



The Foundation for The Gator Nation

Evaluation of the Cost Impact of Florida's Specific Changes to 2015 I-Codes "Prescriptive Code Changes"

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Research Team

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- Graduate Students

ISSUES

- The proposed research assesses the cost impact of Florida's Specific Changes to 2015 I-Codes that are prescriptive in nature and that have the potential of adding cost to construction.

STATEMENT OF WORK

- **1. Review/analyze the Florida's specific changes to the 2015 I – Codes to identify those code changes/provisions that are prescriptive in nature and have the potential of adding cost to construction.**

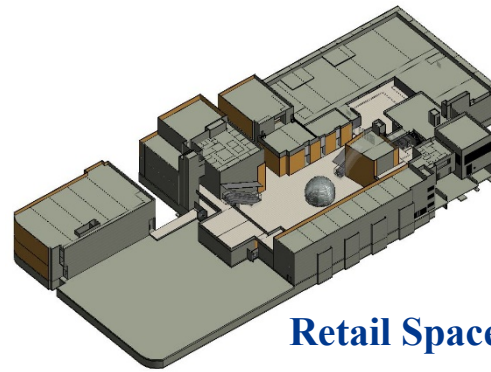
STATEMENT OF WORK

- **2. Use the standard set of baseline residential and commercial building designs previously used to evaluate the I-Codes prescriptive changes to estimate the potential cost of Florida's specific changes.**
 - **Develop modified building information models**
 - **Generate material quantity surveys**

Building Information Models



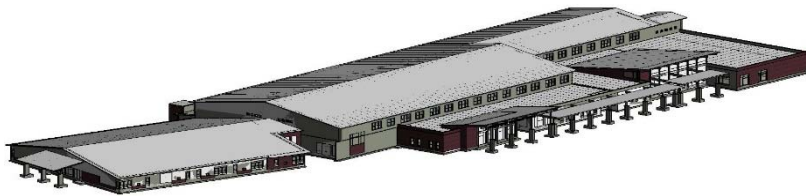
Small Office



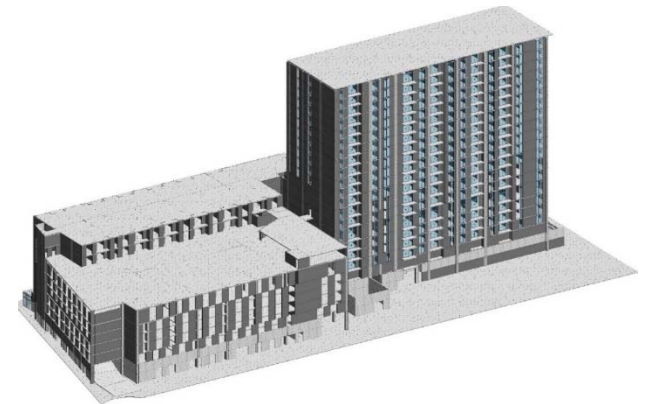
Retail Space



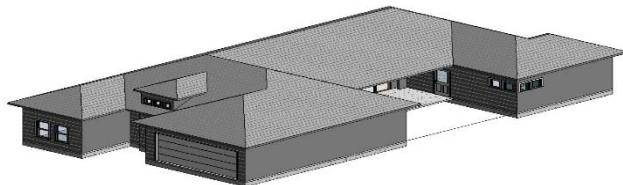
Small Hotel



Elementary School



Mid-Rise Apartments



1-story Residence



2-story Residence

STATEMENT OF WORK

- **3. Estimating the additional construction cost of those provisions that are not covered under (2) using good engineering judgment and feedback from general contractors and consulting engineers.**
 - **Generate cost estimates**
 - **Perform overall cost impact analysis**

DELIVERABLES

- A report providing technical information on the problem background, results and cost implications of the prescriptive Code changes.
- An analysis of individual code changes will also be provided in the Appendix.

