

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

JURISDICTION	DOCUMENT with TECHNICAL AMENDMENT	TEXT OF TECHNICAL AMENDMENT	TAC REVIEW
<p style="text-align: center;">Pinellas County Construction Industry Licensing Board (PCCLB)</p>	<p style="text-align: center;">FBC – Building Sec 1510.10</p>	<p>Section 1510.10 – amendment to require that all roof mounted mechanical units comply with the code section upon reroofing the building.</p> <p style="text-align: center;">PCCLB - Local Amends to Ch 15 - 2020 FBC</p>	<p style="text-align: center;">Roofing</p>

LOCAL TECHNICAL AMENDMENT
Pinellas County Construction Licensing Board (PCCLB)
FLORIDA BUILDING CODE 7th EDITION (2020) - RESIDENTIAL

To M1510

AMEND EXISTING SECTION

P2906.9.1.4 PVC plastic pipe. A purple primer that conforms to ASTM F656 shall be applied to PVC solvent-cemented joints. Solvent cement for PVC plastic pipe conforming to ASTM D 2564 shall be applied to all joint surfaces.

Exception: Clear Primer conforming to ASTM F656 may be used on any exposed PVC pipe or fittings on trim/finish work.

Local Conditions and Need: This amendment permits the use of clear primer instead of purple primer when used on exposed PVC pipe or fittings on trim/finish work.

Fiscal Impact Statement: There is no cost impact associated with this amendment.

Effective Date: Upon Board Approval and posting on the Commission Website.

Effect of Implementation: This amendment if implemented would not discriminate against materials, products, or construction techniques of demonstrated capabilities.

LOCAL TECHNICAL AMENDMENT
Pinellas County Construction Licensing Board
FLORIDA BUILDING CODE 7th EDITION (2020) - RESIDENTIAL

AMEND EXISTING SECTION

Add:

P2903.2.1 Size of water service. The minimum size water service pipe shall be ¾" (19 mm). The size of water service mains, branch mains and risers shall be as required per Table P2903.2.1.

TABLE P2903.2.1 MINIMUM WATER SERVICE SIZE^a

TABLE P2903.2.1
MINIMUM WATER SERVICE SIZE^a

<u>NO. OF FIXTURE UNITS FLUSH TANK WC^b</u>	<u>DIAMETER OF WATER PIPE^c</u>	<u>RECOMMENDED METER SIZE (inches)^d</u>	<u>APPROX. PRESSURE LOSS METER + 100' PIPE (psi)^e</u>	<u>NO. OF FIXTURE UNITS FLUSH VALVE WC^b</u>
<u>18</u>	<u>3/4</u>	<u>5/8</u>	<u>30</u>	=
<u>19-55</u>	<u>1</u>	<u>1</u>	<u>30</u>	=
=	<u>1</u>	<u>1</u>	<u>30</u>	<u>9</u>
<u>56-85</u>	<u>1 ¼</u>	<u>1</u>	<u>30</u>	=
=	<u>1 ¼</u>	<u>1</u>	<u>30</u>	<u>10-20</u>
<u>8-225</u>	<u>1 ½</u>	<u>1 ½</u>	<u>30</u>	=
=	<u>1 ½</u>	<u>1 ½</u>	<u>30</u>	<u>21-77</u>
<u>226-350</u>	<u>2</u>	<u>1 ½</u>	<u>30</u>	=
=	<u>2</u>	<u>1 ½</u>	<u>30</u>	<u>78-175</u>
<u>351-550</u>	<u>2</u>	<u>2</u>	<u>30</u>	=
=	<u>2</u>	<u>2</u>	<u>30</u>	<u>176-315</u>
<u>551-640</u>	<u>2 ½</u>	<u>2</u>	<u>30</u>	=
=	<u>2 ½</u>	<u>2</u>	<u>30</u>	<u>316-392</u>
<u>641-1340</u>	<u>3</u>	<u>3</u>	<u>22</u>	=
=	<u>3</u>	<u>3</u>	<u>22</u>	<u>393-940</u>

