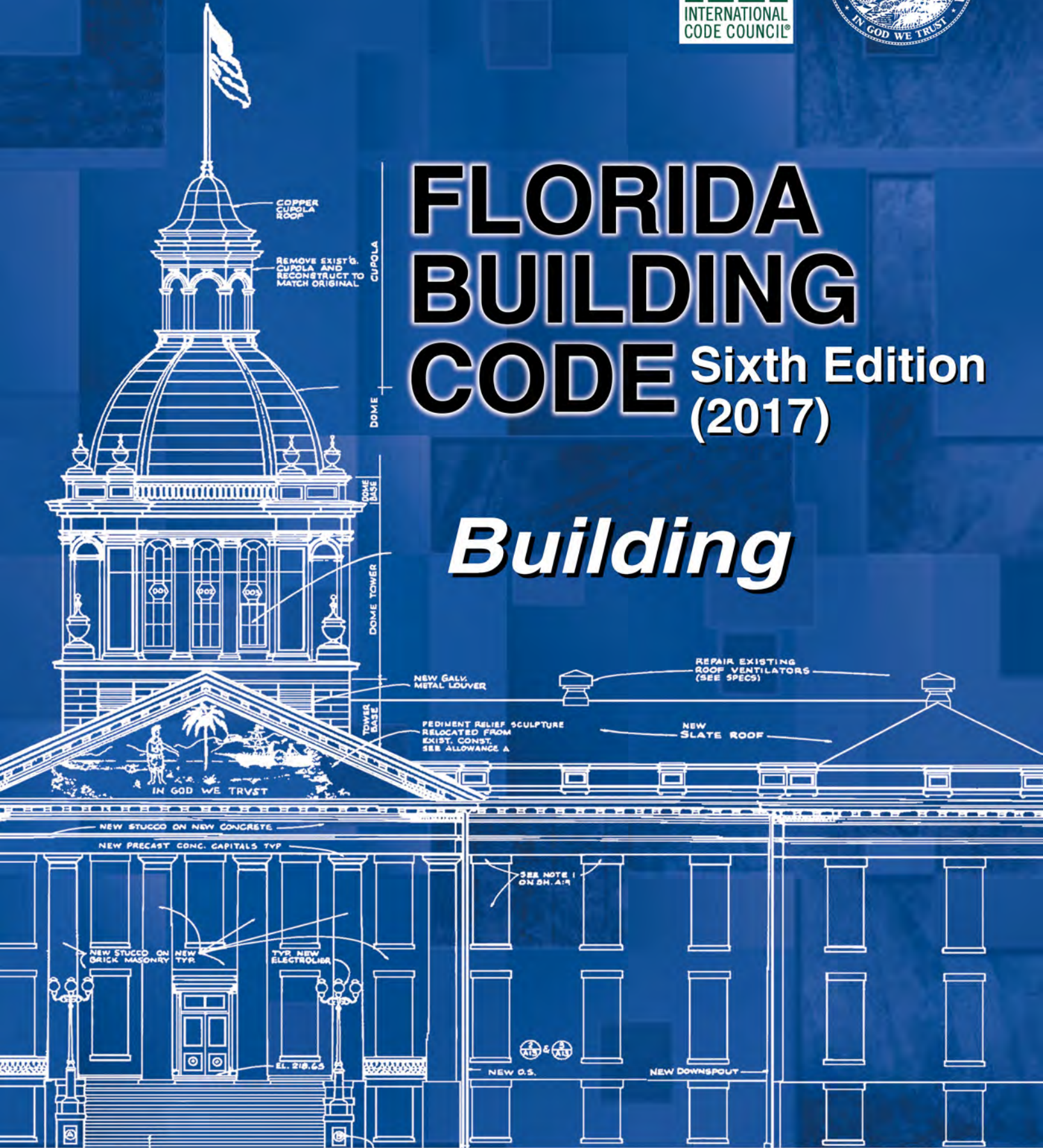


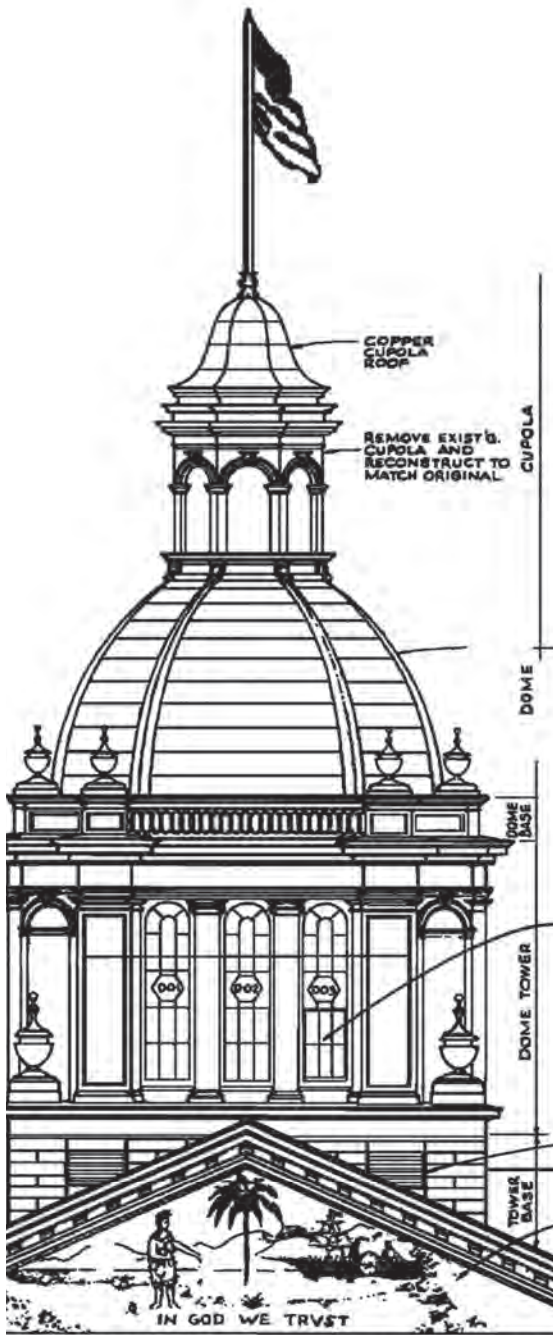


FLORIDA BUILDING CODE

