SIGNIFICANT CHANGES TO THE

FLORIDA BUILDING CODE:
BUILDING AND RESIDENTIAL

7TH EDITION (2020)
SIGNIFICANT CHANGES TO THE
FLORIDA BUILDING CODE:
BUILDING AND RESIDENTIAL

2020 EDITION

International Code Council

ICC Staff:
Executive Vice President and Director of Business Development:
Mark A. Johnson
Senior Vice President, Business and Product Development:
Hamid Naderi
Vice President and Technical Director, Product and Services:
Doug Thornburg
Senior Marketing Specialist:
Dianna Hallmark

Project Manager: Hamid Naderi
Publications Manager: Anne F. Kerr
Project Editor: Rory Cleveland
Production Technician: Dianna Logan
Cover Design: Julia Lange

COPYRIGHT © 2020
by INTERNATIONAL CODE COUNCIL, INC.
ALL RIGHTS RESERVED.

This publication is a copyrighted work owned by the International Code Council, Inc. (“ICC”). Without advance written permission from the ICC, no part of this publication may be reproduced, distributed or transmitted in any form or by any means, including, without limitation, electronic, optical or mechanical means (by way of example, and not limitation, photocopying or recording by or in an information storage and retrieval system). For information on use rights and permissions, please contact: ICC Publications, 4051 Flossmoor Road, Country Club Hills, Illinois 60478; phone: 1-888-ICC-SAFE (422-7233).

The information contained in this document is believed to be accurate; however, it is being provided for informational purposes only and is intended for use only as a guide. Publication of this document by the ICC should not be construed as the ICC engaging in or rendering engineering, legal or other professional services. Use of the information contained in this workbook should not be considered by the user as a substitute for the advice of a registered professional engineer, attorney or other professional. If such advice is required, it should be sought through the services of a registered professional engineer, licensed attorney or other professional.


Errata on various ICC publications may be available at www.iccsafe.org/errata.
First Printing: October 2020
PRINTED IN THE USA
Contents

SIGNIFICANT CHANGES TO THE FLORIDA BUILDING CODE: BUILDING

PART 1
Administration
Chapters 1 and 2

- 110.3 Required Inspections 3
- 202 Definition of “Sleeping Unit” 6

PART 2
Building Planning
Chapters 3 through 6

- 302.1 Classification of Outdoor Areas 9
- 310.5.2 Owner-occupied Lodging Houses 11
- 311.1.1 Classification of Accessory Storage Spaces 13
- 312.1 Classification of Communication Equipment Structures 15
- 406.1 Motor-vehicle-related Occupancies 16
- 420.7 Corridor Protection in Assisted Living Units 18

PART 3
Fire Protection
Chapters 7 through 9

- 422.6 Electrical Systems in Ambulatory Care Facilities 20
- 503.1.4 Allowable Height and Area of Occupied Roofs 22
- Table 509 Incidental Uses 24
- 602.3, 602.4.1 FRT Wood Sheathing in Exterior Wall Assemblies 26

Table 705.2 Extent of Projections 28

- 713.8.1 Membrane Penetrations of Shaft Enclosures 30
- 716.5.9.3 Delayed-action Self-closing Doors 31
- 803.3 Interior Finish Requirements for Heavy Timber Construction 33
- 903.3.1.2.3 Protection of Attics in Group R Occupancies 34
CONTENTS

PART 4
Means of Egress
Chapter 10

Table 1004.5, 1004.8
Occupant Load Calculation in Business Use Areas 41

1006.2.1, Table 1006.2.1
Group R Spaces with One Exit or Exit Access Doorway 43

1006.3, 1006.3.1
Egress through Adjacent Stories 45

1008.2.3
Illumination of the Exit Discharge 47

1010.1.1
Size of Doors 49

1010.1.4.4
Locking Arrangements in Educational Occupancies 52

1010.1.9.8
Use of Delayed Egress Locking Systems in Group E Classrooms 54

1010.1.9.12
Locks on Stairway Doors 57

1010.3.2
Security Access Turnstiles 59

1013.2
Floor Level Exit Sign Location 62

1017.3, 202
Measurement of Egress Travel 63

1023.3.1
Stairway Extensions 65

1026.4, 1026.4.1
Refuge Areas for Horizontal Exits 67

1029.6, 1029.6.3, 202
Open-air Assembly Seating 69

PART 5
Building Envelope, Structural Systems and Construction Materials
Chapters 12 through 26

