b>Chapter</b>            | 3              | <b>Affects HVHZ</b> | No    | <b>Attachments</b> | No         |
| <b>TAC Recommendation</b> | Withdrawn      |                     |       |                    |            |
| <b>Commission Action</b>  | Pending Review |                     |       |                    |            |

**Comments**

|                         |    |                           |    |
|-------------------------|----|---------------------------|----|
| <b>General Comments</b> | No | <b>Alternate Language</b> | No |
|-------------------------|----|---------------------------|----|

**Related Modifications**

EB6-15

**Summary of Modification**

This exception refers only the work area method for alterations in flood hazard areas. The prescriptive and performance methods have provisions similar to Section 701.3, so this exception should also refer to them.

**Rationale**

This exception refers only the work area method for alterations in flood hazard areas. The prescriptive and performance methods have provisions similar to Section 701.3, so this exception should also refer to them.

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

This is a code clarification only and has no effect on enforcement of the code.

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

This is a code clarification only and has no effect on the cost of construction.

**Impact to industry relative to the cost of compliance with code**

This is a code clarification only and has no effect on the cost of construction.

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

This is a code clarification only and has no effect on the cost of construction.

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

This is a code clarification only and has no effect on enforcement of the code.

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

This is a code clarification only and has no effect on enforcement of the code.

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

This is a code clarification only and does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities.

**Does not degrade the effectiveness of the code**

This is a code clarification only and does not degrade the effectiveness of the code.

**Section: 301.1**

Revise as follows:

**301.1 General.** The *repair, alteration, change of occupancy, addition* or relocation of all *existing buildings* shall comply with one of the methods listed in Sections 301.1.1 through 301.1.3 as selected by the applicant. Sections 301.1.1 through 301.1.3 shall not be applied in combination with each other. Where this code requires consideration of the seismic force resisting system of an *existing building* subject to *repair, alteration, change of occupancy, addition* or relocation of *existing buildings*, the seismic evaluation and design shall be based on Section 301.1.4 regardless of which compliance method is used.

**Exception:** Subject to the approval of the *code official, alterations* complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code unless the building is undergoing more than a limited structural *alteration* as defined in **Section 907.4.4**. New structural members added as part of the *alteration* shall comply with the *International Building Code*. ~~Alteration~~*Alterations* of *existing buildings* in *flood hazard areas* shall comply with Section 403.2, 701.3 or 1401.3.3.