ADD TABLE FOOTNOTES:

LOCAL TECHNICAL AMENDMENT
Pinellas County Construction Licensing Board
FLORIDA BUILDING CODE 7th EDITION (2020) - RESIDENTIAL

- a. Table is applicable for both copper and plastic water piping.
- b. See Table P3004.1 for fixture unit values.
- c. Minimum water service shall be ¾" to control valve.
- d. All secondary submeters and backflow assemblies shall be at least the same size as the line in which they are installed.
- e. Table based on minimum water main pressure of 50 psi.
- f. Minimum sizes for fixture supply pipe from the main or from the riser shall be from the Florida Building Code 7th Edition (2020) - Plumbing Section 604.5.
- g. Four (4) fixtures maximum (hot or cold) may connect to a one-half inch fixture water supply or as required by manufacturers' installation instructions.
- h. Where the water main pressure falls below 50 psi the next larger pipe size shall be used.
- i. Buildings above three (3) stories in height shall use the next larger pipe size.

Local Conditions and Need: Adds more limitations to control pipe sizing.

Fiscal Impact Statement: Cost per installation will be controlled due to added limitations.

Effective Date: Upon Board Approval and posting on the Commission Website.

Effect of Implementation: This amendment if implemented would not discriminate against materials, products, or construction techniques of demonstrated capabilities.

LOCAL TECHNICAL AMENDMENT
Pinellas County Construction Licensing Board (PCCLB)
FLORIDA BUILDING CODE 7th Edition (2020) – RESIDENTIAL

AMEND EXISTING SECTION

P2903.1 Water supply system design criteria. The water service and water distribution systems shall be designed and pipe sizes shall be selected such that under conditions of peak demand, the capacities at the point of outlet discharge shall not be less than shown in Table P2903.1.

EXCEPTION: For one-family, two-family, or three-family residential dwellings, when the building owner approves in writing, one bathroom group may be added to the existing hot and cold water distribution system, not to exceed a maximum of eight drainage fixture units for any fixtures added. In no case shall the additional fixtures be connected to existing hot and/or cold piping that is less than ¾" in diameter.

P2903.1.1 Applicable Sizes. The requirements of P2903.1 in the following sizes shall apply when connected to an existing approved potable system.

1. All Building Department permitted and approved onsite potable drinking water piping two-inch (2") diameter and greater than one hundred fifty (150) lineal feet in length.
2. All Building Department permitted and approved onsite potable drinking water piping of greater than two-inch (2") diameter and greater than fifty (50) lineal feet in length.
3. All Building Department permitted and approved onsite potable drinking water piping in size(s) and length(s) adequate to contain twenty (20) gallons or more. (Volume = .0408 x diameter² x length in feet).
4. Any size or length water pipe that has been subjected to contamination will require disinfection.

Local Conditions and Need: This amendment will provide building owners flexibility when adding one bathroom group to an existing hot and/or cold water distribution system. It also strengthens this section by clarifying that disinfection is not required every time work is performed on a plumbing system. This makes the section more stringent because it clarifies what was a wide range of interpretations. Materials in the code and installation procedures will not change.

Fiscal Impact Statement: Implementation of this amendment will result in a cost reduction by recognizing that a plumbing system test may not be required every time work is done on a potable plumbing line.

Effective Date: Upon Board Approval and posting on the Commission Website.

Effect of Implementation: This amendment if implemented would not discriminate against materials, products, or construction techniques of demonstrated capabilities.

