

Analysis of Changes for the 6th Edition (2017) Florida Codes

Changes to the Florida Building Code, Existing Building

This *Analysis of Changes for the 6th Edition (2017) of the Florida Codes* is intended to provide a comprehensive comparison of the provisions in the *5th Edition (2014) Florida Building Code, Existing Building* (FBCEB) and the *6th Edition (2017) Florida Building Code, Existing Building*. The *2012 International Existing Building Code* was the base code for the *5th Edition (2014) FBCEB*. The *2015 International Existing Building Code* is the base code for the *6th Edition (2017) FBCEB*. As a result of changing the base code and Florida-specific amendments, certain provisions and criteria of the code have changed. This *Analysis* will serve a useful tool to facilitate the transition to the new code.

This *Analysis* is arranged so that comparable provisions in the two codes can be easily located. The left two columns contain section numbers and a brief overview of the corresponding requirements from the *5th Edition (2014) FBCEB*. The next two columns contain section numbers and a brief overview of the corresponding requirements in the *6th Edition (2017) FBCEB*. The far right column contains a brief analysis or comment on the differences between the provisions.

This *Analysis* is not intended to replace or interpret the provisions contained in either the *5th Edition (2014)* or the *6th Edition (2017) FBCEB*. This information simply points out the differences. The *Analysis* is not designed to be used without the aid of the representative code books, as all the details pertaining to a specific section may or may not be provided. However, this *Analysis* will provide an easy means for identifying differences in the two codes, as well as enabling the user to locate issue specific provisions in the *6th Edition (2017) FBCEB* by means of a numbered section cross reference.

This *Analysis* provides a cross-reference for the majority of the sections that changed in the *6th Edition (2017) FBCEB*. In some cases, sections were grouped together due to substantial differences. This grouping enables the extent of the differences to be more readily identified.

Notable changes deemed to be the most significant or to have the greatest impact have been highlighted in **yellow**.

Note: Seismic loading and snow loading provisions in the code are no longer reserved (deleted) in the *6th Edition (2017) FBCEB*, even though they do not apply in the State of Florida. While there are changes to some of these sections and provisions, they are not shown here in this *Analysis* because they do not apply to construction in the State of Florida.

5 th Edition (2014) FBCEB		6 th Edition (2017) FBCEB		Analysis
Section	Requirement	Section	Requirement	
Chapter 2: Definitions				
-	-	202	Definitions: Approved	New definition of approved added to the code consistent with definitions in the other codes.
202	Definitions: Change of Occupancy	202	Definitions: Change of Occupancy	Definition revised to be more consistent with the way the term is defined in the FBCEB.
-	-	202	Definitions: Deferred Submittal	New definition referring to portions of the design that are not submitted at the time of the application.
-	-	202	Definitions: Relocatable Building	New definition for buildings constructed and designed to be reused multiple times and transported to different building sites.
202	Definitions: Repair	202	Definitions: Repair	Definition revised for clarity.
-	-	202	Definitions: Reroofing	New definition added applicable to the reroofing provisions and is consistent with the definition in the FBCEB and FBCR.
-	-	202	Definitions: Roof Recover	New definition added applicable to the reroofing provisions and is consistent with the definition in the FBCEB and FBCR.
-	-	202	Definitions: Roof Repair	New definition added applicable to the reroofing provisions and is consistent with the definition in the FBCEB and FBCR.
-	-	202	Definitions: Roof replacement	New definition added applicable to the reroofing provisions and is consistent with the definition in the FBCEB and FBCR.
202	Definitions: Substantial Structural Damage	202	Definitions: Substantial Structural Damage	Definition revised for clarity.
202	Definitions: Sunroom	-	-	Definition deleted.
202	Definitions: Value	-	-	Definition deleted.
Chapter 3: Provisions for All Compliance Methods				
301.1	General	301.1	General	Revised for clarity by deleting superfluous language.
-	-	302.3	Existing materials	Existing section of the FBCEB relocated to Chapter 3 so that it applies to all compliance methods.
-	-	302.4	New and replacement materials	Existing section of the FBCEB relocated to Chapter 3 so that it applies to all compliance