Sixth Edition (2017)

Building

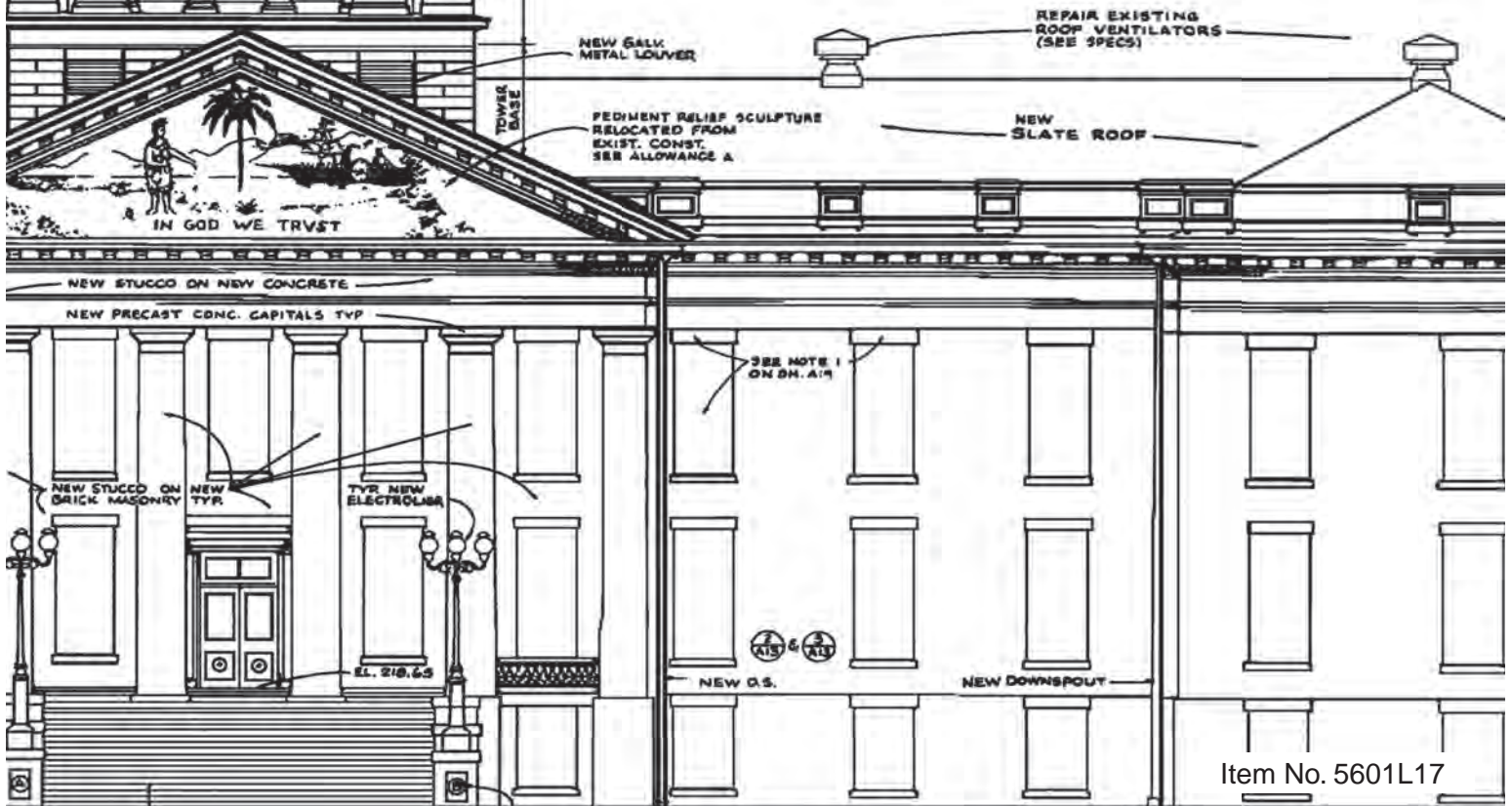




FLORIDA BUILDING CODE

Sixth Edition
(2017)