LOCAL TECHNICAL AMENDMENT
Pinellas County Construction Licensing Board (PCCLB)
FLORIDA BUILDING CODE 7th EDITION (2020) - RESIDENTIAL

AMEND EXISTING SECTION

P2705.1 General. The installation of fixtures shall conform to the following:

1. Floor-outlet or floor-mounted fixtures shall be secured to the drainage connection and to the floor, where so designed, by screws, bolts, washers, nuts and similar fasteners of copper, copper alloy or other corrosion-resistant material.
2. Wall-hung fixtures shall be rigidly supported so that strain is not transmitted to the plumbing system.
3. Where fixtures come in contact with walls and floors, the contact area shall be water tight.
4. Plumbing fixtures shall be usable and functionally accessible.
5. Water closets, lavatories and bidets. A water closet, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition or vanity or closer than 30 inches (762 mm) center-to-center between adjacent fixtures. There shall be a clearance of not less than 21-inch (533 mm) in front of a water closet, lavatory or bidet to any wall, fixture or door in accordance with the fixture spacing requirements of Section R307.1.
6. The location of piping, fixtures or equipment shall not interfere with the operation of windows or doors.
7. In flood hazard areas as established by Table R301.2(1), plumbing fixtures shall be located or installed in accordance with Section R322.1.6.
8. Integral fixture-fitting mounting surfaces on manufactured plumbing fixtures or plumbing fixtures constructed on site, shall meet the design requirements of ASME A112.19.2/CSA B45.1 or ASME A112.19.3/CSA B45.4.

Local Conditions and Need: This amendment brings awareness to the plumbing fixture spacing requirements located in both sections of the code.

Fiscal Impact Statement: There is no cost impact associated with this amendment.

Effective Date: Upon Board Approval and posting on the Commission Website.

Effect of Implementation: This amendment if implemented would not discriminate against materials, products, or construction techniques of demonstrated capabilities.

LOCAL TECHNICAL AMENDMENT
Pinellas County Construction Licensing Board (PCCLB)
FLORIDA BUILDING CODE 7th EDITION (2020) - RESIDENTIAL

AMEND EXISTING SECTION

M1411.3 Condensate disposal. Condensate from cooling coils and evaporators shall be conveyed from the drain pan outlet to an *approved* place of disposal. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than 1/8 unit vertical in 12 units horizontal (1-percent slope). Condensate shall not discharge into a street, alley or other areas where it would cause a nuisance. All primary condensate drain lines installed within unconditioned areas shall be insulated with insulation having a thermal resistivity of not less than R-3.

Local Conditions and Need: This amendment requires all horizontal primary condensate drain within unconditioned areas shall be insulated.

Fiscal Impact Statement: The cost impact associated with this amendment is minimal.

Effective Date: Upon Board Approval and posting on the Commission Website.

Effect of Implementation: This amendment if implemented would not discriminate against materials, products, or construction techniques of demonstrated capabilities.

LOCAL TECHNICAL AMENDMENT
Pinellas County Construction Licensing Board (PCCLB)
FLORIDA BUILDING CODE 7th Edition (2020) – RESIDENTIAL

AMEND EXISTING SECTION

G2415.15 Outlet closures. Gas *outlets* that do not connect to *appliances* shall be capped gas tight and shall be labeled with a weatherproof label stating “Connection of a gas appliance to this outlet in the future will require a permit and inspection.” Appliance shutoff valves required by G2420.5 [409.5] shall be installed only at the time of appliance connection to gas outlets.

Exception: *Listed* and *labeled* flush-mounted-type quick-disconnect devices and *listed* and *labeled* gas convenience outlets shall be installed in accordance with the manufacturer’s instructions.

Local Conditions and Need: Adds limitations to control future connections to gas outlets.

Fiscal Impact Statement: Cost increase to provide label is insignificant.

Effective Date: Upon Board Approval and posting on the Commission Website.

Effect of Implementation: This amendment if implemented would not discriminate against materials, products, or construction techniques of demonstrated capabilities.

LOCAL TECHNICAL AMENDMENT
Pinellas County Construction Licensing Board (PCCLB)
FLORIDA BUILDING CODE 7th EDITION (2020) - PLUMBING

AMEND EXISTING SECTION

705.10.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F656 shall be applied. Clear Primer conforming to ASTM F656 may be used on any exposed PVC pipe or fittings on trim/finish work. Solvent cement not purple in color and conforming to ASTM D2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D2855. Solvent-cement joints shall be permitted above or below ground.