				methods.
-	-	302.5	Occupancy and use	Existing section of the FBCEB relocated to Chapter 3 so that it applies to all compliance methods.
-	-	302.6	Swimming pools	New section providing charging language for alterations, repairs, additions, and relocation of equipment at existing swimming pools regardless of the compliance method chosen.
-	-	302.6.1	Ground-fault circuit-interrupter protection for personnel	New section addressing ground-fault circuit-interrupter protection for personnel for alterations, repairs, additions, and relocation of equipment at existing swimming pools.
-	-	302.6.2	Equipotential bonding	New section addressing equipotential bonding for personnel for alterations, repairs, additions, and relocation of equipment at existing swimming pools.
Chapter 4: Prescriptive Compliance Method				
-	-	403.8	Roof diaphragms resisting wind loads in high wind regions	New section requiring evaluation and potential retrofit of roof diaphragm, roof diaphragm connections, and roof-to-wall connections where more than 50% of the roof covering is removed. This requirement has existed for Level 1 alterations and is now applicable to the prescriptive compliance method. Five exceptions to this requirement are provided. Exception 4 refers to Sections 706.7 and 706.8 for site-built single family dwellings. Exceptions 1, 2, and 5 apply to buildings permitted to the specified codes. Exception 3 applies to buildings with steel or concrete moment resisting frames.
-	-	403.11	Refuge areas	New section addressing alterations that affect the configuration of an area utilized as a refuge area.
-	-	403.11.1	Smoke compartment	New section requiring that the required capacity of refuge areas for smoke compartments in Group I-2 and I-3 be maintained as prescribed in the FBCB.

-	-	403.11.2	Ambulatory care	New section addressing the required capacity refuge areas of ambulatory care facilities required to be separated.
-	-	403.11.3	Horizontal exits	New section requiring that the required capacity of refuge areas in horizontal exits be maintained.
404.2.2	Extent of repair for compliant buildings	404.2.2	Extent of repair for compliant buildings	Revised for clarity by deleting unnecessary language.
404.4	Less than substantial structural damage	404.4	Less than substantial structural damage	Revised for clarity by deleting unnecessary language.
-	-	406.2	Replacement wind opening control devices	New section requiring the installation of window opening control devices in Groups R-2 and R-3 where an existing window is replaced for the conditions specified.
-	-	406.3	Replacement window emergency escape and rescue openings	New section exempting replacement windows from comply with the emergency escape and rescue provisions in the FBCB provided the specified conditions are met.
407.1	Conformance (change of occupancy)	407.1	Conformance (change of occupancy)	Revised for clarity to coordinate with the revision to definition of change of occupancy. New language added requiring that changes in use or occupancy shall result in the existing building being no less complying with the provisions of this code than the existing building was prior to the change.
-	-	407.1.1	Change in the character of use	New section addressing changes in occupancy with no change of occupancy classification.
Chapter 5: Classification of Work				
501.3	Occupancy and use	302.5	Occupancy and use	Section relocated to Section 302.5.
502.2	Application (Repairs)	502.2	Application (Repairs)	New language added requiring reroofing to comply with the provisions of Section 706.
505.1	Scope (Alteration – Level 3)	505.1	Scope (Alteration – Level 3)	The term “aggregate area of the building” has been changed to “building area.”
Chapter 6: Repairs				
601.1	Scope	601.1	Scope	New language added requiring repairs to also comply with Section 706.
603.2	Smoke alarms in one-family and two-family dwellings and	603.2	Smoke alarms in one-family and two-family dwellings and townhomes	Section revised to clarify it applies to Level 1 alterations. The exemption for fire alarm,

	townhomes			smoke detector, smoke alarm, or ancillary component that is electronically connected as a part of a centrally monitored or supervised alarm system has been revised to state it's those that use a low-power, radio frequency wireless communication signal; or those that contains multiple sensors, such as a smoke alarm combined with a carbon monoxide alarm or other multi-sensor devices, and is approved and listed by a nationally recognized testing laboratory.
606.2	Repairs to damaged buildings	606.2	Repairs to damaged buildings	Section revised to clarify that repairs also have to comply with Section 706, Existing Roofing when applicable.
Chapter 7: Alterations – Level 1				
-	-	702.4	Window opening control devices	New section requiring the installation of window opening control devices in Groups R-2 and R-3 where an existing window is replaced for the conditions specified.
-	-	702.5	Emergency escape and rescue openings	New section exempting replacement windows from comply with the emergency escape and rescue provisions in the FBCB provided the specified conditions are met.
703.2	Smoke alarms in one-family and two-family dwellings and townhomes	703.2	Smoke alarms in one-family and two-family dwellings and townhomes	Section revised to clarify it applies to Level 1 alterations. The exemption for fire alarm, smoke detector, smoke alarm, or ancillary component that is electronically connected as a part of a centrally monitored or supervised alarm system has been revised to state it's those that use a low-power, radio frequency wireless communication signal; or those that contains multiple sensors, such as a smoke alarm combined with a carbon monoxide alarm or other multi-sensor devices, and is approved and listed by a nationally recognized testing laboratory.
706.3.2	Roof diaphragms resisting wind loads in high wind regions.	707.3.2	Roof diaphragms resisting wind loads in high wind regions.	Five new exceptions to this requirement are provided. Exception 4 refers to Sections