Building



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PREFACE

History

The State of Florida first mandated statewide building codes during the 1970s at the beginning of the modern construction boom. The first law required all municipalities and counties to adopt and enforce one of the four state-recognized model codes known as the “state minimum building codes.” During the early 1990s a series of natural disasters, together with the increasing complexity of building construction regulation in vastly changed markets, led to a comprehensive review of the state building code system. The study revealed that building code adoption and enforcement was inconsistent throughout the state and those local codes thought to be the strongest proved inadequate when tested by major hurricane events. The consequences of the building codes system failure were devastation to lives and economies and a statewide property insurance crisis. The response was a reform of the state building construction regulatory system that placed emphasis on uniformity and accountability.

The 1998 Florida Legislature amended Chapter 553, *Florida Statutes* (FS), Building Construction Standards, to create a single state building code that is enforced by local governments. As of March 1, 2002, the *Florida Building Code*, which is developed and maintained by the Florida Building Commission, supersedes all local building codes. The *Florida Building Code* is updated every three years and may be amended annually to incorporate interpretations and clarifications.

Scope

The *Florida Building Code* is based on national model building codes and national consensus standards which are amended where necessary for Florida’s specific needs. 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 base codes for the *Florida Building Code*, 6th Edition (2017) include: the 2015 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*®; the *International Energy Conservation Code*®; the *National Electrical Code*, 2014 edition; or substantive criteria from ASHRAE Standard 90.1-2013. 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.

Under certain strictly defined conditions, local governments may amend requirements to be more stringent than the code. All local amendments to the *Florida Building Code* must be adopted by local ordinance and reported to the Florida Building Commission then posted on www.florida-building.org in Legislative format for a month before being enforced. Local amendments to the *Florida Building Code* and the *Florida Fire Prevention Code* may be obtained from the Florida Building Commission web site, or from the Florida Department of Business and Professional Regulation or the Florida Department of Financial Services, Office of the State Fire Marshal, respectively.

Adoption and Maintenance

The *Florida Building Code* is adopted and updated with new editions triennially by the Florida Building Commission. It is amended annually to incorporate interpretations, clarifications and to update standards. 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. Local technical amendments are subject to strict criteria established by Section 553.73, FS. They are subject to Commission review and adoption into the code or repeal when the code is updated triennially and are subject to appeal to the Commission according to the procedures established by Section 553.73, FS.

Eleven Technical Advisory Committees (TACs), which are constituted consistent with American National Standards Institute (ANSI) Guidelines, review proposed code changes and clarifications of the code and make recommendations to the Commission. These TACs whose membership is constituted consistent with American National Standards Institute (ANSI) Guidelines include: Accessibility; Joint Building Fire (a joint committee of the Commission and the State Fire Marshal); Building Structural; Code Administration/ Enforcement; Electrical; Energy; Mechanical; Plumbing and Fuel Gas; Roofing; Swimming Pool; and Special Occupancy (state agency construction and facility licensing regulations).

The Commission may only issue official code clarifications using procedures of Chapter 120, *Florida Statutes*. To obtain such a clarification, a request for a Declaratory Statement (DEC) must be made to the Florida Building Commission in a manner that establishes a clear set of facts and circumstances and identifies the section of the code in question. Requests are analyzed by staff, reviewed by the appropriate Technical Advisory Committee, and sent to the Florida Building Commission for action. These interpretations establish precedents for situations having similar facts and circumstances and are typically incorporated into the code in the next code amendment cycle. Non-binding opinions are available from the Building Officials Association of Florida's web site (www.BOAF.net) and a Binding Opinion process is available online at www.floridabuilding.org.

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

In each code development cycle, code change proposals to this code are considered at the Code Development Hearings by 11 different code development committees. Four of these committees have primary responsibility for designated chapters and appendices as follows:

IBC – Fire Safety

Code Development Committee [BF]: Chapters 7, 8, 9, 14, 26

IBC – General

Code Development Committee [BG]: Chapters 2, 3, 4, 5, 6, 12, 27, 28, 29, 30, 31, 32, 33,
Appendices A, B, C, D, K

IBC – Means of Egress

Code Development Committee [BE]: Chapters 10, 11, Appendix E

IBC – Structural

Code Development Committee [BS]: Chapters 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25,
Appendices F, G, H, I, J, L, M

Code change proposals to sections of the code that are preceded by a bracketed letter designation, such as [A], will be considered by a committee other than the building code committee listed for the chapter or appendix above. For example, proposed code changes to Section [F] 307.1.1 will be considered by the International Fire Code Development Committee during the Committee Action Hearing in the 2016 (Group B) code development cycle.

Another example is Section [BF] 1505.2. While code change proposals to Chapter 15 are primarily the responsibility of the IBC – Structural Code Development Committee, which considers code change proposals during the 2016 (Group B) code development cycle, Section 1505.2 is the responsibility of the IBC – Fire Safety Code Development Committee, which considers code change proposals during the 2015 (Group A) code development cycle.

