



Code Administration

Glitch Modifications

This document created by the Florida Department of Community Affairs -
850-487-1824

TAC: Code Administration

Sub Code: Building

Total Mods for Code Administration: 15

Date Submitted	2/28/2011	Section	101.4.7	Proponent	Marlita Peters
Chapter	1	Affects HVHZ	No	Attachments	No
TAC Recommendation	Pending Review				
Commission Action	Pending Review				
<u>Comments</u>					
General Comments	No	Alternate Language		No	

Related Modifications**Summary of Modification**

This code change is to reference the FBC, Accessibility in place of Chapter 11 or a specific section of Chapter 11 as applicable.

Rationale

The accessibility references that are currently in the proposed 2010 FBC, Building are not consistent with the proposed 2010 FBC, Accessibility. To eliminate conflicts between codes, the proposed amendment will no longer reference Chapter 11 or specific sections of Chapter 11 but will refer to the Florida Building Code, Accessibility. The proposed code change has Florida specific need necessary to resolve conflicts within the updated codes. The proposed code change has no impact on small businesses.

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

This language provides clarification, reduces conflict in codes, and thus improves enforcement of the code.

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

This language provides clarification, reduces conflict in codes, and there is no additional cost impact to building and property owners relative to cost of compliance with code.

Impact to industry relative to the cost of compliance with code

This language provides clarification, reduces conflict in codes, and there is no additional cost impact to industry relative to the cost of compliance with code.

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

This language provides clarification, prevents conflict with other codes, and adheres to ADAAG which explains considerations for accessible design.

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

This language improves the code and prevents conflict with other code language and does not affect products, methods or systems of construction.

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

This language does not discriminate against materials, products, methods or systems of construction of demonstrated capabilities.

Does not degrade the effectiveness of the code

This language does not degrade the code, rather provides clarity and prevents conflict with other codes.

101.4.7 Accessibility. For provisions related to accessibility, refer to Chapter 11 of the *Florida Building Code, Building*; the **Florida Building Code, Accessibility** .

Date Submitted	3/15/2011	Section	102.2.5	Proponent	Mo Madani
Chapter	1	Affects HVHZ	No	Attachments	No
TAC Recommendation	Pending Review				
Commission Action	Pending Review				
<u>Comments</u>					
General Comments	No	Alternate Language		No	

Related Modifications

None

Summary of Modification

Add section 102.2.4 as Florida specific provision which was deleted by mistake and revise the section for consistency with Florida Statutes

Rationale

The proposed modification provides for Florida specific provision which was deleted by mistake and revise the section for consistency with Florida statutes. This proposal falls within the criteria for "the omission of previously adopted Florida-specific amendments to the updated code if such omission is not supported by a specific recommendation of a technical advisory committee of particular action by the Commission. There should be no impact on small business.

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

No impact

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

No impact

Impact to industry relative to the cost of compliance with code

No impact

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

Provides for previously adopted Florida-specific amendments.

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

Provides for previously adopted Florida-specific amendments.

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

It does not discriminate.

Does not degrade the effectiveness of the code

It does not degrade the code

102.2.5 (a) Each enforcement district shall be governed by a board, the composition of which shall be determined by the affected localities.

(b)1. At its own option, each enforcement district or local enforcement agency may ~~adopt~~ ~~promulgate~~ rules granting to the owner of a single-family residence one or more exemptions from the Florida Building Code relating to:

a.(a) Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition or alteration shall not exceed 1,000 square feet or the square footage of the primary structure, whichever is less.

b.(b) Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not exceed \$5,000 within any 12-month period.

c.(c) Building and inspection fees.

2. However, the exemptions under subparagraph 1. do not apply to single-family residences that are located in mapped flood hazard areas, as defined in the code, unless the enforcement district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.

3. Each code exemption, as defined in sub-subparagraphs 1 a, b., and c. paragraphs (a), (b), and (c), shall be certified to the local board 10 days prior to implementation and shall only be effective in the territorial jurisdiction of the enforcement district or local enforcement agency implementing it.