				706.7 and 706.8 for site-built single family dwellings. Exceptions 1, 2, and 5 apply to buildings permitted to the specified codes. Exception 3 applies to buildings with steel or concrete moment resisting frames.
708.7.1.2	Supplemental fasteners for roof decking attachment	706.7.1.2	Supplemental fasteners for roof decking attachment	New language requiring the 8d ring shank supplemental fasteners to be ASTM F 1667 classification RSRS-01 ring shank nails.
708.7.2	Roof secondary water barrier for site-built single family residential structures	706.7.2	Roof secondary water barrier for site-built single family residential structures	Underlayment provisions for areas outside the HVHZ have been deleted and replaced with a reference to Section R905.1.1 of the FBCR.
Chapter 8: Alterations – Level 2				
803.3	Smoke barriers	-	-	Section deleted.
803.3.1	Compartmentation	803.3	Smoke compartments	Revised to refer to Section 407.5 of the Florida Building Code, Building to provide a higher level of fire safety for Group I-2.
803.3.2	Fire resistance rating	-	-	Section deleted.
-	-	803.6	Fire-resistance ratings	New section permitting, where approved by the code official buildings where an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the FBCB has been added, and the building is now sprinklered throughout, the required fire-resistance ratings of building elements and materials are permitted to meet the requirements of the current building code.
804.2.1.1	Supplemental automatic sprinkler system requirements	804.2.1.1	Supplemental automatic sprinkler system requirements	Exception revised to apply to “occupied” tenant spaces.
804.4.1.3	Group I-2 (fire alarm systems)	804.4.1.3	Group I-2 (fire alarm systems)	Section revised to clarify that the fire alarm system needs to be installed as required for new construction.
805.3.1.1	Single-exit buildings	805.3.1.1	Single-exit buildings	In Item 4, the phrase “community residences for the developmentally disabled” has been changed to “Group R-4.” Maximum occupant load has been increased from 12 to 16.
805.3.1.2	Fire escapes required	805.3.1.2	Fire escapes required	Section revised to exempt Group I-2 from the scope of this section pertaining to required fire escapes.

805.4.5	Emergency power source in Group I-3	805.4.5	Emergency power source in Group I-3	Section is rearranged requiring power-operated sliding doors or power-operated locks for swinging doors to be operable by a manual release mechanism at the door. The exemption for 10 or fewer locks is now shown as an exception and also requires compliance with Section 408.4.1 of the FBCB.
805.5.2	Transoms	805.5.2	Transoms	Section revised to add Group I-2 to the scope of this section pertaining to transom construction.
-	-	805.10	Refuge areas	New section addressing alterations that affect the configuration of an area utilized as a refuge area.
-	-	805.10.1	Capacity	New section requiring the capacity of the refuge area to be in accordance with new Sections 805.10.1.1 through 805.10.1.3.
-	-	805.10.1.1	Group I-2	New section requiring that the required capacity of refuge areas for smoke compartments in Group I-2 be maintained as prescribed in the FBCB.
-	-	805.10.1.2	Group I-3	New section requiring that the required capacity of refuge areas for smoke compartments in Group I-3 be maintained as prescribed in the FBCB.
-	-	805.10.1.3	Ambulatory care	New section addressing the required capacity refuge areas of ambulatory care facilities required to be separated.
-	-	805.10.2	Horizontal exits	New section requiring that the required capacity of refuge areas in horizontal exits be maintained.
807.5	Existing structural elements resisting lateral loads	807.5	Existing structural elements resisting lateral loads	Section rewritten for clarity. Prohibited structural irregularities are now permitted to fall under the scope of the exception for lateral load-carrying structural element to remain unaltered where their demand-capacity ratio with the alteration considered is no more than 10 percent greater than its demand-capacity ratio with the alteration ignored.

