

PLANNING AND DEVELOPMENT SERVICES

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Florida Residential Building Code, 7th Edition **2017 - 2020 Significant Changes**

FBC-R202 Definition of Fenestration

A change to the definition of Fenestration clarifies that it includes vertical fenestrations, skylights, and sloped glazing.

FBC-R202 Definition

Accessible has been removed – replaced by “Access to” and Ready Access (To). Applies to equipment and devices that must be reached for service or replacement.

FBC 110.3 Addition of Two Required Inspections

- Add Exterior Wall Covering inspection
 - Add Soffit Covering inspection
- **The County added a lath and soffit inspection to the requirements in 2017. The lath inspection will now be called lath/exterior wall covering and no changes are proposed to the existing soffit inspection.

FBC-R301.2 Change in Structural Engineering from ASCE 7-10 to ASCE 7-16

- Results in changes to wind load table in Chapter 3, Table R301.2(2) (largest increases are on roof).
- There are now additional roof zones (Hip roof now has 5 zones) Figure R301.2(7).

FBC-R301.2.1.1 & R602 Light-Frame Wood Construction

Removed the prescriptive provisions for Light-Frame Wood Construction, since they do not apply to construction in the State of Florida. Designs can still use the Wood Frame Construction Manual (WFCM).

FBC-R302.1 Exterior Walls

Change to allow heavy timber or fire-retardant treated wood to be used on the underside of projections, in lieu of 1-hour fire-resistance rating.

FBC-R302.3 Two-Family Dwellings

A new reference to section 703.3 of the Florida Building Code provides alternatives for determining the fire-resistance rated for separation of dwelling units.

FBC-R308.4.2 Glazing Adjacent to Doors

Glazing within 24 inches of the hinge side of an in-swinging door now requires safety glazing where the glazing is at an angle less than 180 degrees from the plane of the door.

**Intended to address an oversight that did not exempt windows on the latch side of door installed at 45 degrees (bay window).

FBC-R311.7.3 Vertical Rise

Change in maximum rise of a flight of stairs is increased from 147 inches to 151 inches.

FBC-R322.3 Coastal High Hazard Areas

Additional guidance added to FBC-R322.3 for coastal high-hazard areas to provide more detailed information regarding various obstructions that could cause damage to the structures in a flood event. The changes are based on the requirements of referenced standard ASCE 24-14, Flood Resistant Design and Construction, best practices documented by FEMA in several publications, especially Technical Bulletin 5, “Free of Obstruction Requirements”.

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2020 Significant Changes

FBC-R324.4 Rooftop-Mounted Photovoltaic Systems

Structural requirements for rooftop-mounted photovoltaic panel systems have been revised and consolidated.

FBC-R324.6 Roof Access for PV System

Requirement for roof access and pathways for fire fighters have been introduced into the FBCR provisions for rooftop-mounted photovoltaic solar energy systems.

FBC-R704 Soffits

A new section has been created specifically addressing the wind resistance and installation details for soffits.

FBC-R803.2.2 & FBC-R803.2.3 Attachment Criteria for Wood Structural Panels Roof Sheathing

The prescriptive attachment criteria for wood structural panels roof sheathing has been updated to comply with ASCE 7-16.

FBC-R905.1.1 Roofing Underlayment Requirements

Roofing underlayment requirements have been revised to comply with the IBHS Fortified sealed roof deck requirements.

FBC-R905.4.4.1 Metal Roof Shingles

Metal roof shingles are now addressed separately other than metal panel roof systems with reference made to applicable standards for the labeling and testing of wind resistance for the shingles.

FBC-R1005.8 Factory-built Chimney Insulation Shield

Factory-built chimneys are now required to have an insulation shield to provide minimum clearance from insulation.

Florida Building Code- Existing Building- 7th Edition

2017-2020 Significant Changes

Please Note: Chapter numbers have changed.

FBC - Existing Building 502.6 & 1108

Add carbon monoxide detector requirements for additions to an existing building to bring requirement in line with FBC and FBC-R.

FBC - Existing Building 503.8 & 707.3.2 Roof Structural Deck Change

Changes section to now require an evaluation and potential strengthening of the roof structural deck only when more than 30% of the structural roof diaphragm is removed.

FBC - Existing Building 706.7 & 706.8 Wood-Roof Deck Mitigation

Wood roof deck mitigation is expanded to apply to all buildings with a wood roof deck, not just site built single-family residential buildings.

FBC - Existing Building 706.8.1 Roof to Wall Connections

Roof to Wall connections is expanded to apply to all buildings with wood roof decks. All building outside of the scope of the FBCR, such as apartments, office buildings and modular buildings with wood roof decks, will now be required to comply with the mitigation provisions of Section 706.7 and 706.8 of the FBCEB.