

ACCESSIBILITY
Local Technical Amendments
to the
2020 7th Edition Florida Building Code

| JURISDICTION | DOCUMENT with TECHNICAL AMENDMENT | TEXT OF TECHNICAL AMENDMENT | TAC REVIEW |
|-----------------------|--|--|-------------------|
| City of Winter Garden | FBC- Building/Accessibility Ch 11 – Sec 1101.2 | Sec. 18-64 – Vertical Accessibility. The Florida Building Code as adopted by this chapter as it pertains to the construction of Structures within the city is hereby amended to require that for multi-family structures having two (2) or more floors (or stores or levels), containing ten (10) or more dwelling units and with primary access to the interior of one or more dwelling units being on the second or higher floor of such structure, such structure must provide an elevator for vertical accessibility from the ground floor to and from the second floor and higher floors to ensure that each dwelling unit within the structure has vertical accessibility to and from the ground floor. The developer of a mulity-family project having less than fifty (50) total dwelling units may apply for a waiver of this requirement upon good cause shown why the vertical accessibility requirements of this section are not feasible for the project and not providing such will not limit housing options for persons with disabilities. Further, the developer of a multi-family development having a substantial component of its dwelling units as affordable housing may apply for a waiver of this requirement upon good cause shown why the vertical accessibility requirements of this section are not feasible for the project. Request for waivers under this section are to be | Accessibility |

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|--------------------------------|------------------------|---|---------------|
| | | <p>decided by the City Commission. This requirement applies regardless of whether the multi-family project or structure(s) is funded with private or public funds. In addition, whenever an elevator or lift is used in the construction of residential structures, such is required to have operational hard-wired telephone service to the interior of the elevator or lift for emergency communications purposes.</p> <p style="text-align: center;">City of Winter Garden</p> | |
| | | | |
| County of Duval / Jacksonville | FBC – Building Sec 321 | <p style="text-align: center;">Adult and Baby Changing Tables</p> <p style="text-align: center;">City of Jacksonville/Duval - Baby and Adult Changing Tables - 2020 FBC</p> <p style="text-align: center;"><small>(Hold control button and click hyperlink to open-file too large to insert)</small></p> | Accessibility |
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County of
Duval
Jacksonville

ORDINANCE NO. 20-15

AN ORDINANCE BY THE CITY WINTER GARDEN, FLORIDA, AMENDING CHAPTER 18, ARTICLE II OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES TO CREATE LOCAL AMENDMENTS TO THE FLORIDA BUILDING CODE; CREATING A NEW SECTION 18-63 TO REQUIRE MASONRY BLOCK, METAL, OR CONCRETE EXTERIOR AND INTERIOR LOAD BEARING WALLS IN CERTAIN STRUCTURES; CREATING A NEW SECTION 18-64 TO REQUIRE VERTICAL ACCESSIBILITY IN CERTAIN MULTI-FAMILY STRUCTURES HAVING TWO OR MORE FLOORS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, TRANSMITTAL AND AN EFFECTIVE DATE.

WHEREAS, the City of Winter Garden ("City") recognizes that chapter 553, Florida Statutes, allows local governments to adopt and enact local administrative amendments to the Florida Building Code that are more stringent than the minimum standards described therein so long as such amendments are transmitted to the Florida Building Commission within thirty days after enactment and are made available to the general public in a useable format; and

WHEREAS, the City recognizes that chapter 553, Florida Statutes, allows local governments to adopt and enact local technical amendments to the Florida Building Codes Act that address local needs requiring the strengthening of the requirements of the Florida Building Codes subject to the requirements of section 553.73(4)(b), Florida Statutes; and

WHEREAS, the City finds that such local technical amendments to the Florida Building Code adopted pursuant to this Ordinance meet the requirements for local amendments pursuant to section 553.73(4)(b), Florida Statutes; and

WHEREAS, the City finds that such local technical amendments adopted pursuant to this Ordinance are no more stringent than necessary to address the local needs for same, the additional requirements are not discriminatory against materials, products, or construction techniques of demonstrated capabilities, and the additional requirements do not introduce a new subject not addressed in the Florida Building Code; and

WHEREAS, the City has determined that all technical amendments enacted hereby are based upon a review of local conditions, which review demonstrates by evidence or data that the City exhibits a local need to strengthen the Florida Building Code beyond the needs or regional variation addressed by the Florida Building Code; and

WHEREAS, the City has and shall make readily available, in usable format, all technical amendments adopted as referenced herein, and the City has considered and shall include in its transmittal to the Florida Building Commission a fiscal impact statement which documents the

costs and benefits of the proposed technical amendment. Such fiscal impact state includes the impact to local government relative to enforcement, the impact to property and building owners, as well as to industry, relative to the cost of compliance; and

WHEREAS, the City finds that it is in the best interest of the health, safety and general welfare of the residents of Winter Garden and the general public that the exterior and interior load bearing walls of the first story of all structures constructed after adoption of this Ordinance be constructed using masonry block, concrete, or metal except as excluded from such requirements as set forth herein; and

WHEREAS, the City finds that it is in the best interest of the health, safety and general welfare of the residents of Winter Garden and the general public that certain multi-family structures with two or more floors provide elevators for vertical accessibility.