Date Submitted	2/28/2011	Section	104.11.3	Proponent	Marlita Peters
Chapter	1	Affects HVHZ	No	Attachments	No
TAC Recommendation	Pending Review				
Commission Action	Pending Review				
<u>Comments</u>					
General Comments	No	Alternate Language		No	

Related Modifications**Summary of Modification**

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Rationale

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This language provides clarification, prevents conflict with other codes, and adheres to ADAAG which explains considerations for accessible design.

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

This language improves the code and prevents conflict with other code language and does not affect products, methods or systems of construction.

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

This language does not discriminate against materials, products, methods or systems of construction of demonstrated capabilities.

Does not degrade the effectiveness of the code

This language does not degrade the code, rather provides clarity and prevents conflict with other codes.

104.11.3 Accessibility. Add to read as shown.

104.11.3 Accessibility. Alternative designs and technologies for providing access to and usability of a facility for persons with disabilities shall be in accordance with ~~Section 11.2.2.~~ provisions of the **Florida Building Code, Accessibility.**

Date Submitted	3/2/2011	Section	Definitions	Proponent	Marlita Peters
Chapter	2	Affects HVHZ	No	Attachments	No
TAC Recommendation	Pending Review				
Commission Action	Pending Review				
<u>Comments</u>					
General Comments	No	Alternate Language		No	

Related Modifications**Summary of Modification**

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Does not degrade the effectiveness of the code

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202 Definitions. Change to read as shown

Change the following terms to read as shown.

ACCESSIBLE. See Section 11-3.5. the Florida Building Code, Accessibility.

Change to read as shown.

ACCESSIBLE ROUTE. See Section 11-3.5. the Florida Building Code, Accessibility

Change to read as shown.

Accessible Unit. Reserved. See the Florida Building Code, Accessibility.

Change to read as shown.

Dwelling unit or sleeping unit, type A. Reserved. See the Florida Building Code, Accessibility.

Change to read as shown.

Dwelling unit or sleeping unit, type B. Reserved. See the Florida Building Code, Accessibility.

Add to read as shown.

EMPLOYEE WORK AREA. Reserved. See the Florida Building Code, Accessibility.

Wheelchair space. Reserved. See the Florida Building Code, Accessibility.

Change to read as shown.

Date Submitted	3/7/2011	Section	304, 305	Proponent	Jon Hamrick
Chapter	3	Affects HVHZ	No	Attachments	No
TAC Recommendation	Pending Review				
Commission Action	Pending Review				
<u>Comments</u>					
General Comments	No	Alternate Language		No	

Related Modifications

4764

Summary of Modification

Provide a pointer for Business Occupancies that are colleges and universities, and Educational Occupancies to a new section 443 for school, college, and university sanitation requirements.

Rationale

Proposed code change falls within the glitch criteria because it addresses a change in Florida Law that transfers the responsibility of maintaining school health rules from the Department of Health to the Department of Education. These changes are Florida specific. Since these are adoption of existing rules into the Florida Building Code, there is no impact on small business. Pointers are being added to Sections 304 and 305 to direct individuals to the new Section added to Chapter 4.

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

No change. This change is adding a pointer in Chapter 3 to a new section in chapter 4 that includes rules that are being transferring from the Department of Health into the Florida Building Code.

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

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

This change is adding a pointer in Chapter 3 to a new section in chapter 4 that includes rules that are being transferring from the Department of Health into the Florida Building Code.

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

Strengthens and improves the code by adding a pointer in Chapter 3 to a new section in chapter 4 that includes rules that are being transferring from the Department of Health into the Florida Building Code.

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

Not applicable

Does not degrade the effectiveness of the code

Improves the effectiveness of the code.