Florida Specific Changes to 2015 I-Codes Cost Impact Disclaimer - Probable Construction Costs Opinions

Assumptions

- This Estimate is not a guarantee of Final Bid Cost or of Final Project Cost.
- This is an Opinion of Probable Cost of Mechanical, Electrical, and Piping (MEP) Systems for the proposed buildings.
- The estimate was compiled using documents provided by various sources.
- The estimate is representative of average unit pricing and labor from historical job costs of similar type, cost and labor data from Mechanical Contractors Association of America (MCAA), CostWorks 2015 Qtr. 2 (Change Date and Qtr) by R.S. Means Company Inc, National Electrical Contractors Association (NECA) and Sheet Metal Estimating by Wendes.
- The subcontractor unit rates include the subcontractor's overhead and profit, unless otherwise stated.
- The mark-ups included in the unit prices cover the cost of field overhead, home office overhead and profit, and range from 15% to 25% of the costs of a particular item.
- Since we have no control over the cost of labor, material and equipment, or the contractor's method of carrying out the work and determining the price, or over competitive bidding or market conditions, this opinion of probable construction cost provided is made on the basis of experience and qualifications. This opinion represents our best judgment as professional construction consultants with the Construction Industry. However, we cannot and do not guarantee that proposals, bids or the construction cost will not vary from the opinions of probable cost in this estimate.

Florida Specific Changes to 2015 I-Codes Cost Impact Disclaimer - Probable Construction Costs Opinions

General Assumptions:

- "Allowances" are considered to be an allotted sum of money for a particular system or scope of work for which sufficient detail is not available to determine a definitive cost.
- These cost allowances are included to project a final cost to include labor, material, equipment and any subcontractor costs.
- The owner receives the savings for any amount under the allowance and is at risk for any amount over the allowance.
- The estimate is in today's dollars, and has been adjusted to the local area.
- This estimate does not include any fees or permits.
- This estimate is intended to reflect construction costs only.
- This estimate is intended to reflect normal construction schedules only.
- Variations in material costs, labor efficiencies, wage rates, union practices, and bid climate will effect final costs.
- Workers will report to the actual job site.
- Materials delivered to the actual job site will need to be scheduled.
- No premium or overtime has been included.
- No General Construction costs have been included.
- All utilities have sufficient capacity for the added loads.

Excerpts – Florida Specific Changes to 2015 I-Code SP Cost Impact Analysis

APPENDIX - Florida Specific Changes to the 2015 I-Code SP Cost Impact Analysis

CODE CHANGE #	FLORIDA SPECIFIC CHANGES TO 2015 I-CODES SP SUMMARY	ESTIMATED AMOUNT*
CA6498	Change requires, as part of the close out inspection, ensuring that the existing swimming pool bonding system is complete and terminated properly.	Increase Cost
SP6883-R1	Revises Sec 3109 to align with coastal high hazard areas requirements (Zone V) of ASCE 24-14 Flood Resistant Design and Construction (referenced Sec 1612), while retaining specific requirements for CCCL that flow from Ch 161, FS or were requested by DEP.	Decrease in design and review costs for CCCL and Flood requirements.
SP6936	Modified Section 453.17.8 to require GFI receptacles in pre-kindergarten and kindergarten classrooms.	\$150/receptacle
SP7051	Add Section 449.3.14.11 to locate the generator remote manual stop.	Reduces cost by only having one stop station instead of two.

*For prescriptive Code changes only.

Excerpts – Florida Specific Changes to 2015 I-Code CA Cost Impact Analysis

APPENDIX - Florida Specific Changes to the 2015 I-Code CA Cost Impact Analysis		
CODE CHANGE #	FLORIDA SPECIFIC CHANGES TO 2015 I-CODE CA SUMMARY	ESTIMATED AMOUNT*
CA6498	Change requires, as part of the close out inspection, ensuring that the existing swimming pool bonding system is complete and terminated properly.	Increase Cost

*For prescriptive Code changes only.

QUESTIONS ?