



SIGNIFICANT CHANGES TO THE

FLORIDA BUILDING CODE: BUILDING AND RESIDENTIAL

7TH EDITION (2020)

**SIGNIFICANT CHANGES TO THE
FLORIDA BUILDING CODE:
BUILDING AND RESIDENTIAL**

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International Code Council

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Preface

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 book is organized into two main sections: Significant Changes to the 7th Edition (2020) FBCB and Significant Changes to the 7th Edition (2020) FBCR.

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,*

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.

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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.

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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.