



This list is intended to assist with understanding some of the significant changes. The county will continue to update additional changes as referenced.

FBC- RESIDENTIAL

301.2.1.2 – Protection of Openings

In windborne debris regions, the prescriptive attachment provisions for using wood structural panels has been revised.

- Maximum spans reduced from 8 feet to 44 inches
- Fastener requirements changed.

302.13- Fire Protection of Floors

Fire protection of floors moved from 501 to 302.13

304.1- Minimum Room Area

The requirement for one habitable room with a minimum floor area of 120 sq. ft. has been removed from the code. The 70-sq. ft. minimum area now applies to all habitable rooms as the smallest acceptable size.

308.4.2- Glazing adjacent to doors

Glazing installed perpendicular to a door in a closed position and within 24 inches of the door only requires safety glazing if it is on the hinge side of the in-swinging door.

308.4.5 -Glazing and Wet Surfaces

The exception from the safety glazing requirement for glazing that is 60 inches from the water's edge expanded to include from the edge of a shower, sauna or steam room.

311.7.3- Vertical Rise

The total vertical rise in a stairway without an intermediate landing has increased from 144" to 147".

311.7.10.1- Spiral Staircases

Omits the requirement for center post on spiral stairs to allow for design flexibility.

311.8.1- Maximum Slope

Ramps that do not serve the required egress door are not permitted to have a slope not greater than 1 unit vertical in 8 unit's horizontal.

314- Smoke Alarms

Household fire alarm systems no longer require monitoring. New provisions address smoke alarms installed near bathrooms and cooking appliances.

322.2.1- Flood Resistant Construction

Structures regulated by the FBC- Residential Code shall have a minimum elevation requirement of FEMA BFE plus 1.0 or DFE whichever is higher.

322.3.5.1- Protection of Building Envelope

In coastal high hazard areas (i.e. FEMA zone VE and CCCL) an exterior door that meets the requirements of R609 shall be installed at the top of stairs that provide access to the building that are enclosed with walls designed to break away.

322.3.3.1- Pools

Pools seaward of CCCL required to be designed in accordance with FBC and ASCE 24 requirements. FBC sec. 454-1.1 ASCE24-14 section.

507.8- Deck Post to Deck Footing

New section establishes minimum sizes for wood post supporting wood decks.

703.13- Vinyl Siding

The adjustments to vinyl siding design pressure rating for use over foam plastic sheathing have been incorporated into a simplified table. This new section sets minimum requirements for insulated vinyl siding.

806.1–Ventilation Required

The 5th edition exception allowing the Building Official to waive ventilation requirements due to atmospheric or climatic conditions has been deleted.

M1502.4.4- Dryer Exhaust Duct Power Ventilators

The code now recognizes the use of dryer exhaust duct power ventilators to increase the allowable exhaust duct length for clothes dryers.

G2411.1.- CSST

The maximum allowable length of the bonding jumper for corrugated stainless-steel tubing is 75 feet.

G2414.6 – Plastic Pipe, Tubing and Fittings

PVC and CPVC are now expressly prohibited materials for supplying fuel gas.

G2426.7.1-Piping Systems Required to be Purged Outdoors

An Appliance vent terminal is not permitted in a location within 12 inches of the arc of a swinging door.

P2502.1/P2503.4 Inspection and Tests for Building Sewers

New text clarifies the method for examining the existing building sewers and building drains when the entire sanitary drainage system is replaced. Internal examination is required to verify the size, slope and condition of the existing piping. A new provision prescribes a pressure test for a forced sewer at a test pressure of 5psi (43kPa) greater than the pump rating.

P2503.5- Drain, Waste and Vent System Testing

The head pressure for a water test on drain, waste, and vent systems has been from 10 feet to 5 feet, which reverts back to the FBCR 2010.

P2702.1/P2706.1- Fixture Accessories/ Waste Receptors

A definition of Waste Receptor has been added to the code. Waste receptors are now permitted in bathrooms and closets.

E3901.9- Basement, Garages, Accessory Buildings

Garage receptacle outlets must be served by a separate branch circuit that does not supply other outlets. At least one receptacle outlet is required for each car space in the garage.

E3902.8/E3902.9/E3902.10- Bathtub or Shower Stall/ Laundry Areas/ Kitchen Dishwasher Branch Circuit

Laundry areas have been added to the list of locations requiring ground-fault circuit interrupter (GFCI) protection. Receptacles within 6 feet of bathtubs and showers, and receptacles for dishwashers also require GFCI protection.

E4203.4.3- Low Voltage Luminaries

Listed low-voltage luminaries meeting the prescribed conditions are permitted to be located less than 5 feet from the water's edge of swimming pools, spas, and hot tubs.

E4204.2- Bonded Parts

A new exception to Section E4204.2 amends the perimeter equipotential bonding requirements for listed self-contained hot tubs under the prescribed conditions.