The bracketed letter designations for committees responsible for portions of this code are as follows:

- [A] = Administrative Code Development Committee;
- [BE] = IBC – Means of Egress Code Development Committee;
- [BF] = IBC – Fire Safety Code Development Committee;
- [BG] = IBC – General Code Development Committee;
- [BS] = IBC – Structural Code Development Committee;
- [E] = International Energy Conservation Code Development Committee (Commercial Energy Committee or Residential Energy Committee, as applicable);
- [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; and
- [P] = International Plumbing Code Development Committee.

Marginal Markings

Solid vertical lines in the margins within the body of the code indicate a technical change from the requirements of the 2012 edition. Deletion indicators in the form of an arrow (➡) are provided in the margin where an entire section, paragraph, exception or table has been deleted or an item in a list of items or a table has been deleted.

A single asterisk [*] placed in the margin indicates that text or a table has been relocated within the code. A double asterisk [**] placed in the margin indicates that the text or table immediately following it has been relocated there from elsewhere in the code.

Dotted vertical lines in the margins within the body of the code indicate a change from the requirements of the base codes to the *Florida Building Code, Building*, 6th Edition (2017) effective December 31, 2017.

Sections deleted from the base code are designated “Reserved” in order to maintain the structure of the base code.

Italicized Terms

Selected terms set forth in Chapter 2, Definitions, are italicized where they appear in code text (except those in Sections 1903 through 1905, where italics indicate provisions that differ from ACI 318). 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 *Florida Building Code* is produced through the efforts and contributions of building designers, contractors, product manufacturers, regulators and other interested parties who participate in the Florida Building Commission’s consensus processes, Commission staff and the participants in the national model code development processes.

TABLE OF CONTENTS

<p>CHAPTER 1 SCOPE AND ADMINISTRATION. 1</p> <p>PART 1—SCOPE AND APPLICATION. 1</p> <p>Section</p> <p>101 General 1</p> <p>102 Applicability 1</p> <p>PART 2—ADMINISTRATION AND ENFORCEMENT 4</p> <p>103 Department of Building Safety (Reserved) 4</p> <p>104 Duties and Powers of Building Official 4</p> <p>105 Permits 4</p> <p>106 Floor and Roof Design Loads. 10</p> <p>107 Submittal Documents 10</p> <p>108 Temporary Structures and Uses 14</p> <p>109 Fees. 14</p> <p>110 Inspections 15</p> <p>111 Certificate of Occupancy 18</p> <p>112 Service Utilities 18</p> <p>113 Board of Appeals (Reserved) 19</p> <p>114 Violations (Reserved). 19</p> <p>115 Stop Work Order 19</p> <p>116 Unsafe Structures and Equipment (Reserved) . . . 19</p> <p>117 Variances in Flood Hazard Areas. 19</p> <p>CHAPTER 2 DEFINITIONS. 21</p> <p>Section</p> <p>201 General 21</p> <p>202 Definitions 21</p> <p>CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION. 53</p> <p>Section</p> <p>301 General 53</p> <p>302 Classification 53</p> <p>303 Assembly Group A. 53</p> <p>304 Business Group B. 54</p> <p>305 Educational Group E 54</p> <p>306 Factory Group F 54</p> <p>307 High-hazard Group H. 55</p> <p>308 Institutional Group I. 60</p> <p>309 Mercantile Group M. 61</p>	<p>310 Residential Group R. 62</p> <p>311 Storage Group S. 62</p> <p>312 Utility and Miscellaneous Group U. 63</p> <p>CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY 65</p> <p>Section</p> <p>401 Scope 65</p> <p>402 Covered Mall and Open Mall Buildings 65</p> <p>403 High-rise Buildings 69</p> <p>404 Atriums. 72</p> <p>405 Underground Buildings 73</p> <p>406 Motor-vehicle-related Occupancies. 74</p> <p>407 Group I-2 78</p> <p>408 Group I-3 81</p> <p>409 Motion Picture Projection Rooms 83</p> <p>410 Stages, Platforms and Technical Production Areas 84</p> <p>411 Special Amusement Buildings. 86</p> <p>412 Aircraft-related Occupancies 87</p> <p>413 Combustible Storage 90</p> <p>414 Hazardous Materials 90</p> <p>415 Groups H-1, H-2, H-3, H-4 and H-5 93</p> <p>416 Application of Flammable Finishes. 103</p> <p>417 Drying Rooms 104</p> <p>418 Organic Coatings 104</p> <p>419 Live/work Units 104</p> <p>420 Groups I-1, R-1, R-2, R-3 and R-4 105</p> <p>421 Hydrogen Fuel Gas Rooms 105</p> <p>422 Ambulatory Care Facilities 106</p> <p>423 Storm Shelters 106</p> <p>424 Children’s Play Structures 107</p> <p>425 Hyperbaric Facilities 107</p> <p>426 Combustible Dusts, Grain Processing and Storage 107</p> <p>427 through 448 Reserved 108</p> <p>449 Hospitals. 108</p> <p>450 Nursing Homes 115</p> <p>451 Ambulatory Surgical Centers. 123</p> <p>452 Birthing Centers. 127</p> <p>453 State Requirements for Educational Facilities. . . 129</p>
--	--