1206.2, 1206.3
Engineering Analysis of Sound Transmission 73

1504.3.3
Metal Roof Shingles 75

1507.1.1
Underlayment (Sealed Roof Deck) 76

1510.11
Cable- and Raceway-type Wiring Methods 85

1603.1
Construction Documents 86

1604.5.1
Multiple Occupancies 88

Table 1607.1
Live Loads for Balconies and Decks 90

Table 1607.1
Live Load Reduction 91

1607.14.2
Minimum Live Load for Fire Walls 94

1609
Wind Loads 95

1804.4
Site Grading 99

2207.1
SJI Standard 101

2209.2
Cantilevered Steel Storage Racks 103

2303.2.2
Fire-retardant-treated Wood 104

Table 2304.9.3.2
Mechanically Laminated Decking 106

2304.11
Heavy Timber Construction 108

2304.12.2.5, 2304.12.2.6
Supporting Members for Permeable Floors and Roofs 113
SIGNIFICANT CHANGES TO THE FLORIDA BUILDING CODE: RESIDENTIAL

PART 8
Administration
Chapters 1 and 2 148

■ R202
Definition of “Access” 149

■ R202
Definition of “Fenestration” 151

PART 9
Building Planning
Chapter 3 153

■ Table R301.2(2), Table R301.2(3), Figure R301.2(7)
Wind Loads 155

■ R301.2.1.1
Wind Design Required 163

■ R302.1
Exterior Walls 168

■ R302.3
Two-family Dwelling Separation 171

■ R302.4.2
Membrane Penetrations 173

■ R302.10
Insulation Flame Spread 175

■ R308.4.2
Glazing Adjacent to Doors 177

■ R308.4.7
Glazing Adjacent to the Bottom Stair Landing 179

■ R310.3
Area Wells for Emergency Escape and Rescue Doors 180

■ R311.7.1, R311.7.8
Handrail Projection 183

■ R311.7.3
Maximum Stair Rise between Landings 185
PART 10
Building Construction
Chapters 4 through 10

- R408.3 Unvented Crawl Spaces 206
- R507 Decks 208
- R610 Structural Insulated Panels 209
- R703.2 Water-resistive Barrier 211
- R703.8.4 Veneer Anchorage through Insulation 213
- Table R703.8.4(1) Airspace Requirements 215
- R704 Soffit 216
- R803.2.2, R803.2.3 Wood Structural Panel Sheathing Thickness and Attachment 221
- R806.2 Minimum Vent Area 224
- R806.5 Unvented Attics 225
- R905.1.1 Underlayment (Sealed Roof Deck) 227
- R905.4.4.1 Metal Roof Shingles 236
- R1005.8 Chimney Insulation Shield 238

PART 11
Mechanical
Chapters 12 through 23

- M1502.3.1 Dryer Exhaust Duct Termination 240
- M1502.4.2 Concealed Dryer Exhaust Ducts 241

PART 12
Fuel Gas
Chapter 24

- G2406.2 Prohibited Locations for Appliances 243
- G2411.2, G2411.3 Electrical Bonding of CSST 245
- G2414.4.2, G2414.10.1 Schedule 10 Steel Gas Piping 248
- G2415.11 Protection against Corrosion 250
- G2420.5.1 Shutoff Valve Location 253
- G2420.6 Support for Shutoff Valves in Tubing Systems 254
- G2442.2 Forced-air Furnace Duct Size 255
- G2447.2 Commercial Cooking Appliances 257

PART 13
Plumbing
Chapters 25 through 33

- P2503.7 Air Testing of PEX Piping 260
- P2602.1 Connections to Public Sewer or Private Sewage Disposal System 262
- P2605 Sway Bracing for Drainage Piping 264
CONTENTS

■ P2704  
   Slip-joint Connections  
   266
■ P2713.1  
   Bathtub Overflow  
   268
■ P2801.6  
   Plastic Pan for Gas-fired Water Heaters  
   269
■ P2903.5  
   Water Hammer Arrestors  
   271
■ P2906.6.1  
   Saddle Tap Fittings on Water Distribution Piping  
   273
■ P2906.18.2  
   Joints between PVC and CPVC Piping  
   275
■ P3003.2  
   Prohibited Joints for Sanitary Drainage  
   277
■ P3005.1.6  
   Reduction in Pipe Size  
   279
■ P3103.1  
   Vent Pipe Terminations  
   281
■ P3111  
   Combination Waste and Vent System  
   283

PART 14  
**Electrical Chapters 34 through 43**  
285
■ Chapters 34 through 43  
   Electrical  
   286

PART 15  
**Appendices**  
**Appendices A through U**  
288
■ Appendix Q  
   Tiny Houses  
   289
The purpose of *Significant Changes to the Florida Building Code: Building and Residential, 7th Edition (2020)* is to familiarize building officials, fire officials, plans examiners, inspectors, design professionals, contractors and others in the construction industry with many of the important changes in the 7th Edition (2020) *Florida Building Code, Building* (FBCB), the 7th Edition (2020) *Florida Building Code, Residential* (FBCR) and the 7th Edition (2020) *Florida Building Code, Existing Building* (FBCEB). This publication is designed to assist those code users in identifying the specific code changes that have occurred and, more important, understanding the reasons behind the changes. It is also a valuable resource for jurisdictions in their code-adoption process.

