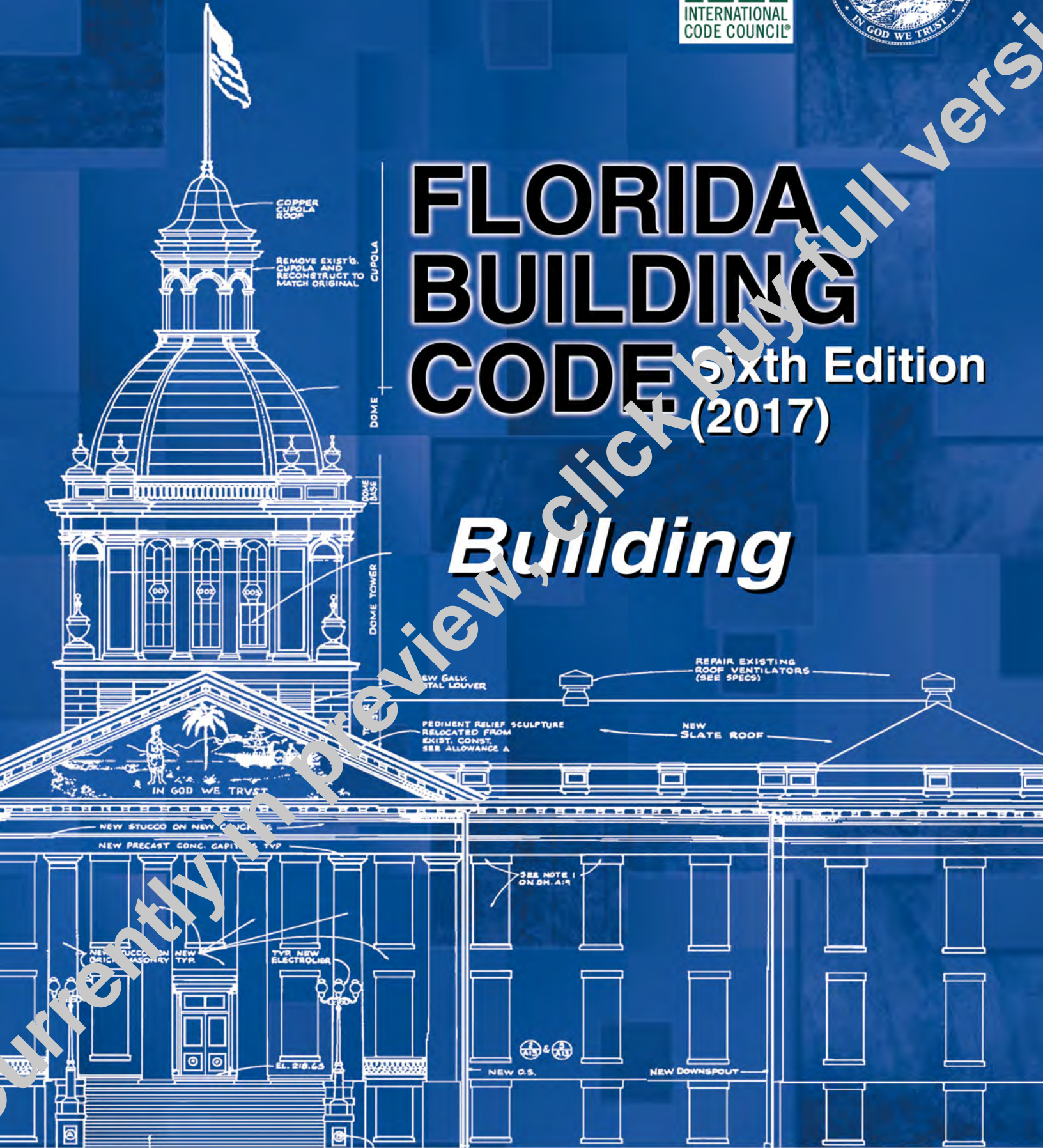




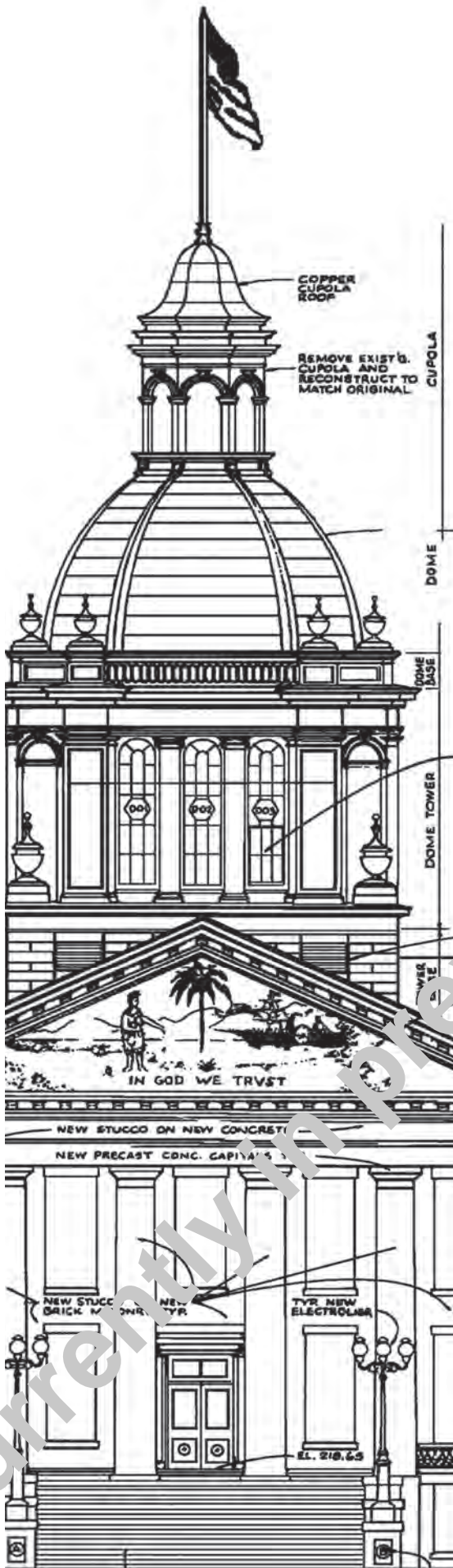
# FLORIDA BUILDING CODE

Sixth Edition (2017)