TABLE OF CONTENTS

454 Swimming Pools and Bathing
Places (Public and Private) 147

455 Public Lodging Establishments 176

456 Public Food Service Establishments 176

457 Mental Health Programs 178

458 Manufactured Buildings 186

459 Boot Camps for Children 188

460 Mausoleums and Columbariums 188

461 Transient Public Lodging Establishments 190

462 Use of Asbestos in New Public Buildings or
Buildings Newly Constructed for Lease to
Government Entities—Prohibition 190

463 Adult Day Care 190

464 Assisted Living Facilities 192

465 Control of Radiation Hazards 194

466 Day Care Occupancies 199

467 Hospice Inpatient Facilities and Units and
Hospice Residences 201

468 Schools, Colleges and Universities 204

469 Office Surgery Suite 206

**CHAPTER 5 GENERAL BUILDING
HEIGHTS AND AREAS 213**

Section

501 General 213

502 Definitions 213

503 General Building Height and Area Limitations . 213

504 Building Height and Number of Stories 213

505 Mezzanines and Equipment Platforms 214

506 Building Area 217

507 Unlimited Area Buildings 221

508 Mixed Use and Occupancy 223

509 Incidental Uses 224

510 Special Provisions 226

CHAPTER 6 TYPES OF CONSTRUCTION 229

Section

601 General 229

602 Construction Classification 229

603 Combustible Material in
Types I and II Construction 231

**CHAPTER 7 FIRE AND SMOKE
PROTECTION FEATURES 233**

Section

701 General 233

702 Definitions 233

703 Fire-resistance Ratings and Fire Tests 233

704 Fire-resistance Rating of
Structural Members 234

705 Exterior Walls 236

706 Fire Walls 240

707 Fire Barriers 243

708 Fire Partitions 244

709 Smoke Barriers 245

710 Smoke Partitions 246

711 Floor and Roof Assemblies 246

712 Vertical Openings 247

713 Shaft Enclosures 249

714 Penetrations 250

715 Fire-resistant Joint Systems 253

716 Opening Protectives 254

717 Ducts and Air Transfer Openings 259

718 Concealed Spaces 264

719 Fire-resistance Requirements for Plaster 266

720 Thermal- and Sound-insulating Materials 266

721 Prescriptive Fire Resistance 267

722 Calculated Fire Resistance 268

CHAPTER 8 INTERIOR FINISHES 321

Section

801 General 321

802 Definitions 321

803 Wall and Ceiling Finishes 321

804 Interior Floor Finish 324

805 Combustible Materials in Types I
and II Construction 324

806 Decorative Materials and Trim 324

807 Insulation 325

808 Acoustical Ceiling Systems 325

CHAPTER 9 FIRE PROTECTION SYSTEMS . . . 327

Section

901 General 327

902 Definitions 327

903 Automatic Sprinkler Systems 328

904 Alternative Automatic
Fire-extinguishing Systems 335

905 Standpipe Systems 337

906 Portable Fire Extinguishers 340

907 Fire Alarm and Detection Systems 341

908 Emergency Alarm Systems 352
 909 Smoke Control Systems 353
 910 Smoke and Heat Removal 361
 911 Fire Command Center 363
 912 Fire Department Connections 364
 913 Fire Pumps 364
 914 Emergency Responder Safety Features 365
 915 Carbon Monoxide Detection (Reserved) 365
 916 Emergency Responder Radio Coverage 365

CHAPTER 10 MEANS OF EGRESS 367

Section
 1001 Administration 367
 1002 Definitions 367
 1003 General Means of Egress 368
 1004 Occupant Load 369
 1005 Means of Egress Sizing 370
 1006 Number of Exits and
 Exit Access Doorways 371
 1007 Exit and Exit Access
 Doorway Configuration 373
 1008 Means of Egress Illumination 374
 1009 Accessible Means of Egress 375
 1010 Doors, Gates and Turnstiles 375
 1011 Stairways 383
 1012 Ramps 386
 1013 Exit Signs 388
 1014 Handrails 388
 1015 Guards 390
 1016 Exit Access 392
 1017 Exit Access Travel Distance 392
 1018 Aisles 393
 1019 Exit Access Stairways and Ramps 393
 1020 Corridors 394
 1021 Egress Balconies 396
 1022 Exits 396
 1023 Interior Exit Stairways and Ramps 396
 1024 Exit Passageways 398
 1025 Luminous Egress Path Markings 399
 1026 Horizontal Exits 400
 1027 Exterior Exit Stairways and Ramps 401
 1028 Exit Discharge 402
 1029 Assembly 403
 1030 Emergency Escape and Rescue 409

CHAPTER 11 ACCESSIBILITY 411

Section
 1101 General 411
 1102 Definitions (Reserved) 411
 1103 Scoping Requirements (Reserved) 411
 1104 Accessible Route (Reserved) 411
 1105 Accessible Entrances (Reserved) 411
 1106 Parking and Passenger
 Loading Facilities (Reserved) 411
 1107 Dwelling Units and
 Sleeping Units (Reserved) 411
 1108 Special Occupancies (Reserved) 411
 1109 Other Features and Facilities (Reserved) 411
 1110 Recreational Facilities (Reserved) 411
 1111 Signage (Reserved) 411

CHAPTER 12 INTERIOR ENVIRONMENT 413

Section
 1201 General 413
 1202 Definitions 413
 1203 Ventilation 413
 1204 Temperature Control 415
 1205 Lighting 415
 1206 Yards or Courts 416
 1207 Sound Transmission 416
 1208 Interior Space Dimensions 416
 1209 Access to Unoccupied Spaces 417
 1210 Toilet and Bathroom Requirements 417

CHAPTER 13 ENERGY EFFICIENCY 419

Section
 1301 General 419

CHAPTER 14 EXTERIOR WALLS 421

Section
 1401 General 421
 1402 Definitions 421
 1403 Performance Requirements 421
 1404 Materials 422
 1405 Installation of Wall Coverings 423
 1406 Combustible Materials on the
 Exterior Side of Exterior Walls 429
 1407 Metal Composite Materials (MCM) 430
 1408 Exterior Insulation and
 Finish Systems (EIFS) 433

TABLE OF CONTENTS

1409 High-pressure Decorative Exterior-grade Compact Laminates (HPL) 433
 1410 Plastic Composite Decking 434

CHAPTER 15 ROOF ASSEMBLIES AND ROOFTOP STRUCTURES 435

Section
 1501 General 435
 1502 Definitions 435
 1503 Weather Protection 436
 1504 Performance Requirements 437
 1505 Fire Classification 438
 1506 Materials 438
 1507 Requirements for Roof Coverings 439
 1508 Roof Insulation 447
 1509 Radiant Barriers Installed Above Deck 447
 1510 Rooftop Structures 447
 1511 Existing Roofing 450
 1512 High-Velocity Hurricane Zones—General 450
 1513 High-Velocity Hurricane Zones—Definitions 451
 1514 High-Velocity Hurricane Zones—Weather Protection 453
 1515 High-Velocity Hurricane Zones—Performance Requirements 454
 1516 High-Velocity Hurricane Zones—Fire Classification 455
 1517 High-Velocity Hurricane Zones—Materials 455
 1518 High-Velocity Hurricane Zones—Roof Coverings with Slopes 2:12 or Greater 456
 1519 High-Velocity Hurricane Zones—Roof Coverings with Slopes Less than 2:12 458
 1520 High-Velocity Hurricane Zones—Roof Insulation 460
 1521 High-Velocity Hurricane Zones—Reroofing 461
 1522 High-Velocity Hurricane Zones—Rooftop Structures and Components 463
 1523 High-Velocity Hurricane Zones—Testing 463
 1524 High-Velocity Hurricane Zones—Required Owner’s Notification for Roofing Considerations 467
 1525 High-Velocity Hurricane Zones—Uniform Permit Application 468

CHAPTER 16 STRUCTURAL DESIGN 473

Section
 1601 General 473
 1602 Definitions and Notations 473

1603 Construction Documents 473
 1604 General Design Requirements 474
 1605 Load Combinations 478
 1606 Dead Loads 479
 1607 Live Loads 479
 1608 Snow Loads 486
 1609 Wind Loads 487
 1610 Soil Lateral Loads 502
 1611 Rain Loads 503
 1612 Flood Loads 503
 1613 Earthquake Loads 509
 1614 Atmospheric Ice Loads 524
 1615 Structural Integrity 524
 1616 High-Velocity Hurricane Zones—General, Deflection, Volume Changes and Minimum Loads 526
 1617 High-Velocity Hurricane Zones—Roof Drainage (Reserved) 527
 1618 High-Velocity Hurricane Zones—Special Load Considerations 527
 1619 High-Velocity Hurricane Zones—Live Load Reductions (Reserved) 527
 1620 High-Velocity Hurricane Zones—Wind Loads 527
 1621 High-Velocity Hurricane Zones—Overturning Moment and Uplift 528
 1622 High-Velocity Hurricane Zones—Screen Enclosures 528
 1623 High-Velocity Hurricane Zones—Live Loads Posted and Occupancy Permits (Reserved) 528
 1624 High-Velocity Hurricane Zones—Foundation Design (Reserved) 528
 1625 High-Velocity Hurricane Zones—Load Tests 528
 1626 High-Velocity Hurricane Zones—Impact Tests for Wind-borne Debris 529

CHAPTER 17 SPECIAL INSPECTIONS AND TESTS 533

Section
 1701 General 533
 1702 Definitions 533
 1703 Approvals 533
 1704 Special Inspections and Tests, Contractor Responsibility and Structural Observation (Reserved) 534
 1705 Required Special Inspections and Tests (Reserved) 534