Exception: A primer is not required where both of the following conditions apply:

1. The solvent cement used is third-party certified as conforming to ASTM D2564.
2. The solvent cement is used only for joining PVC drain, waste and vent pipe and fittings in non-pressure applications in sizes up to and including 4 inches (102 mm) in diameter.

Local Conditions and Need: This amendment permits the use of clear primer instead of purple primer when used on exposed PVC pipe or fittings on trim/finish work.

Fiscal Impact Statement: There is no cost impact associated with this amendment.

Effective Date: Upon Board Approval and posting on the Commission Website.

Effect of Implementation: This amendment if implemented would not discriminate against materials, products, or construction techniques of demonstrated capabilities.

LOCAL TECHNICAL AMENDMENT
Pinellas County Construction Licensing Board (PCCLB)
FLORIDA BUILDING CODE 7th EDITION (2020) - PLUMBING

AMEND EXISTING SECTION

SECTION 610 DISINFECTION OF POTABLE WATER SYSTEM

610.2 Applicable Sizes. The requirements of 610.1 in the following sizes shall apply when connected to an existing approved potable system.

1. All Building Department permitted and approved onsite potable drinking water piping two-inch (2") diameter and greater than one hundred fifty (150) lineal feet in length.
2. All Building Department permitted and approved onsite potable drinking water piping of greater than two-inch (2") diameter and greater than fifty (50) lineal feet in length.
3. All Building Department permitted and approved onsite potable drinking water piping in size(s) and length(s) adequate to contain twenty (20) gallons or more. (Volume = .0408 x diameter² x length in feet).
4. Any size or length water pipe that has been subjected to contamination will require disinfection.

Local Conditions and Need: This amendment strengthens this section by clarifying that disinfection is not required every time work is performed on a plumbing system. This makes the section more stringent because it clarifies what was a wide range of interpretations. Materials in the code and installation procedures will not change.

Fiscal Impact Statement: Implementation of this amendment will result in a cost reduction by recognizing that a plumbing system test may not be required every time work is done on a potable plumbing line.

Effective Date: Upon Board Approval and posting on the Commission Website.

Effect of Implementation: This amendment if implemented would not discriminate against materials, products, or construction techniques of demonstrated capabilities.

LOCAL TECHNICAL AMENDMENT
Pinellas County Construction Licensing Board (PCCLB)
FLORIDA BUILDING CODE 7th EDITION (2020) - PLUMBING

AMEND EXISTING SECTION

605.21.3 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F656 shall be applied. Solvent cement not purple in color and conforming to ASTM D2564 or CSA B137.3 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D2855. Solvent-cement joints shall be permitted above or below ground.

Exception: Clear Primer conforming to ASTM F656 may be used on any exposed PVC pipe or fittings on trim/finish work.

Local Conditions and Need: This amendment permits the use of clear primer instead of purple primer when used on exposed PVC pipe or fittings on trim/finish work.

Fiscal Impact Statement: There is no cost impact associated with this amendment.

Effective Date: Upon Board Approval and posting on the Commission Website.

Effect of Implementation: This amendment if implemented would not discriminate against materials, products, or construction techniques of demonstrated capabilities.

LOCAL TECHNICAL AMENDMENT
Pinellas County Construction Licensing Board (PCCLB)
FLORIDA BUILDING CODE 7th Edition (2020) – FUEL GAS

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AMEND EXISTING SECTION

404.15 Outlet closures. Gas *outlets* that do not connect to *appliances* shall be capped gas tight and shall be labeled with a weatherproof label stating “Connection of a gas appliance to this outlet in the future will require a permit and inspection.” Appliance shutoff valves required by G2420.5 [409.5] shall be installed only at the time of appliance connection to gas outlets.

Exception: *Listed* and *labeled* flush-mounted-type quick-disconnect devices and *listed* and *labeled* gas convenience outlets shall be installed in accordance with the manufacturer’s instructions.

Local Conditions and Need: Adds limitations to control future connections to gas outlets.

Fiscal Impact Statement: Cost increase to provide label is insignificant.

Effective Date: Upon Board Approval and posting on the Commission Website.