## Building



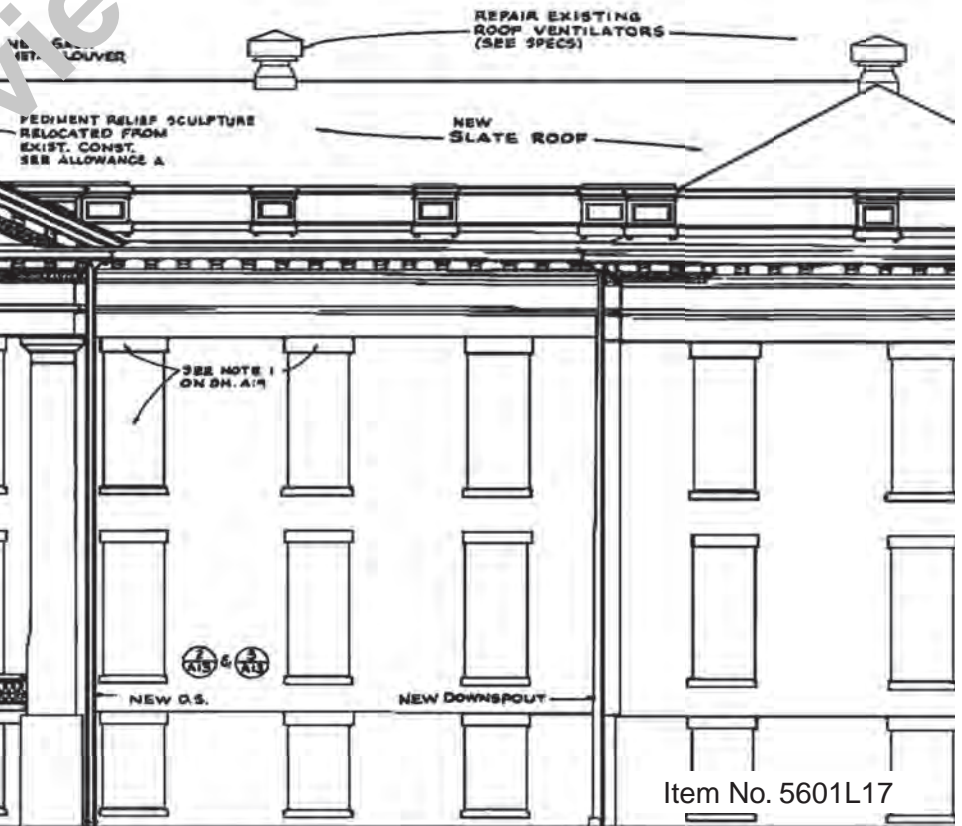
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Sixth Edition  
(2017)