808.1	Electrical	808.1	Electrical	Section revised to delete the reference to Chapter 7 as there are no electrical requirements in Chapter 7. All newly installed electrical equipment and wiring relating to work done in any work area is now required to comply with NFPA 70. Exemption has been added referencing Section 808.3 for residential occupancies.
-	-	810.2	Separate facilities	New section providing an exemption on providing separate toilet facilities for single-user facilities that are or will be provided in places of public accommodation or commercial facilities. Permits two single-user facilities not identified for exclusive use by either sex to serve as required separate facilities and count toward the minimum number of required plumbing fixtures.
Chapter 9: Alterations – Level 3				
902.2	Boiler and furnace equipment rooms	902.2	Boiler and furnace equipment rooms	Section revised to update the list of occupancies to current terminology. Exceptions have been revised to be consistent with the requirements in the FBCB for new construction.
902.2.1	Emergency controls	-	-	Section deleted since emergency controls are not required for boilers in the FBCM.
904.1	Automatic sprinkler systems	904.1	Automatic sprinkler systems	Section revised for clarity. The scope is unchanged.
904.1.1	High-rise buildings	904.1.1	High-rise buildings	Section revised for clarity. The scope is unchanged.
-	-	904.1.3	Upholstered furniture or mattresses	New section requiring an automatic sprinkler system in work areas of Groups F-1, M, and S-1 meeting the conditions specified.
904.2	Fire alarm and detection systems	904.2	Fire alarm and detection systems	Section revised to require fire alarm and detection systems to be provided in accordance with Section 907 of the FBCB as required for new construction.
907.4.2	Substantial structural alteration	907.4.2	Substantial structural alteration	Section revised to clarify that alteration-triggered structural upgrade apply to the designated lateral system only, and not to the gravity system or to nonstructural

				components.
-	-	909.1	Separate facilities	New section referencing new Section 810.2 regarding exemptions for separate facilities.
Chapter 10: Change of Occupancy				
1001.1	Scope	1001.1	Scope	Exceptions have been deleted as they are now included in the definition of change of occupancy.
1001.2	Change in occupancy with no change of occupancy classification	1001.2	Certificate of occupancy	Section revised for clarity by replacing vague language. New language has been added to capture the fire protection thresholds found in Chapter 9 of the FBCB as additional triggers for the installation of fire protection systems and devices when a change of use or occupancy occurs within an existing building.
1001.2.1	Repair and alteration with no change of occupancy classification	1001.2.1	Change of use	Section revised to clarify that when there is a change of use that does not involve a change in occupancy classification or a change from one group to another in a given occupancy classification then the requirements of the work as classified in Chapter 5 and Sections 1002 through 1011 applies.
1002.1	Compliance with the building code	1002.1	Compliance with the building code	Group I-2 occupancies have been added to the scope of this section.
1004.1	Fire protection	1004.1	Fire protection	New language has been added to capture the fire protection thresholds found in Chapter 9 of the FBCB as additional triggers for the installation of fire protection systems and devices when a change of use or occupancy occurs within an existing building.
-	-	1010.6	Separate facilities	New section referencing new Section 810.2 regarding exemptions for separate facilities.
1012.1	General (change of occupancy classification)	1012.1	General (change of occupancy classification)	New language has been added to capture the fire protection thresholds found in Chapter 9 of the FBCB as additional triggers for the installation of fire protection systems and devices when a change of use or occupancy occurs within an existing

				building.
1012.1.1.1	Change of occupancy classification without separation	1012.1.1.1	Change of occupancy classification without separation	New language has been added to capture the fire protection thresholds found in Chapter 9 of the FBCB as additional triggers for the installation of fire protection systems and devices when a change of use or occupancy occurs within an existing building.
1012.1.1.2	Change of occupancy classification with separation	1012.1.1.2	Change of occupancy classification with separation	New language has been added to capture the fire protection thresholds found in Chapter 9 of the FBCB as additional triggers for the installation of fire protection systems and devices when a change of use or occupancy occurs within an existing building.
1012.2.1	Fire sprinkler system	1012.2.1	Fire sprinkler system	New language has been added to capture the fire protection thresholds found in Chapter 9 of the FBCB as additional triggers for the installation of fire protection systems and devices when a change of use or occupancy occurs within an existing building.
1012.2.2	Fire alarm and detection system	1012.2.2	Fire alarm and detection system	New language has been added to capture the fire protection thresholds found in Chapter 9 of the FBCB as additional triggers for the installation of fire protection systems and devices when a change of use or occupancy occurs within an existing building. Also revised to require Where the building is not equipped with a fire alarm system, alarm notification appliances are required be provided throughout the area where the change of occupancy occurs in accordance with Section 907 of the FBCB as required for new construction.
1012.5.1	Height and area for change to higher hazard category	1012.5.1	Height and area for change to higher hazard category	New exception added for high-rise buildings constructed in compliance with a previously issued permit.
Chapter 11: Additions				
1103.3	Lateral force-resisting system			Exception 2 has been revised such that that

				elements triggered for lateral upgrade by Section 1103.3.1 or 1103.3.2 will be exempt based on their individual demand-capacity ratios, not on the overall story shear.
-	-	1107.1	Separate facilities	New section referencing new Section 810.2 regarding exemptions for separate facilities.
Chapter 13: Relocated or Moved Buildings				
1301.1	Scope			Section revised to include relocatable buildings to the scope of this chapter.
Chapter 14: Performance Compliance Methods				
1401.2	Applicability	1401.2	Applicability	Section revised to add Group I-2 to the scope of this section.
1401.6	Evaluation process	1401.6	Evaluation process	New language added requiring the evaluation process to be applied to each and every individual smoke compartment for Group I-2.
1401.6.1	Building height and number of stories	1401.6.1	Building height and number of stories	Revised for consistency with changes to allowable height and area in the FFCB.
1401.6.1.1	Height formula	1401.6.1.1	Height formula	Revised for consistency with changes to allowable height and area in the FFCB.
1401.6.2	Building area	1401.6.2	Building area	Revised for consistency with changes to allowable height and area in the FFCB. New language requires Group I-2 to be scored 0.
1401.6.2.1	Allowable area formula	1401.6.2.1	Allowable area formula	Revised for consistency with changes to allowable height and area in the FFCB.
1401.6.4	Tenant and dwelling unit separations	1401.6.4	Tenant and dwelling unit separations	Revised to require the evaluation of the rating of the separations between patient sleeping rooms in Group I-2 occupancies.
Table 1401.6.4	Separation Values	Table 1401.6.4	Separation Values	Group I-2 has been added to the scope of the table.
Table 1401.6.5	Corridor Wall Values	Table 1401.6.5	Corridor Wall Values	Group I-2 has been added to the scope of the table.
1401.6.7	HVAC systems	1401.6.7	HVAC systems	New language added stating the facilities in Group I-2 meeting Categories a, b or c are considered to fail the evaluation.
1401.6.8	Automatic fire detection.	1401.6.8	Automatic fire detection.	New language added stating the facilities in Group I-2 meeting Categories a, b or c are considered to fail the evaluation.

Table 1401.6.8	Automatic Fire Detection Values	Table 1401.6.8	Automatic Fire Detection Values	Group I-2 has been added to the scope of the table.
1401.6.8.1	Categories	1401.6.8.1	Categories	New category added (Category f) for smoke detectors in corridors only.
Table 1401.6.9	Fire Alarm System Values	Table 1401.6.9	Fire Alarm System Values	Group I-2 has been added to the scope of the table.
Table 1401.6.10	Smoke Control Values	Table 1401.6.10	Smoke Control Values	Group I-2 has been added to the scope of the table.
Table 1401.6.11	Means of Egress Values	Table 1401.6.11	Means of Egress Values	Group I-2 has been added to the scope of the table.
Table 1401.6.12	Dead-End Values	Table 1401.6.12	Dead-End Values	Group I-2 has been added to the scope of the table.
1401.6.12.1	Categories	1401.6.12.1	Categories	New category added (Category d) for dead ends exceeding Category a.
1401.6.16	Mixed occupancies	1401.6.16	Mixed occupancies	New language added stating the facilities in Group I-2 meeting Category a are considered to fail the evaluation.
Table 1401.6.16	Mixed Occupancy Values	Table 1401.6.16	Mixed Occupancy Values	Group I-2 has been added to the scope of the table.
1401.6.17	Automatic sprinklers	1401.6.17	Automatic sprinklers	New language added stating the facilities in Group I-2 meeting Category a, b, c or f are considered to fail the evaluation.
Table 1401.6.17	Sprinkler System Values	Table 1401.6.17	Sprinkler System Values	Group I-2 has been added to the scope of the table.
Table 1401.6.18	Standpipe System Values	Table 1401.6.18	Standpipe System Values	Group I-2 has been added to the scope of the table.
-	-	1401.6.20	Smoke compartmentation	New section added for evaluating smoke compartments.
-	-	1401.6.21	Patient ability, concentration, smoke compartment location and ratio to attendant	New section added for evaluating the ability of patients, their concentration, and ratio to attendants.
Table 1401.8	Mandatory Safety Scores	Table 1401.8	Mandatory Safety Scores	Group I-2 has been added to the scope of the table.
Table 1401.7	Summary Sheet-Building Code	Table 1401.7	Summary Sheet-Building Code	A line item has been added for the type of corridor wall rating.