SECTION 304
BUSINESS GROUP B

304.1 Business Group B. Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following:

Airport traffic control towers

Animal hospitals, kennels and pounds

Banks

Barber and beauty shops

Car wash

Civic administration

Clinic—outpatient

Dry cleaning and laundries: pick-up and delivery stations and self-service

Educational occupancies for students above the 12th grade

Electronic data processing

Laboratories: testing and research

Motor vehicle showrooms

Post offices

Print shops

Professional services (architects, attorneys, dentists, physicians, engineers, etc.)

Radio and television stations

Telephone exchanges

Training and skill development not within a school or academic program

304.2 Public and private colleges and universities shall comply with Section 443.

304.3 Sections 423(1) and 423(2) are applicable to community Florida colleges shall comply with Section 423.

SECTION 305

EDUCATIONAL GROUP E

305.1 Educational Group E. Educational Group E occupancy includes, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade. Religious educational rooms and religious auditoriums, which are accessory to places of religious worship in accordance with Section 508.3.1 and have occupant loads of less than 100, shall be classified as A-3 occupancies.

305.2 Public and private educational occupancies shall comply with Section 443.

305.3 Public education occupancies shall comply with Section 423.

Date Submitted	3/2/2011	Section	403.1.1	Proponent	Marlita Peters
Chapter	4	Affects HVHZ	No	Attachments	No
TAC Recommendation	Pending Review				
Commission Action	Pending Review				
<u>Comments</u>					
General Comments	No	Alternate Language		No	

Related Modifications**Summary of Modification**

This code change is to reference the FBC, Accessibility in place of Chapter 11 or a specific section of Chapter 11 as applicable.

Rationale

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This language improves the code and prevents conflict with other code language and does not affect the products, methods or systems of construction.

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

This language does not discriminate against materials, products, methods or systems of construction of demonstrated capabilities.

Does not degrade the effectiveness of the code

This language does not degrade the code, rather provides clarity and prevents conflict with other codes.

403.1.1 Accessibility. Add to read as shown.

403.1.1 Accessibility. For accessibility provisions related to Group B and R occupancies, refer to ~~Sections 11-5, 11-7, 11-9, and 11-11~~ the applicable sections of the **Florida Building Code, Accessibility** .

Date Submitted	3/2/2011	Section	406.2.2	Proponent	Marlita Peters
Chapter	4	Affects HVHZ	No	Attachments	No
TAC Recommendation	Pending Review				
Commission Action	Pending Review				
<u>Comments</u>					
General Comments	No		Alternate Language	No	

Related Modifications**Summary of Modification**

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Does not degrade the effectiveness of the code

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406.2.2 Clear height. Change to read as shown.

406.2.2 Clear height. The clear height of each floor level in vehicle and pedestrian traffic areas shall not be less than 7 feet (2134 mm). Vehicle and pedestrian areas accommodating van-accessible parking shall be in accordance with Chapter 11, the Florida Building Code, Accessibility .

Date Submitted	3/2/2011	Section	412.3.6	Proponent	T Stafford
Chapter	4	Affects HVHZ	No	Attachments	No
TAC Recommendation	Pending Review				
Commission Action	Pending Review				
<u>Comments</u>					
General Comments	No	Alternate Language		No	

Related Modifications**Summary of Modification**

Editorial clarification.

Rationale

The proposed code change corrects a conflict within the updated code. The Florida specific need is established due to the conflict within the updated code. The proposed code change will have no impact on small business.

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

No impact.

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

No impact.

Impact to industry relative to the cost of compliance with code

No impact.

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

Not applicable. Corrects a conflict within the updated code.

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

Not applicable. Corrects a conflict within the updated code.

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

Not applicable. Corrects a conflict within the updated code.

Does not degrade the effectiveness of the code

Not applicable. Corrects a conflict within the updated code.

412.3.6 Accessibility. Accessibility shall be in accordance with the Florida Building Code, Accessibility Chapter
11.

Date Submitted	2/28/2011	Section	AAMA	Proponent	Dwight Wilkes
Chapter	35	Affects HVHZ	No	Attachments	Yes
TAC Recommendation	Pending Review				
Commission Action	Pending Review				
<u>Comments</u>					
General Comments	No	Alternate Language		No	

Related Modifications**Summary of Modification**

To Correct mailing address for AAMA

Rationale

Correct mailing address to American Architectural Manufactures Association.

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

No Fiscal Impact to local entity. Will assist if need to mail information to AAMA.

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

No Impact to building and property owners relative to cost. Will assist if need to mail information to AAMA.

Impact to industry relative to the cost of compliance with code

No Impact to industry.

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

Reasonable welfare to general public if need to mail information to AAMA.

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

Provides better service when information needs to be mailed to AAMA.

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

A glitch in the 2009 IBC and correcting in the 2010 Florida Building Code - Building clerical glitch. The address is correct in the Energy Code, some how missed in the Building Code, would expect the corrected address in all the Florida Codes.

Does not degrade the effectiveness of the code

Improves the effectiveness of the code in having the correct mailing address.

AAMA

American Architectural Manufacturers Association

1827 ~~Walden~~ Walden Office Square, Suite 104-550

Schaumburg, IL 60173-4268

AAMA

American Architectural Manufacturers Association

1827 ~~Walden Office Square, Suite 104~~1827 ~~Walden Office Square, Suite 550~~Schaumburg, IL 60173 - ~~4268~~

Standard reference number

Title

Referenced in code section number

Date Submitted	3/2/2011	Section	505.1	Proponent	Marlita Peters
Chapter	5	Affects HVHZ	No	Attachments	No
TAC Recommendation	Pending Review				
Commission Action	Pending Review				
<u>Comments</u>					
General Comments	No		Alternate Language		No

Related Modifications**Summary of Modification**

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Rationale

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

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

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Does not degrade the effectiveness of the code

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2010 Florida Building Code, Existing Building:

Review and revise the following sections to correct as applicable for consistency with the 2010 ADA:

[B] SECTION 310

ACCESSIBILITY FOR EXISTING BUILDINGS

See the provisions Chapter 11 of the Florida Building Code, ~~Building~~-Accessibility.

505.1 General. Change to read as shown.

505.1 General. Repairs shall be done in accordance with the provisions Chapter 11 of the *Florida Building Code*, ~~Building~~*Accessibility*.

Date Submitted	3/2/2011	Section	605 - 605.1	Proponent	Marlita Peters
Chapter	6	Affects HVHZ	No	Attachments	No
TAC Recommendation	Pending Review				
Commission Action	Pending Review				
<u>Comments</u>					
General Comments	No	Alternate Language		No	

Related Modifications**Summary of Modification**

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Does not degrade the effectiveness of the code

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Section 605, Accessibility

605.1 General. Change to read as shown.

605.1 General. 1 Accessibility shall be in accordance with the provisions of the **Florida Building Code, Accessibility** with Chapter 11 of the ~~Florida Building Code, Building~~.

Date Submitted	3/2/2011	Section	806 - 806.1	Proponent	Marlita Peters
Chapter	8	Affects HVHZ	No	Attachments	No
TAC Recommendation	Pending Review				
Commission Action	Pending Review				
<u>Comments</u>					
General Comments	No	Alternate Language		No	

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Section 806, Accessibility

806.1 General. Change to read as shown.

806.1 General. A building, facility, or element that is altered shall comply with and provisions of the **Florida Building Code, Accessibility** Chapter 11 of the *Florida Building Code, Building*.

Date Submitted	3/2/2011	Section	1102 - DEFINITIONS	Proponent	Marlita Peters
Chapter	11	Affects HVHZ	No	Attachments	No
TAC Recommendation	Pending Review				
Commission Action	Pending Review				
<u>Comments</u>					
General Comments	No	Alternate Language		No	

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SECTION 1102**DEFINITIONS**

HISTORIC BUILDING. For the purposes of this code and the referenced documents, an historic building is defined as a building or structure that is:

1. Individually listed in the National Register of Historic Places; or
2. A contributing property in a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district; or
4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.

For accessibility requirements, see the Florida Building Code, Accessibility Building, Chapter 11, Section 11-4.1.7, Accessible buildings: historic preservation.

Date Submitted	2/25/2011	Section	R101.2	Proponent	T Stafford
Chapter	1	Affects HVHZ	No	Attachments	No
TAC Recommendation	Pending Review				
Commission Action	Pending Review				
<u>Comments</u>					
General Comments	No	Alternate Language		No	

Related Modifications**Summary of Modification**

Code titles are corrected in Exceptions 1 and 2 and section references are corrected in Exception 1.

Rationale

The proposed code change corrects a conflict within the updated code. The Florida specific need is established due to the conflict within the updated code. The proposed code change will have no impact on small business.

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

No impact.

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

No impact.

Impact to industry relative to the cost of compliance with code

No impact.

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

No applicable. Corrects a conflict within the updated code.

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

No applicable. Corrects a conflict within the updated code.

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

No applicable. Corrects a conflict within the updated code.

Does not degrade the effectiveness of the code

No applicable. Corrects a conflict within the updated code.

R101.2 Scope. The provisions of the *Florida Building Code, Residential*, shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures.

Exceptions:

1. Live/work units complying with the requirements of Section 419 ~~438~~ of the *Florida Building Code, Building* shall be permitted to be built as one- and two-family *dwellings* or townhouses. Fire suppression required by Section 419.5 ~~438.5~~ of the *Florida Building Code, Building* when constructed under the *Florida Building Code, Residential* shall conform to Section 903.3.1.3 of the ~~*International Building Code*~~. *Florida Building Code, Building*.

2. Existing buildings undergoing repair, alteration or additions, and change of occupancy shall comply with the *Florida Building Code, Existing Building Code*.

Date Submitted	3/2/2011	Section	R320.1 - 320.1.1	Proponent	Marlita Peters
Chapter	3	Affects HVHZ	No	Attachments	No
TAC Recommendation	Pending Review				
Commission Action	Pending Review				
<u>Comments</u>					
General Comments	No		Alternate Language	No	

Related Modifications**Summary of Modification**

This code change is to reference the FBC, Accessibility in place of Chapter 11 or a specific section of Chapter 11 as applicable.

Rationale

The Accessibility references that are currently in the proposed 2010 FBC, Building volume are not consistent with the proposed 2010 FBC, Accessibility volume. To eliminate conflicts between codes, the proposed amendment will no longer reference Chapter 11 or specific sections of Chapter 11, but will refer to the Florida Building Code, Accessibility. The proposed code change has Florida specific need necessary to resolve conflicts within the updated codes. The proposed code change has no impact on small businesses.

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

The language provides clarification, reduces conflict in codes, and thus improves enforcement of the code.

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

This language provides clarification, reduces conflict in codes, and there is no additional cost impact to building and property owners relative to cost of compliance with this code.

Impact to industry relative to the cost of compliance with code

This language provides clarification, reduces conflict in codes, and there is no additional cost impact to industry relative to the cost of compliance with code.

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

This language provides clarification, prevents conflict with other codes, and adheres to ADAAG which explains considerations for accessible design.

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

This language improves the code and prevents conflict with other code language and does not affect the products, methods or systems of construction.

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

This language does not discriminate against materials, products, methods or systems of construction of demonstrated capabilities.

Does not degrade the effectiveness of the code

This language does not degrade the code, rather provides clarity and prevents conflict with other codes.

SECTION R320**ACCESSIBILITY**

R320.1 Scope. Shall be in accordance with the provisions of Chapter 11 of the *Florida Building Code, Building Accessibility*.

R320.1.1 All new single-family houses, duplexes, triplexes, condominiums and townhouses shall provide at least one bathroom, located with maximum possible privacy, where bathrooms are provided on habitable grade levels, with a door that has a 29-inch (737 mm) clear opening. However, if only a toilet room is provided at grade level, such toilet rooms shall have a clear opening of not less than 29 inches (737 mm).