## *Building*



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# PREFACE

## History

The State of Florida first mandated statewide building codes during the 1970s at the beginning of the modern construction boom. The first law required all municipalities and counties to adopt and enforce one of the four state-recognized model codes known as the “state minimum building codes.” During the early 1990s a series of natural disasters, together with the increasing complexity of building construction regulation in vastly changed markets, led to a comprehensive review of the state building code system. The study revealed that building code adoption and enforcement was inconsistent throughout the state and those local codes thought to be the strongest proved inadequate when tested by major hurricane events. The consequences of the building codes system failure were devastation to lives and economies and a statewide property insurance crisis. The response was a reform of the state building construction regulatory system that placed emphasis on uniformity and accountability.

The 1998 Florida Legislature amended Chapter 553, *Florida Statutes* (FS), Building Construction Standards, to create a single state building code that is enforced by local governments. As of March 1, 2002, the *Florida Building Code*, which is developed and maintained by the Florida Building Commission, supersedes all local building codes. The *Florida Building Code* is updated every three years and may be amended annually to incorporate interpretations and clarifications.

## Scope

The *Florida Building Code* is based on national model building codes and national consensus standards which are amended where necessary for Florida’s specific needs. The code incorporates all building construction-related regulations for public and private buildings in the State of Florida other than those specifically exempted by Section 553.73, *Florida Statutes*. It has been harmonized with the *Florida Fire Prevention Code*, which is developed and maintained by the Department of Financial Services, Office of the State Fire Marshal, to establish unified and consistent standards.

The base codes for the *Florida Building Code*, 6th Edition (2017) include: the 2015 editions of the *International Building Code*®; the *International Plumbing Code*®; the *International Mechanical Code*®; the *International Fuel Gas Code*®; the *International Residential Code*®; the *International Existing Building Code*®; the *International Energy Conservation Code*®; the *National Electrical Code*, 2014 edition, or substantive criteria from ASHRAE Standard 90.1-2013. State and local codes adopted and incorporated into the code include the *Florida Building Code, Accessibility*, and special hurricane protection standards for the High-Velocity Hurricane Zone.

The code is composed of nine main volumes: the *Florida Building Code, Building*, which also includes state regulations for licensed facilities; the *Florida Building Code, Plumbing*; the *Florida Building Code, Mechanical*; the *Florida Building Code, Fuel Gas*; the *Florida Building Code, Existing Building*; the *Florida Building Code, Residential*; the *Florida Building Code, Energy Conservation*; the *Florida Building Code, Accessibility* and the *Florida Building Code, Test Protocols for High-Velocity Hurricane Zones*. Chapter 27 of the *Florida Building Code, Building*, adopts the *National Electrical Code*, NFPA 70, by reference.

Under certain strictly defined conditions, local governments may amend requirements to be more stringent than the code. All local amendments to the *Florida Building Code* must be adopted by local ordinance and reported to the Florida Building Commission then posted on [www.florida-building.org](http://www.florida-building.org) in Legislative format for a month before being enforced. Local amendments to the *Florida Building Code* and the *Florida Fire Prevention Code* may be obtained from the Florida Building Commission web site, or from the Florida Department of Business and Professional Regulation or the Florida Department of Financial Services, Office of the State Fire Marshal, respectively.