Only a portion of the total number of code changes to the FBCB, FBCR and FBCEB are discussed in this book. The changes selected were identified for a number of reasons, including their frequency of application, special significance or change in application. However, the importance of those changes not included is not to be diminished. Further information on all code changes can be found in the Complete Revision History to the 2018 I-Codes, available from the International Code Council® (ICC®) online store at http://shop.iccsafe.org and http://www.floridabuilding.org. The revision history provides the published documentation for each successful code change contained in the 2018 *International Codes* since the 2015 edition. All Florida-specific amendments can be found in the “Proposed Code Modifications” section at http://www.floridabuilding.org.


This edition also includes a limited number of selected code changes that occurred in the 7th Edition (2020) FBCEB. These changes are addressed in Part 7, which follows the significant changes to the FBCB. Applicable to all existing buildings, the FBCEB is intended to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare. Both structural and nonstructural changes are addressed in this publication.
Throughout the book, each change is accompanied by a photograph, an application example or an illustration to assist and enhance the reader’s understanding of the specific change. A summary and a discussion of the significance of the changes are also provided. Each code change is identified by type, be it an addition, modification, clarification or deletion.

The code change itself is presented in a format similar to the style utilized for code-change proposals. Deleted code language is shown with a strike-through, whereas new code text is indicated by underlining. As a result, the actual 7th Edition (2020) code language is provided, as well as a comparison with the 6th Edition (2017) language, so the user can easily determine changes to the specific code text.

As with any code-change text, *Significant Changes to the Florida Building Code: Building and Residential, 7th Edition (2020)* is best used as a study companion to the 7th Edition (2020) FBCB, FBCR and FBCEB. Because only a limited discussion of each change is provided, one should always reference the code itself in order to gain a more comprehensive understanding of the code change and its application.

The commentary and opinions set forth in this text are those of the authors and do not necessarily represent the official position of the ICC, the Florida Department of Business and Professional Regulation, or the Florida Building Commission. In addition, they may not represent the views of any enforcing agency, as such agencies have the sole authority to render interpretations of the FBCB, FBCR and FBCEB. In many cases, the explanatory material is derived from the reasoning expressed by the code-change proponent.

Comments concerning this publication are encouraged and may be directed to the ICC at significantchanges@iccsafe.org.

**About the Florida Building Code**

The *Florida 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 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 model codes used for the *Florida Building Code, 7th Edition* (2020) include: the 2018 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®, and the International Energy Conservation Code®; the *National Electrical Code*, 2017 edition; or substantive criteria from ASHRAE Standard 90.1-2016. 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,
About the Authors

T. Eric Stafford, PE
T. Eric Stafford & Associates, LLC

T. Eric Stafford is a registered professional engineer specializing in wind hazard mitigation and code development activities. He is currently President of T. Eric Stafford & Associates and serves as a building code consultant for various groups including the Institute for Business and Home Safety. Stafford recently partnered with ASCE Press to publish *Significant Changes to the Minimum Design Load Provisions of ASCE 7-16*, *Significant Changes to the Wind Load Provisions of ASCE 7-10* and *Significant Changes to the Earthquake Load Provisions of ASCE 7-10*. Stafford has also partnered with the ICC, Building Officials Association of Florida and AIA Florida to publish Commentaries on the Florida Building Codes and Commentaries on the North Carolina Building Codes. Previously, he served as Vice President/Technical Services for the Federal Alliance for Safe Homes. He has a bachelor of civil engineering and a master of science (structural emphasis) from Auburn University and is a member of ASCE 7 Task Committee on Wind Loads, a previous member of the National Hurricane Conference Planning Committee, Chairman Emeritus of the National Hurricane Conference Engineering Topic Committee, a member of the ICC 600 Committee, Former Staff Liaison to the SBCCI Wind Load Committee and former Staff Liaison to the International Building Code Structural Code Development Committee. Stafford is a national lecturer on the wind provisions of the *International Building Code* and ASCE 7. Stafford also was Manager of Codes for the International Code Council and Director/Code Development for the Southern Building Code Congress. He was the recipient of the 2004 National Hurricane Conference Hurricane Mitigation Award.