1706	Design Strengths of Materials	534	1829	High-Velocity Hurricane Zones— Load Tests on Piles (Reserved)	568
1707	Alternative Test Procedure	534	1830	High-Velocity Hurricane Zones— Foundation Walls and Grade Beams (Reserved)	568
1708	In-situ Load Tests	534	1831	High-Velocity Hurricane Zones— Grades Under Buildings (Reserved)	568
1709	Preconstruction Load Tests	535	1832	High-Velocity Hurricane Zones— Retaining Walls (Reserved)	568
CHAPTER 18 SOILS AND FOUNDATIONS 539			1833	High-Velocity Hurricane Zones— Seawalls and Bulkheads (Reserved)	568
Section			1834	High-Velocity Hurricane Zones— Soil Improvement (Reserved)	569
1801	General	539	CHAPTER 19 CONCRETE 571		
1802	Definitions	539	Section		
1803	Geotechnical Investigations	539	1901	General	571
1804	Excavation, Grading and Fill	541	1902	Definitions	571
1805	Dampproofing and Waterproofing	542	1903	Specifications for Tests and Materials	571
1806	Presumptive Load-bearing Values of Soils	543	1904	Durability Requirements	571
1807	Foundation Walls, Retaining Walls and Embedded Posts and Poles	544	1905	Modifications to ACI 318	572
1808	Foundations	550	1906	Structural Plain Concrete	574
1809	Shallow Foundations	553	1907	Minimum Slab Provisions	574
1810	Deep Foundations	554	1908	Shotcrete	575
1811 through 1815	Reserved	567	1909	Special Wind Provisions for Concrete	576
1816	Termite Protection	567	1910 through 1916	Reserved	576
1817	High-Velocity Hurricane Zones— Excavations (Reserved)	568	1917	Lightweight Insulating Concrete Roofs	576
1818	High-Velocity Hurricane Zones— Bearing Capacity of Soil (Reserved)	568	1918	Reserved	577
1819	High-Velocity Hurricane Zones— Soil Bearing Foundations (Reserved)	568	1919	High-Velocity Hurricane Zones— General (Reserved)	577
1820	High-Velocity Hurricane Zones— Concrete Slabs on Fill (Reserved)	568	1920	High-Velocity Hurricane Zones— Standards (Reserved)	578
1821	High-Velocity Hurricane Zones— Monolithic Footings (Reserved)	568	1921	High-Velocity Hurricane Zones— Definitions (Reserved)	578
1822	High-Velocity Hurricane Zones— Pile Foundations (Reserved)	568	1922	High-Velocity Hurricane Zones— Materials (Reserved)	578
1823	High-Velocity Hurricane Zones— Wood Piles (Reserved)	568	1923	High-Velocity Hurricane Zones— Concrete Quality (Reserved)	578
1824	High-Velocity Hurricane Zones— Precast Concrete Piles (Reserved)	568	1924	High-Velocity Hurricane Zones— Mixing and Placing Concrete (Reserved)	578
1825	High-Velocity Hurricane Zones— Prestressed Precast Concrete Piles (Reserved)	568	1925	High-Velocity Hurricane Zones— Formwork, Embedded Pipes and Construction Joints (Reserved)	578
1826	High-Velocity Hurricane Zones— Cast-in-Place (Reserved)	568	1926	High-Velocity Hurricane Zones— Details of Reinforcement (Reserved)	578
1827	High-Velocity Hurricane Zones— Rolled Structural Shapes (Reserved)	568	1927	High-Velocity Hurricane Zones— Precast Concrete Units (Reserved)	578
1828	High-Velocity Hurricane Zones— Special Piles or Special Conditions (Reserved)	568			

TABLE OF CONTENTS

1928 High-Velocity Hurricane Zones—
Prestressed Concrete (Reserved) 578

1929 High-Velocity Hurricane Zones—
Pneumatically Placed
Concrete (Shotcrete) (Reserved) 578

CHAPTER 20 ALUMINUM 579

Section

2001 General 579
2002 Materials 579
2003 High-Velocity Hurricane Zones—Aluminum . . 581

CHAPTER 21 MASONRY 583

Section

2101 General 583
2102 Definitions and Notations 583
2103 Masonry Construction Materials 584
2104 Construction 585
2105 Quality Assurance 585
2106 Seismic Design 585
2107 Allowable Stress Design 585
2108 Strength Design of Masonry 586
2109 Empirical Design of Masonry 586
2110 Glass Unit Masonry 588
2111 Masonry Fireplaces 588
2112 Masonry Heaters 591
2113 Masonry Chimneys 591
2114 Termite Inspection 596
2115 Special Wind Provisions for Masonry 596
2116 and 2117 Reserved 596
2118 High-Velocity Hurricane Zones—
Design (Reserved) 596
2119 High-Velocity Hurricane Zones—
Quality, Tests and Approvals 596
2120 High-Velocity Hurricane Zones—Allowable
Unit Stresses in Unit
Masonry (Reserved) 596
2121 High-Velocity Hurricane Zones—
Construction Details 596
2122 High-Velocity Hurricane Zones—
Reinforced Unit Masonry 599