## Adoption and Maintenance

The *Florida Building Code* is adopted and updated with new editions triennially by the Florida Building Commission. It is amended annually to incorporate interpretations, clarifications and to update standards. Minimum requirements for permitting, plans review and inspections are established by the code, and local jurisdictions may adopt additional administrative requirements that are more stringent. Local technical amendments are subject to strict criteria established by Section 553.73, FS. They are subject to Commission review and adoption into the code or repeal when the code is updated triennially and are subject to appeal to the Commission according to the procedures established by Section 553.73, FS.

Eleven Technical Advisory Committees (TACs), which are constituted consistent with American National Standards Institute (ANSI) Guidelines, review proposed code changes and clarifications of the code and make recommendations to the Commission. These TACs whose members are constituted consistent with American National Standards Institute (ANSI) Guidelines include: Accessibility; Joint Building Fire (a joint committee of the Commission and the State Fire Marshal); Building Structural; Code Administration/ Enforcement; Electrical; Energy; Mechanical; Plumbing and Fuel Gas; Roofing; Swimming Pool; and Special Occupancy (state agency construction and facility licensing regulations).

The Commission may only issue official code clarifications using procedure of Chapter 120, *Florida Statutes*. To obtain such a clarification, a request for a Declaratory Statement (DEC) must be made to the Florida Building Commission in a manner that establishes a clear set of facts and circumstances and identifies the section of the code in question. Requests are analyzed by staff, reviewed by the appropriate Technical Advisory Committee, and sent to the Florida Building Commission for action. These interpretations establish precedents for situations having similar facts and circumstances and are typically incorporated into the code in the next code amendment cycle. Non-binding opinions are available from the Building Officials Association of Florida's web site ([www.BOAF.net](http://www.BOAF.net)) and a Binding Opinion process is available online at [www.floridabuilding.org](http://www.floridabuilding.org).

## Code Development Committee Responsibilities (Letter Designations in Front of Section Numbers)

In each code development cycle, code change proposals to this code are considered at the Code Development Hearings by 11 different code development committees. Four of these committees have primary responsibility for designated chapters and appendices as follows:

IBC – Fire Safety  
Code Development Committee [BF]: Chapters 7, 8, 9, 14, 26

IBC – General  
Code Development Committee [BG]: Chapters 2, 3, 4, 5, 6, 12, 27, 28, 29, 30, 31, 32, 33,  
Appendices A, B, C, D, K

IBC – Means of Egress  
Code Development Committee [BE]: Chapters 10, 11, Appendix E

IBC – Structural  
Code Development Committee [BS]: Chapters 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25,  
Appendices F, G, H, I, J, L, M

Code change proposals to sections of the code that are preceded by a bracketed letter designation, such as [A], will be considered by a committee other than the building code committee listed for the chapter or appendix above. For example, proposed code changes to Section [F] 307.1.1 will be considered by the International Fire Code Development Committee during the Committee Action Hearing in the 2016 (Group B) code development cycle.

Another example is Section [BF] 1505.2. While code change proposals to Chapter 15 are primarily the responsibility of the IBC – Structural Code Development Committee, which considers code change proposals during the 2016 (Group B) code development cycle, Section 1505.2 is the responsibility of the IBC – Fire Safety Code Development Committee, which considers code change proposals during the 2015 (Group A) code development cycle.

The bracketed letter designations for committees responsible for portions of this code are as follows:

- [A] = Administrative Code Development Committee;
- [BE] = IBC – Means of Egress Code Development Committee;
- [BF] = IBC – Fire Safety Code Development Committee;
- [BG] = IBC – General Code Development Committee;
- [BS] = IBC – Structural Code Development Committee;
- [E] = International Energy Conservation Code Development Committee (Commercial Energy Committee or Residential Energy Committee, as applicable);
- [EB] = International Existing Building Code Development Committee;
- [F] = International Fire Code Development Committee;
- [FG] = International Fuel Gas Code Development Committee;
- [M] = International Mechanical Code Development Committee; and
- [P] = International Plumbing Code Development Committee.