Effect of Implementation: This amendment if implemented would not discriminate against materials, products, or construction techniques of demonstrated capabilities.

FLORIDA BUILDING CODE 7th Edition (2020) - BUILDING
 AMEND EXISTING SECTION

1510.10 Mechanical Units.

Roof mounted mechanical units shall be mounted on curbs raised a minimum of 8 inches (203 mm) above the roof surface, or where roofing materials extend beneath the unit, on raised equipment supports providing a minimum clearance height in accordance with Table 1510.10.

Exception: In buildings where the existing rooftop equipment, in the opinion of the building official, provides sufficient clearance to repair, recover, replace and/or maintain the roofing system or any of its components, such existing equipment need not comply with Table 1510.10.

TABLE 1510.10	
CLEARANCE BELOW RAISED ROOF	
MOUNTED MECHANICAL UNITS	
WIDTH OF MECHANICAL UNIT (inches)	MINIMUM CLEARANCE ABOVE SURFACES (inches)
< 24	14
24 < 36	18 14
36 < 48	24 14
48 < 60	30 14
> 60	48

For SI: 1 inch = 25.4 mm.

Exception: When removing or replacing roof mounted mechanical units for individual units and/or spaces within multi-unit buildings the individual units may be reinstalled utilizing the existing system of attachment. At such time of reroofing of the building all mechanical units must be brought into compliance with this code section.

Local Conditions and Need: This amendment strengthens this code section when dealing with replacement of individual mechanical units by requiring that all roof mounted mechanical units comply with the code section upon reroofing the building.

Fiscal Impact Statement: By providing the exemption, costs to individual unit Owners/Leaseholders would be reduced by waiving the requirements to provide attachment/wind load engineering, material and equipment to elevate the mechanical units to comply with Table 1510.10 and Building Department plan review.

By requiring all mechanical units to comply upon reroofing, engineering, material and Building Department plan review costs limited to a single instance thereby reducing the overall cost to comply with this code section and conform the intent of reducing future reroofing costs.

LOCAL TECHNICAL AMENDMENT

FLORIDA BUILDING CODE 7th Edition (2020) - BUILDING

As currently written the code section does not take into account that in the event that a building requiring reroofing prior to all mechanical units having been brought into compliance effectively has experienced no net gain or ease of reroofing by having performed compliance by piecemeal/incomplete methods.

Effective Date: Upon Board Approval and posting on the Commission Website.
This amendment if implemented would not discriminate against materials, products, or construction techniques of demonstrated capabilities.

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LOCAL TECHNICAL AMENDMENT
Pinellas County Construction Licensing Board (PCCLB)
FLORIDA BUILDING CODE 7th EDITION (2020) – BUILDING

NFPA 70 NATIONAL ELECTRICAL CODE

2701.1 Scope. The provisions of this chapter and NFPA 70 shall govern the design, construction, erection and installation of the electrical components, appliances, equipment and systems used in buildings and structures covered by this code. The Florida Fire Prevention Code and NFPA 70 shall govern the use and maintenance of electrical components, appliances, equipment and systems. The Florida Building Code, Existing Building and NFPA 70 shall govern the alteration, repair, relocation, replacement and addition of electrical components, appliances, equipment and systems.

AMEND EXISTING NEC SECTION

Article 250.96 Bonding Other Enclosures.

(A) **General.** Metal raceways, cable trays, cable armor, cable sheath, enclosures, frames, fittings, and other metal non-current-carrying parts that are to serve as equipment grounding conductors, with or without the use of supplementary equipment grounding conductors, shall be bonded where necessary to ensure electrical continuity and the capacity to conduct safely any fault current likely to be imposed on them. Any nonconductive paint, enamel, or similar coating shall be removed at threads, contact points, and contact surfaces or be connected by means of fittings designed so as to make such removal unnecessary. All raceways shall contain an equipment-grounding conductor sized in accordance with Table 250.122.

Local Conditions and Need: This amendment assures a positive return path for faults.