Douglas W. Thornburg, AIA, CBO
International Code Council
Vice-President and Technical Director of Products and Services

Douglas W. Thornburg, AIA, CBO, is currently Vice-President and Technical Director of Products and Services for the International Code Council (ICC), where he provides administrative and technical leadership for the ICC’s product development activities. Prior to employment with the ICC in 2004, he was in private practice as a code consultant and educator on building codes for nine years. Doug also spent 10 years with the International Conference of Building Officials (ICBO), where he served as Vice-President/Education.
In his current role, Doug also continues to create and present building code seminars nationally and has developed numerous educational texts and resource materials. He was presented with the ICC’s inaugural Educator of the Year Award in 2008, recognizing his outstanding contributions in education and training.

A graduate of Kansas State University and a registered architect, Doug has over 37 years of experience in building code training and administration. He has authored a variety of code-related support publications, including the *IBC Illustrated Handbook* and *Significant Changes to the International Building Code*.

Stephen A. Van Note, CBO
International Code Council
Managing Director, Product Development

Stephen A. Van Note is the Managing Director of Product Development for the International Code Council (ICC), where he is responsible for developing technical resource materials in support of the International Codes. His role also includes the management, review and technical editing of publications developed by ICC staff members and other expert authors. He has authored a number of ICC support publications, including *Residential Code Essentials* and *Inspector Skills*. In addition, Steve develops and presents *International Residential Code* seminars nationally. He has over 40 years of experience in the construction and building code arena. Prior to joining ICC in 2006, Steve was a building official for Linn County, Iowa. Prior to his 15 years at Linn County, he was a carpenter and construction project manager for residential, commercial and industrial buildings. A certified building official and plans examiner, Steve also holds certifications in several inspection categories.

Sandra Hyde, PE
International Code Council
Senior Staff Engineer

Sandra Hyde is a Senior Staff Engineer with the ICC’s Product Development Department. She develops technical resources in support of the structural provisions of the International Building, Existing Building and Residential Codes. Sandra reviews publications authored by the ICC and engineering groups, while also developing publications and technical seminars on the structural provisions of the I-Codes for building departments, design engineers and special inspectors.

Prior to the ICC, Sandra worked for Weyerhaeuser/Trus Joist in research and development of engineered lumber products. She has a master’s degree in structural engineering from Portland State University and is a Registered Civil Engineer in Idaho and California. She has authored and reviewed support publications including *Significant Changes to the International Residential Code, Special Inspection Manual* and, in conjunction with APA, *Guide to the IRC Wall Bracing Provisions*. 
About the Contributors

Kevin H. Scott
KH Scott and Associates
President

Kevin H. Scott, President of KH Scott and Associates, LLC, has extensive experience in the development of fire safety, building safety and hazardous materials regulations. With over 30 years in the development of fire code, building code and fire safety regulations at the local, state, national and international levels, Kevin develops and presents a variety of code-based seminars and is the author of ICC’s publication *Significant Changes to the International Fire Code, 2018 Edition.*

Hamid Naderi, PE, CBO
International Code Council
Senior Vice-President of Product Development

Hamid A. Naderi, PE, CBO, is presently the Senior Vice President of Product Development with the International Code Council (ICC), where he is responsible for research and development of technical resources, managing the development of multiple technical projects by expert authors, and coordinating partnerships with outside technical organizations and publishers.
About the International Code Council®

The International Code Council is a nonprofit association that provides a wide range of building safety solutions including product evaluation, accreditation, certification, codification and training. It develops model codes and standards used worldwide to construct safe, sustainable, affordable and resilient structures. ICC Evaluation Service (ICC-ES) is the industry leader in performing technical evaluations for code compliance fostering safe and sustainable design and construction.

Washington D.C. Headquarters:
500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001

Regional Offices:
Eastern Regional Office (BIR)
Central Regional Office (CH)
Western Regional Office (LA)

Distribution Center (Lenexa, KS)

888-ICC-SAFE (888-422-7233)
www.iccsafe.org

Family of Solutions:

About the Building Officials Association of Florida

The Building Officials Association of Florida (BOAF) is a member-driven association dedicated to ensuring the health, safety and welfare of the public through safe building practices. BOAF equips building professionals through education, advocacy, leadership and code development. For more information visit www.boaf.net.

About the Florida Home Builders Association

Established in 1947, FHBA is affiliated with the National Association of Home Builders (NAHB) and Florida’s local/regional homebuilder associations. FHBA, along with affiliates, work to create the best possible economic and regulatory environment for members to succeed. For more information, visit www.fhba.com.