## Marginal Markings

Solid vertical lines in the margins within the body of the code indicate a technical change from the requirements of the 2012 edition. Deletion indicators in the form of an arrow (➡) are provided in the margin where an entire section, paragraph, exception or table has been deleted or an item in a list of items or a table has been deleted.

A single asterisk [\*] placed in the margin indicates that text or a table has been relocated within the code. A double asterisk [\*\*] placed in the margin indicates that the text or table immediately following it has been relocated there from elsewhere in the code.

Dotted vertical lines in the margins within the body of the code indicate a change from the requirements of the base codes to the *Florida Building Code, Building*, 6th Edition (2017) effective December 1, 2017.

Sections deleted from the base code are designated “Reserved” in order to maintain the structure of the base code.

## Italicized Terms

Selected terms set forth in Chapter 2, Definitions, are italicized where they appear in code text (except those in Sections 1903 through 1905, where italics indicate provisions that differ from ACI 318). Such terms are not italicized where the definition set forth in Chapter 2 does not impart the intended meaning in the use of the term. The terms selected have definitions that the user should read carefully to facilitate better understanding of the code.

## Acknowledgments

The *Florida Building Code* is produced through the efforts and contributions of building designers, contractors, product manufacturers, regulators and other interested parties who participate in the Florida Building Commission’s consensus processes, Commission staff and the participants in the national model code development processes.

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# CHAPTER 1

## SCOPE AND ADMINISTRATION

### PART 1—SCOPE AND APPLICATION

#### SECTION 101 GENERAL

■ [A] **101.1 Title.** These regulations shall be known as the  
■ *Florida Building Code*, hereinafter referred to as “this code.”

[A] **101.2 Scope.** The provisions of this code shall apply to the construction, *alteration*, relocation, enlargement, replacement, *repair*, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

##### ■ Exceptions:

1. Detached one- and two-family *dwelling*s and multiple single-family *dwelling*s (*townhouses*) not more than three *stories above grade plane* in height with a separate *means of egress*, and their accessory structures not more than three *stories above grade plane* in height, shall comply with the *Florida Building Code, Residential*.
2. Code requirements that address snow loads and earthquake protection are pervasive; they are left in place but shall not be utilized or enforced because Florida has no snow load or earthquake threat.

■ [A] **101.2.1 Appendices.** Provisions in the appendices shall not apply unless specifically adopted.

[A] **101.3 Intent.** The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, public health and general welfare through structural strength, *means of egress* facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

■ [A] **101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.9 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

[A] **101.4.1 Gas.** The provisions of the *Florida Building Code, Fuel Gas* shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

[A] **101.4.2 Mechanical.** The provisions of the *Florida Building Code, Mechanical* shall apply to the installation, *alterations, repairs* and replacement of mechanical systems,

including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

[A] **101.4.3 Plumbing.** The provisions of the *Florida Building Code, Plumbing* shall apply to the installation, *alteration, repair* and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

[A] **101.4.4 Property maintenance.** Reserved.

[A] **101.4.5 Fire prevention.** For provisions related to fire prevention, refer to the *Florida Fire Prevention Code*. The *Florida Fire Prevention Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, *repair, alteration* or removal of fire suppression, and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

[A] **101.4.6 Energy.** The provisions of the *Florida Building Code, Energy Conservation* shall apply to all matters governing the design and construction of buildings for energy efficiency.

[A] **101.4.7 Existing buildings.** The provisions of the *Florida Building Code, Existing Building* shall apply to matters governing the *repair, alteration*, change of occupancy, *addition* to and relocation of existing buildings.

**101.4.8 Accessibility.** For provisions related to accessibility, refer to the *Florida Building Code, Accessibility*.

**101.4.9 Manufactured buildings.** For additional administrative and special code requirements, see Section 458, *Florida Building Code, Building*, and Rule 61-41 F.A.C.

#### SECTION 102 APPLICABILITY

[A] **102.1 General.** Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

**102.1.1** *The Florida Building Code* does not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection,