

Steve's Windows & Doors
727-545-4701

6720 46th Avenue North St. Petersburg, FL 33709
License SCC 131153274

FILED
Department of Business and Professional Regulation
Senior Deputy Agency Clerk
CLERK: Brandon Nichols
Date: 5/7/2026
File #:

Petition for Declaratory Statement
Before the Florida Building Commission

Company: Steve's Windows & Doors

May 6, 2026

Address: 6720 46th Ave N. St. Petersburg FL 33709

Name: Eric Briggs

Title: Owner

DS 2026-026

License: SCC131153274

Office: 727-545-4701

Email – Eric@steveswindows.com

Statute(s), Agency Rule(s), Agency Order(s) and/or Code Section(s) on which the Declaratory Statement is sought:

Section 110.8.5 of the 8th Edition (2023) Florida Building Code (FBC), Building

Background:

Steve's Windows & Doors is a specialty glass and glazing contractor in St. Petersburg Florida. We provide products and installation of both impact and non-impact windows and doors for condo owners, some of which are condos over 3 stories in height. We are planning to replace two windows and two sliding glass doors for a tenant on the 9th floor of a residential condominium building, where no alteration will be made to the size of the openings for the structural framing members (size for size replacement). This building is considered a threshold building as defined by Chapter 2 of the FBC, Building.

THRESHOLD BUILDING. In accordance with Florida Statute, any building which is greater than 3 stories or 50 feet (15 240 mm) in height, or which has an assembly occupancy classification that exceeds 5,000 square feet (464.52 m2) in area and an occupant content of greater than 500 persons.

Therefore, we run into section 110.8.5.

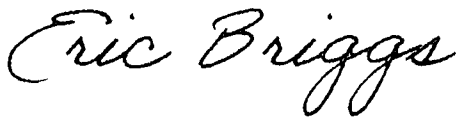
110.8.5 - No enforcing agency may issue a building permit for construction of any threshold building except to a licensed general contractor, as defined in Section 489.105(3)(a), Florida Statutes, or to a licensed building contractor, as defined in Section 489.105(3)(b), Florida Statutes, within the scope of her or his license. The named contractor to whom the building permit is issued shall have the

responsibility for supervision, direction, management and control of the construction activities on the project for which the building permit was issued.

Questions:

1. Whether Section 110.8.5 of the 8th Edition (2023) Florida Building Code, Building applies to the issuance of a building permit for the project described, involving the replacement of existing windows and doors in a threshold building, where no alteration is made to the size of the openings or to structural framing members?
2. Whether Section 110.8.5 of the 8th Edition (2023) Florida Building Code, Building is limited in scope to only permits issued for the new construction of a threshold building and does not apply to such alteration or restoration work?

Sincerely,

A handwritten signature in black ink that reads "Eric Briggs". The signature is written in a cursive, flowing style.

Eric Briggs

Steve's Windows & Doors.