Fiscal Impact Statement: Minimal cost impact associated with this amendment since this requirement has been in effect in Pinellas County since 1987.

Effective Date: Upon Board Approval and posting on the Commission Website.

Effect of Implementation: This amendment if implemented would not discriminate against materials, products, or construction techniques of demonstrated capabilities.

LOCAL TECHNICAL AMENDMENT
Pinellas County Construction Licensing Board (PCCLB)
FLORIDA BUILDING CODE 7th EDITION (2020) - BUILDING

AMEND EXISTING SECTION

1609.3 Ultimate design wind speed. The ultimate design wind speed V_{ult} , in mph, for the determination of the wind loads shall be determined by Figures 1609.3(1), 1609.3(2), 1609.3(3) and 1609.4. The ultimate design wind speed, V_{ult} , for use in the design of Risk Category II buildings and structures shall be obtained from Figure 1609.3(1). The ultimate design wind speed, V_{ult} , for use in the design of Risk Category III buildings and structures shall be obtained from Figure 1609.3(2). The ultimate design wind speed, V_{ult} , for use in the design of Risk Category IV buildings and structures shall be obtained from Figure 1609.3(3). The ultimate design wind speed, V_{ult} , for use in the design of Risk Category I buildings and structures shall be obtained from Figure 1609.3(4). The ultimate design wind speed, V_{ult} , for the special wind regions indicated near mountainous terrain and near gorges shall be in accordance with local jurisdiction requirements. The ultimate design wind speeds, V_{ult} , determined by the local jurisdiction shall be in accordance with Chapter 26 of ASCE 7.

The exact location of wind speeds are approved and adopted as follows: All incorporated and unincorporated Pinellas County, Risk Category I – 135 MPH with interpolation permitted as allowed in the Code and ASCE 7-16; Risk Category II – 145 MPH with interpolation permitted as allowed in the Code and ASCE 7-16; Risk Category III – 155 MPH with interpolation permitted as allowed in the Code and ASCE 7-16; Risk Category IV – 157 MPH with interpolation permitted as allowed in the Code and ASCE 7-16 ~~lines shall be established by local ordinance using recognized physical landmarks such as major roads, canals, rivers and lake shores wherever possible.~~

Local Conditions and Need: This amendment defines Pinellas County's basic wind speed designations.

Fiscal Impact Statement: This amendment adopts Pinellas County's minimum basic wind speeds. There is no cost impact associated with this amendment.

Effective Date: Upon Board Approval and posting on the Commission Website.

Effect of Implementation: This amendment if implemented would not discriminate against materials, products, or construction techniques of demonstrated capabilities.

ORDINANCE NO. 2021-05

AN ORDINANCE OF THE CITY OF OLDSMAR, FLORIDA, AMENDING THE CODE OF ORDINANCES, PART III LAND DEVELOPMENT CODE, ARTICLE II DEFINITIONS AND PART VI FLOOD CONTROL, STORMWATER MANAGEMENT, AND WETLANDS PROTECTION TO PROVIDE CRITERIA FOR ACCESSORY STRUCTURES IN FLOOD HAZARD AREAS; TO SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS; TO INCLUDE PREVIOUSLY ADOPTED AMENDMENTS TO THE FLORIDA BUILDING CODE IN ARTICLE VI AND ADOPT NEW AMENDMENTS TO THE FLORIDA BUILDING CODE; PROVIDING FOR APPLICABILITY AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166 – Municipalities, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency released FEMA Policy #104-008-03 Floodplain Management Requirements for Agricultural Structures and Accessory Structures; and

WHEREAS, the City Council has determined it appropriate to adopt regulations that are consistent with the FEMA Policy to allow issuance of permits for wet floodproofed accessory structures that are not larger than the sizes specified in the FEMA Policy.

