

EPCOT Building Code, Seventeenth Edition (2024)

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PREFACE

History

The first edition of the EPCOT Codes was introduced in 1970 and was based on the *South Florida Building Code*, 1967 edition, which was widely used throughout the State of Florida at the time. The enabling legislation that created what was originally called the Reedy Creek Improvement District, was passed in 1967, by Florida Statutes Chapter 67-764. This legislation included broad powers including the ability for the District to adopt their own building and fire codes. Additionally, the legislation exempted the District from future codes that were adopted by the State of Florida. There were thoughts at the time that the existing codes in use throughout the country did not adequately allow for the use of innovative building materials and techniques. Also, the unique nature of the buildings and structures planned to be constructed in the District would need a new code to be developed to meet the requirements of the District. Tom Moses was a key figure in the early years of the District who facilitated this process and many of the initial initiatives of the District. He served as the first building official and eventually became the district administrator.

In February of 2023, Chapter 2023-5 Laws of Florida was enacted, to reestablish the District and rename it the Central Florida Tourism Oversight District. As with the previous legislation, the District was granted the ability to develop and adopt its own building codes.

Over the decades, the *EPCOT Building Code* has been enhanced to adopt new regulations based on science and technology. Incorporating standards from various agencies such as the National Fire Protection Association (NFPA), the International Code Council® (ICC®), American Society of Mechanical Engineers (ASME), Underwriters Laboratories (UL), and many others. This has kept the EPCOT Building Code on the leading edge of building construction and fire science.

The general format of the code was consistent up until the 13th edition, adopted in 2002. At that time, the International Codes® (I-Codes®) were beginning to be used within the State of Florida and the rest of the country. There was an effort at the District to take advantage of the new codes that were available. The building official at that time, Jerry Wooldridge, was very active in the code development community and recognized the value of incorporating more modern views and techniques into the EPCOT Codes. The development of this Code, the 17th edition, was a multi-year process initiated by Mr. Wooldridge. It was recognized that there are a number of advantages to changing the legacy EPCOT Codes to be based on the *Florida Building Code*, which in turn, is based on the I-Codes.

This edition of the Code is the result of the culmination of the efforts of many individuals inside and outside the District, and represents the most significant change to the EPCOT Codes since its inception.

Scope

The *EPCOT Building Code* is based on national model building codes and national consensus standards, in addition to Florida-specific provisions. The code incorporates all building construction-related regulations for public and private buildings in the State of Florida. 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 model codes used for the *EPCOT Building Code* include: the 2023 editions of the *Florida Building Code, Building*; the *Florida Building Code, Existing Building*; the *Florida Building Code, Energy Conservation*; the *Florida Building Code, Fuel Gas*; the *Florida Building Code, Mechanical*; the *Florida Building Code, Plumbing*; the *Florida Building Code, Residential*; the 2024 *International Property Maintenance Code*; and the *EPCOT Building Code, 2018 Edition*. State and local codes adopted and incorporated into the code include the *EPCOT Accessibility Code*.

The code is composed of ten volumes: the *EPCOT Building Code*, the *EPCOT Existing Building Code*, the *EPCOT Accessibility Code*, the *EPCOT Electrical Code*, the *EPCOT Energy Efficiency Code*, the *EPCOT Fuel Gas Code*, the *EPCOT Mechanical Code*, the *EPCOT Plumbing Code*, the *EPCOT Property Maintenance Code* and the *EPCOT Residential Code*.

Adoption and Maintenance

The *EPCOT Building Code* is adopted by an affirmed vote of the Central Florida Tourism Oversight District Board of Supervisors. The code may also be amended between updates in order to incorporate interpretations into the code, address conflicts, and update standards, among other statutorily specified reasons. 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.

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

In each cycle, proposed changes are considered by the Code Development Committee assigned to a specific code or subject matter. Committee Action Hearings result in recommendations regarding a proposal to the voting membership. Where changes to a code section are not considered by that code's own committee, the code section is preceded by a bracketed letter designation identifying a different committee. Bracketed letter designations for the I-Code committees are:

- [A] = Administrative Code Development Committee
- [BE] = IBC—Egress Code Development Committee
- [BF] = IBC—Fire Safety Code Development Committee
- [BG] = IBC—General Code Development Committee
- [BS] = IBC—Structural Code Development Committee
- [E] = Developed under the ICC's Standard Development Process
- [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
- [P] = International Plumbing Code Development Committee
- [SP] = International Swimming Pool and Spa Code Development Committee

Marginal Markings

Sections deleted from the base code are designated "Reserved" in order to maintain the structure of the base code. There are no marginal markings in this code.

Italicized Terms

Selected terms set forth in Chapter 2, Definitions, are italicized where they appear in code text. 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 *EPCOT Building Code* is produced through the efforts and contributions of building designers, other interested parties, and the employees of the Building & Safety Department of Central Florida Tourism Oversight District.

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