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1. Recitals. The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

SECTION 2. City Code Amendment. Article II of Chapter 18 of the Code of Ordinances of the City of Winter Garden relating to the Building Code is hereby amended to create local amendments to the Florida Building Code by adding new Section 18-63 and Section 18-64 as follows (words that are underlined are additions; words that are stricken are deletions; and all other provisions of Chapter 18 shall remain unchanged):

Sec. 18-63. – First Story Wall Material Requirements. The Florida Building Code as adopted by this chapter as it pertains to the construction of structures within the city is hereby amended to require that the exterior walls and interior load bearing walls of the first floor (or story) of all structures intended for human habitation or public access must be constructed using masonry block, concrete, or metal, except that this requirement does not apply to single-family structures, duplex structures, tri-plex structures, quad-plex structures or other residential structures having four (4) or fewer dwelling units.

Sec. 18-64. – Vertical Accessibility. The Florida Building Code as adopted by this chapter as it pertains to the construction of structures within the city is hereby amended to require that for multi-family structures having two (2) or more floors (or stories or levels), containing ten (10) or more dwelling units and with primary access to the interior of one or more dwelling units being on the second or higher floor of such structure, such structure must provide an elevator for vertical accessibility from the ground floor to and from the second floor and higher floors to ensure that each dwelling unit within the structure has vertical accessibility to and from the ground floor. The developer of a multi-family project having less than fifty (50) total dwelling units may apply for a waiver of this requirement upon good cause shown why the vertical accessibility requirements of this section are not feasible for the project and not providing such will not limit housing options

for persons with disabilities. Further, the developer of a multi-family development having a substantial component of its dwelling units as affordable housing may apply for a waiver of this requirement upon good cause shown why the vertical accessibility requirements of this section are not feasible for the project. Request for waivers under this section are to be decided by the City Commission. This requirement applies regardless of whether the multi-family project or structure(s) is funded with private or public funds. In addition, whenever an elevator or lift is used in the construction of residential structures, such is required to have operational hard-wired telephone service to the interior of the elevator or lift for emergency communications purposes.

SECTION 3. Codification. Section 2 of this Ordinance shall be incorporated into the Winter Garden City Code. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance and the City Code may be freely made.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 5. Conflicts. In the event of a conflict or conflicts between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict, as allowable under the law.

SECTION 6. Transmittal. This Ordinance enacting technical and administrative amendments to the Florida Building Code shall be transmitted to the Florida Building Commission within 30 days after enactment.

SECTION 7. Effective Date. This Ordinance shall not become effective until 30 days after this Ordinance has been received by and the amendments set forth in Section 2 of this Ordinance are published by the Florida Building Commission.

FIRST READING: FEBRUARY 13, 2020

SECOND READING: FEBRUARY 27, 2020

ADOPTED this 27 day of FEBRUARY, 2020, by the City Commission of the City of Winter Garden, Florida.

CITY COMMISSION

CITY OF WINTER GARDEN



John Rees, Mayor/Commissioner

ATTEST:



Angela Grimmage, City Clerk

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Sec. 321.103. - Baby-changing table requirements.

- (1) As used in this Section 321.103, the term:
 - (a) *Baby-changing table* means a table or other device that is installed in a separate, designated location for the purpose of changing an infant's or child's diaper or clothing.
 - (b) *Building* means any of the following:
 1. A theater.
 2. A sports arena or stadium.
 3. A convention center, auditorium, or exhibition hall.
 4. A public library.
 5. A passenger terminal.
 6. An amusement park in a permanent location.
 7. A restaurant with a seating capacity of at least 50 persons, except when there is a baby-changing table within 300 feet of the restaurant's entrance.
 8. A shopping center or shopping mall larger than 25,000 square feet.
 9. A retail store larger than 5,000 square feet.
- (2) Pursuant to Section 56.103, Ordinance Code, the Building Codes Adjustment Board shall adopt by rule a requirement that, except as provided in paragraph (3)(d), a baby-changing table be available in any building that is newly constructed or undergoes substantial renovation on or after the effective date of the Local Technical Amendment to the Florida Building Code, adopted pursuant to F.S. § 553.73, or October 1, 2019, whichever date is later, and that has a restroom open to the public. As used in this Subsection (2), the term "substantial renovation" means any reconstruction, rehabilitation, addition, or other improvement that involves more than 50 percent of the gross floor area occupied by the building, and that includes structural changes to any existing public restroom.
- (3) The rules adopted by the Building Codes Adjustment Board pursuant to this Section 321.103 must require or provide at least all of the following:
 - (a) On each floor that contains a restroom, the building must have at least one baby-changing table accessible to women and at least one baby-changing table accessible to men, or at least one baby-changing table accessible to both women and men.
 - (b) The building must have signage indicating the location of each baby-changing table.
 - (c) For any building that has a central directory and multiple establishments, such as a shopping center or shopping mall, the directory must indicate the location of all baby-changing tables on the premises.
 - (d) An exemption for buildings when the cost of installation of the required baby-changing table would exceed 10 percent of the total construction or renovation costs.

This Section 321.103 shall not be effective until the City of Jacksonville adopts a Local Technical Amendment to the Florida Building Code, pursuant to F.S. § 553.73. The effective date of this Section 321.103 may be obtained from the Chief of the Building Inspection Division.

(Ord. 2019-392-E, § 1; Ord. 2019-803-E, § 6)

CERTIFICATE of AUTHENTICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance 2020-764-E, which was approved by the Jacksonville City Council at the regular meeting held January 26, 2021.

WITNESS MY HAND and the seal of the City of Jacksonville, Florida, on this 3rd day of February, 2021.

ATTEST



Jessica Matthews
Chief of Legislative Services



1 Introduced by Council Member Becton:

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4 **ORDINANCE 2020-764-E**

5 AN ORDINANCE ADOPTING LOCAL TECHNICAL AMENDMENTS
6 TO THE FLORIDA BUILDING CODE (7TH EDITION
7 (2020)), PURSUANT TO SECTION 553.73, *FLORIDA*
8 *STATUTES*, TO READOPT THE LOCAL TECHNICAL
9 AMENDMENTS ADOPTED BY ORDINANCE 2019-803-E,
10 PURSUANT TO SECTION 553.73 (4) (B), *FLORIDA*
11 *STATUTES*, WHICH IMPLEMENTED REQUIREMENTS FOR
12 BABY-CHANGING TABLES AND ADULT CHANGING TABLES;
13 PROVIDING FOR TRANSMITTAL TO THE FLORIDA
14 BUILDING COMMISSION; PROVIDING AN EFFECTIVE
15 DATE.

16
17 **WHEREAS**, the City Council approved Ordinance 2019-392-E on June
18 25, 2019, to address baby-changing table requirements; and

19 **WHEREAS**, the City Council approved Ordinance 2019-464-E on July
20 23, 2019, to address adult changing table requirements; and

21 **WHEREAS**, to implement Ordinance 2019-392-E and Ordinance 2019-
22 464-E, the City Council adopted local technical amendments to the
23 Florida Building Code (6th Edition (2017)), pursuant to Section
24 553.73, *Florida Statutes*, by Ordinance 2019-803-E; and

25 **WHEREAS**, pursuant to Section 553.73 (4) (b), *Florida Statutes*,
26 local technical amendments are only effective until the adoption of
27 the next edition of the Florida Building Code by the Florida Building
28 Commission, every third year; and

29 **WHEREAS**, the next edition of the Florida Building Code is
30 effective on December 31, 2020, and it does not contain the local
31 technical amendments regarding baby-changing table requirements and

1 adult changing table requirements adopted by Ordinance 2019-803-E;
2 and

3 **WHEREAS**, if not adopted in the next edition of the Florida
4 Building Code, local technical amendments may be readopted by a local
5 government pursuant to Section 553.73(4)(b), *Florida Statutes*; and

6 **WHEREAS**, pursuant to Section 56.103, *Ordinance Code*, the
7 Building Codes Adjustment Board provided its recommendation regarding
8 the local technical amendments adopted herein at the time of adoption
9 of Ordinance 2019-803-E; and

10 **WHEREAS**, the Land Use and Zoning Committee held a public hearing,
11 and has provided its recommendation regarding the local technical
12 amendments adopted herein; now, therefore

13 **BE IT ORDAINED** by the Council of the City of Jacksonville:

14 **Section 1. Findings of Fact Pursuant to Section**
15 **553.73(4)(b), *Florida Statutes*.** Pursuant to Section 553.73(4)(b),
16 *Florida Statutes*, the findings of fact adopted in Ordinance 2019-803-
17 E regarding baby-changing table requirements and adult changing table
18 requirements are hereby readopted and incorporated herein by
19 reference.

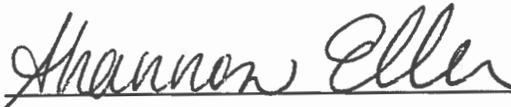
20 **Section 2. Readoption of Local Technical Amendments.** The
21 City of Jacksonville hereby readopts the baby-changing table
22 requirements and the adult changing table requirements, as adopted
23 by Ordinance 2019-803-E, and codified in Section 321.103, *Ordinance*
24 *Code*, and Section 321.103.1, *Ordinance Code*, as local technical
25 amendments to the Florida Building Code (7th Edition (2020)). The
26 Planning and Development Department is authorized to enforce such
27 local technical amendments immediately upon the effective date of the
28 7th edition of the Florida Building Code (December 31, 2020), pursuant
29 to the pending ordinance doctrine.

30 **Section 3. Transmittal to the Florida Building Commission.**
31 The Office of General Counsel is directed to transmit the local

1 technical amendments adopted herein to the Florida Building
2 Commission pursuant to Section 553.73, *Florida Statutes*.

3 **Section 4. Effective Date.** This Ordinance shall become
4 effective upon signature by the Mayor or upon becoming effective
5 without the Mayor's signature.

6
7 Form Approved:

8 
9 _____

10 Office of General Counsel

11 Legislation prepared by: Shannon K. Eller

12 GC-#1404821-v1-READOPT_FBC_LOCAL_AMENDMENTS

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ORDINANCE 2020-764-E

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

January 26, 2021


TOMMY HAZOURI
COUNCIL PRESIDENT

FEB 0 1 2021

ATTEST:

APPROVED: _____


DR. CHERYL L. BROWN
COUNCIL SECRETARY


LENNY CURRY, MAYOR



Sec. 321.103.1. - Changing table requirements.

- (1) As used in this Section 321.103.1, the term:
 - (a) *Changing table* means a table or other device that is installed in a separate, designated location for the purpose of changing a diaper or the clothing of an adult.
 - (b) *Building* means any of the following:
 1. A theater.
 2. A sports arena or stadium.
 3. A convention center, auditorium, or exhibition hall.
 4. A public library.
 5. A passenger terminal.
 6. An amusement park in a permanent location.
 7. A restaurant with a seating capacity of at least 150 persons, except when there is a changing table within 300 feet of the restaurant's entrance.
 8. A shopping center or shopping mall.
 9. A retail store larger than 15,000 square feet.
- (2) Pursuant to Section 56.103, Ordinance Code, the Building Codes Adjustment Board shall adopt by rule a requirement that, except as provided in paragraph (3)(d), a changing table be available in any building that is newly constructed or undergoes substantial renovation on or after the effective date of the Local Technical Amendment to the Florida Building Code, adopted pursuant to F.S. § 553.73, or January 1, 2020, whichever date is later, and that has a restroom open to the public. As used in this Subsection (2), the term "substantial renovation" means any reconstruction, rehabilitation, addition, or other improvement that involves more than 50 percent of the gross floor area occupied by the building, and that includes structural changes to any existing public restroom.
- (3) The rules adopted by the Building Codes Adjustment Board pursuant to this Section 321.103.1 must require or provide at least all of the following:
 - (a) Each building must have at least one changing table accessible to women and at least one changing table accessible to men, or at least one changing table accessible to both women and men. A changing table installed pursuant to this Section may also serve as one of the baby-changing tables required by Section 321.103, Ordinance Code.
 - (b) The building must have at least one sign indicating the location of the changing tables, and such sign shall be located at, and visible from, the main entrance.
 - (c) For any building that has a central directory and multiple establishments, such as a shopping center or shopping mall, the directory must indicate the location of all changing tables on the premises.
 - (d) An exemption for buildings when the cost of installation of the required changing table would

exceed ten percent of the total construction or renovation costs.

This Section 321.103.1, Ordinance Code, shall not be effective until the City of Jacksonville adopts a Local Technical Amendment to the Florida Building Code, pursuant to F.S. § 553.73, or January 1, 2020, whichever date is later. Plans approved by the City prior to January 1, 2020 shall not be subject to this Section 321.103.1. The effective date of this Section 321.103.1 may be obtained from the Chief of the Building Inspection Division.

(Ord. 2019-464-E, § 1; Ord. 2019-803-E, § 8)

CERTIFICATE of AUTHENTICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance 2020-764-E, which was approved by the Jacksonville City Council at the regular meeting held January 26, 2021.

WITNESS MY HAND and the seal of the City of Jacksonville, Florida, on this 3rd day of February, 2021.

ATTEST



Jessica Matthews
Chief of Legislative Services



1 Introduced by Council Member Becton:
2
3

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14 BUILDING COMMISSION; PROVIDING AN EFFECTIVE
15 DATE.
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17 **WHEREAS**, the City Council approved Ordinance 2019-392-E on June
18 25, 2019, to address baby-changing table requirements; and

19 **WHEREAS**, the City Council approved Ordinance 2019-464-E on July
20 23, 2019, to address adult changing table requirements; and

21 **WHEREAS**, to implement Ordinance 2019-392-E and Ordinance 2019-
22 464-E, the City Council adopted local technical amendments to the
23 Florida Building Code (6th Edition (2017)), pursuant to Section
24 553.73, *Florida Statutes*, by Ordinance 2019-803-E; and

25 **WHEREAS**, pursuant to Section 553.73(4)(b), *Florida Statutes*,
26 local technical amendments are only effective until the adoption of
27 the next edition of the Florida Building Code by the Florida Building
28 Commission, every third year; and

29 **WHEREAS**, the next edition of the Florida Building Code is
30 effective on December 31, 2020, and it does not contain the local
31 technical amendments regarding baby-changing table requirements and

1 adult changing table requirements adopted by Ordinance 2019-803-E;
2 and

3 **WHEREAS**, if not adopted in the next edition of the Florida
4 Building Code, local technical amendments may be readopted by a local
5 government pursuant to Section 553.73(4)(b), *Florida Statutes*; and

6 **WHEREAS**, pursuant to Section 56.103, *Ordinance Code*, the
7 Building Codes Adjustment Board provided its recommendation regarding
8 the local technical amendments adopted herein at the time of adoption
9 of Ordinance 2019-803-E; and

10 **WHEREAS**, the Land Use and Zoning Committee held a public hearing,
11 and has provided its recommendation regarding the local technical
12 amendments adopted herein; now, therefore

13 **BE IT ORDAINED** by the Council of the City of Jacksonville:

14 **Section 1. Findings of Fact Pursuant to Section**
15 **553.73(4)(b), *Florida Statutes*.** Pursuant to Section 553.73(4)(b),
16 *Florida Statutes*, the findings of fact adopted in Ordinance 2019-803-
17 E regarding baby-changing table requirements and adult changing table
18 requirements are hereby readopted and incorporated herein by
19 reference.

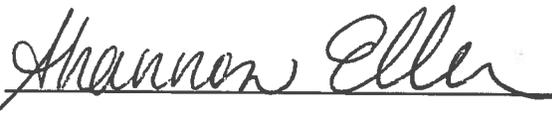
20 **Section 2. Readoption of Local Technical Amendments.** The
21 City of Jacksonville hereby readopts the baby-changing table
22 requirements and the adult changing table requirements, as adopted
23 by Ordinance 2019-803-E, and codified in Section 321.103, *Ordinance*
24 *Code*, and Section 321.103.1, *Ordinance Code*, as local technical
25 amendments to the Florida Building Code (7th Edition (2020)). The
26 Planning and Development Department is authorized to enforce such
27 local technical amendments immediately upon the effective date of the
28 7th edition of the Florida Building Code (December 31, 2020), pursuant
29 to the pending ordinance doctrine.

30 **Section 3. Transmittal to the Florida Building Commission.**
31 The Office of General Counsel is directed to transmit the local

1 technical amendments adopted herein to the Florida Building
2 Commission pursuant to Section 553.73, *Florida Statutes*.

3 **Section 4. Effective Date.** This Ordinance shall become
4 effective upon signature by the Mayor or upon becoming effective
5 without the Mayor's signature.

6
7 Form Approved:

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10 Office of General Counsel

11 Legislation prepared by: Shannon K. Eller

12 GC-#1404821-v1-READOPT_FBC_LOCAL_AMENDMENTS

ORDINANCE 2020-764-E

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

January 26, 2021



TOMMY HAZOURI
COUNCIL PRESIDENT

FEB 0 1 2021

ATTEST:

APPROVED: _____



DR. CHERYL L. BROWN
COUNCIL SECRETARY



LENNY CURRY, MAYOR