WHEREAS, the City of Oldsmar participates in the National Flood Insurance Program and participates in the NFIP's Community Rating System, a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum program requirements, achieving a CRS rating of Class 5; and

WHEREAS, in 2020 the NFIP Community Rating System established certain minimum prerequisites for communities to qualify for or maintain class ratings of Class 8 or better and to satisfy the prerequisite and for the City to maintain the current CRS rating, all manufactured homes installed or replaced in special flood hazard areas must be elevated such that the lowest floors are at or above at least the base flood elevation plus 1 foot, which necessitates modification of the existing requirements; and

WHEREAS, the City Council determined that it is in the public interest to amend the floodplain management regulations to better protect owners and occupants of manufactured homes and to continue participating in the Community Rating System at the current class rating; and

WHEREAS, the City Council adopted amendments to the Florida Building Code by Ordinance No. 2015-16, and has determined it appropriate to include those amendments in Article VI of Part III of the Code of Ordinances relating to Flood Control, Stormwater Management and Wetlands Protection; and

WHEREAS, the City Council is adopting a requirement to (1) require declarations of land restriction (nonconversion agreements) for enclosures below elevated residential buildings; (2) modify requirements for enclosures below elevated dwellings in flood hazard areas; and (3) modify coastal high hazard area requirements to apply in Coastal A Zones; and for the purpose of participating in the National Flood Insurance Program's Community Rating System and, pursuant to section 553.73(5), F.S., is formatting that requirement to coordinate with the *Florida Building Code*; and

WHEREAS, the City Council has determined that it is in the public interest to adopt the proposed local technical amendments to the *Florida Building Code* and the proposed amendments are not more stringent than necessary to address the need identified, do not discriminate against materials, products or construction techniques of demonstrated capabilities, are in compliance with section 553.73(4), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OLDSMAR, FLORIDA:

Section 1: That Article II of Part III of the Code of Ordinances is hereby amended as set forth as follows:

Article II - DEFINITIONS

2.1. - GENERAL

*** **

~~*Area of shallow flooding.* A designated AO, AH, A1—A30, or V zone on the flood insurance rate map (FIRM). The base flood depths range from one to three feet; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident.~~

*** **

~~*Area of special flood hazard.* Includes all areas designated on a flood hazard boundary map as zone A, or on a flood insurance rate map (FIRM) as zones A, AO, AH, A1—A30, AE, A99, VO, V1—V30, VE, or V. The relevant flood hazard boundary map and flood insurance rate maps (FIRM) and any revisions thereto, are adopted by reference and declared to be a part of these regulations.~~

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~~*Breakaway wall.* A wall that is designed and constructed to collapse under specified lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.~~

*** **

ASCE 24. Structures exempt from the Florida Building Code that are not walled and roofed buildings shall comply with the requirements of section 6.22 of this article.

6.16.2. - Buildings and structures seaward of the coastal construction control line.

If extending, in whole or in part, seaward of the coastal construction control line and also located, in whole or in part, in a flood hazard area:

- (1) Buildings and structures shall be designed and constructed to comply with the more restrictive applicable requirements of the Florida Building Code, Building Section 3109 and Section 1612 or Florida Building Code, Residential Section R322.
- (2) Minor structures and non-habitable major structures as defined in section 161.54, F.S., shall be designed and constructed to comply with the intent and applicable provisions of this article and ASCE 24.

6.16.3. – Administrative Amendments to the Florida Buildings Code, Building.

Amend Section 107.3.5 as follows:

107.3.5 Minimum plan review criteria for buildings.

Commercial Buildings: Building

8. Structural requirements shall include:

Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, declaration of land restriction (nonconversion agreement), flood damage-resistant materials.

Residential (one- and two-family):

6. Structural requirements shall include:

Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, declaration of land restriction (nonconversion agreement), equipment, and flood damage-resistant materials.

6.16.4. – Technical Amendments to the Florida Buildings Code, Building.

Amend Section 202 as follows:

SUBSTANTIAL IMPROVEMENT. Any combination of repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure taking place during a 15- year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. The period of accumulation begins when the first improvement or repair of each building is permitted subsequent to February 19, 2013. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that is the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

Amend Section 1612.4 by adding a new subsection as follows:

1612.4.3 Modification of ASCE 24 (Coastal A Zone). ASCE 24 Section 4.5 provisions for stem walls shall not be permitted for multifamily residential buildings (Residential Group R).

6.16.5. – Technical Amendments to the Florida Buildings Code, Existing Building.

Amend Section 202 as follows:

SUBSTANTIAL IMPROVEMENT. For the purpose of determining compliance with the flood provisions of this code, any combination of repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure taking place during a 15- year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. The period of accumulation begins when the first improvement or repair of each building is permitted subsequent to February 19, 2013. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that is the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

6.16.6. – Technical Amendments to the Florida Buildings Code, Residential.

Amend Section R322.2.2 as follows:

R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1. Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, elevators, and a storage area no larger than 100 square feet with one dimension not to exceed 6 feet.
2. Be provided with flood openings that meet the following criteria and are installed in accordance with Section R322.2.2.1:
 - 2.1. The total net area of non-engineered openings shall be not less than 1 square inch (645 mm²) for each square foot (0.093 m²) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.7.2.2 of ASCE 24.
 - 2.2. Openings shall be not less than 3 inches (76 mm) in any direction in the plane of the wall.

2.3 The presence of louvers, blades, screens and faceplates or other covers and devices shall allow the automatic flow of floodwater into and out of the enclosed areas and shall be accounted for in the determination of the net open area.

Amend Section R322.3.3 as follows:

R322.3.3 Foundations. Buildings and structures erected in coastal high-hazard areas and Coastal A Zones shall be supported on pilings or columns and shall be adequately anchored to such pilings or columns. The space below the elevated building shall be either free of obstruction or, if enclosed with walls, the walls shall meet the requirements of Section R322.3.5. Pilings shall have adequate soil penetrations to resist the combined wave and wind loads (lateral and uplift). Water-loading values used shall be those associated with the design flood. Wind-loading values shall be those required by this code. Pile embedment shall include consideration of decreased resistance capacity caused by scour of soil strata surrounding the piling. Pile systems design and installation shall be certified in accordance with Section R322.3.6. Spread footing, mat, raft or other foundations that support columns shall not be permitted where soil investigations that are required in accordance with Section R401.4 indicate that soil material under the spread footing, mat, raft or other foundation is subject to scour or erosion from wave-velocity flow conditions. If permitted, spread footing, mat, raft or other foundations that support columns shall be designed in accordance with ASCE 24.

~~**Exception:** In Coastal A Zones, stem wall foundations supporting a floor system above and backfilled with soil or gravel to the underside of the floor system shall be permitted provided the foundations are designed to account for wave action, debris impact, erosion and local scour. Where soils are susceptible to erosion and local scour, stem wall foundations shall have deep footings to account for the loss of soil.~~

Amend Section R322.3.5 as follows:

R322.3.5 Walls below design flood elevation. Walls and partitions are permitted below the elevated floor, provided that such walls and partitions are not part of the structural support of the building or structure, ~~the interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, elevators, and a storage area no larger than 100 square feet with one dimension not to exceed 6 feet,~~ and:

1. Electrical, mechanical and plumbing system components are not to be mounted on or penetrate through walls that are designed to break away under flood loads; and
2. Are constructed with insect screening or open lattice; or
3. Are designed to break away or collapse without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. Such walls, framing and connections shall have a resistance of

Section 5: It is the intent of the City Council that the provisions of this ordinance shall become and be made a part of the City of Oldsmar's Code of Ordinances, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," "regulation," or such other appropriate word or phrase in order to accomplish such intentions.

Section 6: If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared.

Section 7: That this ordinance shall become effective immediately upon adoption.

PASSED ON FIRST READING:

May 18, 2021

PASSED ON SECOND READING AND ADOPTED:

June 1, 2021



**Eric Seidel, Mayor
City of Oldsmar**

ATTEST:

Ann Nixon
**Ann Nixon, City Clerk, MMC
City of Oldsmar**

APPROVED AS TO FORM:

Thomas J. Trask
**Thomas J. Trask, B.C.S.
City Attorney, City of Oldsmar**