CHAPTER 22 STEEL 601

Section

2201 General 601
2202 Definitions 601

2203 Identification and Protection of Steel
for Structural Purposes 601

2204 Connections 601

2205 Structural Steel 601

2206 Composite Structural Steel and
Concrete Structures 602

2207 Steel Joists 602

2208 Steel Cable Structures 603

2209 Steel Storage Racks 603

2210 Cold-formed Steel 603

2211 Cold-formed Steel Light-frame
Construction 603

2212 Gable End Walls 604

2213 Reserved 604

2214 High-Velocity Hurricane Zones—
General—Steel Construction 604

2215 High-Velocity Hurricane Zones—Material . . . 605

2216 High-Velocity Hurricane Zones—
Design Loads 605

2217 High-Velocity Hurricane Zones—
Minimum Thickness of Material 605

2218 High-Velocity Hurricane Zones—
Connections (Reserved) 605

2219 High-Velocity Hurricane Zones—
Tubular Columns 605

2220 High-Velocity Hurricane Zones—
Protection of Metal (Reserved) 606

2221 High-Velocity Hurricane Zones—
General—Open Web Steel Joists 606

2222 High-Velocity Hurricane Zones—
Cold-formed Steel Construction 606

2223 High-Velocity Hurricane Zones—
Preengineered, Prefabricated Metal Building
Systems and Components (Preengineered
Structures) 607

2224 High-Velocity Hurricane Zones—
Chain Link Fences 608

CHAPTER 23 WOOD 611

Section

2301 General 611

2302 Definitions 611

2303 Minimum Standards and Quality 611

2304 General Construction Requirements 615

2305 General Design Requirements for
Lateral Force-resisting Systems 627

2306 Allowable Stress Design 628

2307 Load and Resistance Factor Design 635

2308 Conventional Light-frame Construction. 635

2309 Wood Frame Construction Manual 660

2310 through 2313 Reserved. 660

2314 High-Velocity Hurricane Zones 680

2315 High-Velocity Hurricane Zones—Quality 681

2316 High-Velocity Hurricane Zones—
 Sizes (Reserved). 682

2317 High-Velocity Hurricane Zones—
 Unit Stresses. 682

2318 High-Velocity Hurricane Zones—
 Vertical Framing. 682

2319 High-Velocity Hurricane Zones—
 Horizontal Framing 683

2320 High-Velocity Hurricane Zones—
 Firestops (Reserved). 688

2321 High-Velocity Hurricane Zones—
 Anchorage. 688

2322 High-Velocity Hurricane Zones—
 Sheathing 688

2323 High-Velocity Hurricane Zones—
 Furring (Reserved) 691

2324 High-Velocity Hurricane Zones—
 Connectors 691

2325 High-Velocity Hurricane Zones—
 Wood Supporting Masonry 692

2326 High-Velocity Hurricane Zones—
 Protection of Wood. 692

2327 High-Velocity Hurricane Zones—
 Fire-retardant Wood (Reserved). 692

2328 High-Velocity Hurricane Zones—
 Wood Fences 692

2329 High-Velocity Hurricane Zones—
 Fire-retardant-treated
 Shakes and Shingles (Reserved). 692

2330 High-Velocity Hurricane Zones—
 Wood Blocking. 692

CHAPTER 24 GLASS AND GLAZING 695

Section

2401 General 695

2402 Definitions 695

2403 General Requirements for Glass. 695

2404 Wind, Snow, Seismic and
 Dead Loads on Glass 695

2405 Sloped Glazing and Skylights 697

2406 Safety Glazing 698

2407 Glass in Handrails and Guards. 700

2408 Glazing in Athletic Facilities 700

2409 Glass in Walkways, Elevator Hoistways
 and Elevator Cars. 701

2410 High-Velocity Hurricane Zones—General 701

2411 High-Velocity Hurricane Zones—Windows,
 Doors, Glass and Glazing. 701

2412 High-Velocity Hurricane Zones—
 Glass Veneer 704

2413 High-Velocity Hurricane Zones—Storm Shutters/
 External Protective Devices 705

2414 High-Velocity Hurricane Zones—
 Curtain Walls 705

2415 High-Velocity Hurricane Zones— Structural
 Glazing Systems. 705

**CHAPTER 25 GYPSUM BOARD,
 GYPSUM PANEL PRODUCTS
 AND PLASTER 709**

Section

2501 General 709

2502 Definitions 709

2503 Inspection. 709

2504 Vertical and Horizontal Assemblies 709

2505 Shear Wall Construction 709

2506 Gypsum Board and
 Gypsum Panel Product Materials. 709

2507 Lathing and Plastering 709

2508 Gypsum Construction 710

2509 Showers and Water Closets 712

2510 Lathing and Furring for Cement
 Plaster (Stucco) 712

2511 Interior Plaster 712

2512 Exterior Plaster. 713

2513 Exposed Aggregate Plaster 714

2514 Reinforced Gypsum Concrete 714

2515 High-Velocity Hurricane Zones—
 Lathing (Reserved). 714

2516 High-Velocity Hurricane Zones—
 Plaster (Reserved) 714

2517 High-Velocity Hurricane Zones—
 Stucco (Reserved) 714

2518 High-Velocity Hurricane Zones—
 Gypsum Board Products and
 Accessory Items (Reserved). 715

2519	High-Velocity Hurricane Zones— Suspended and Furred Ceilings (Reserved) . . .	715
2520	High-Velocity Hurricane Zones— Asbestos (Reserved)	715
2521	High-Velocity Hurricane Zones— Tile (Reserved)	715

CHAPTER 26 PLASTIC 717

Section		
2601	General	717
2602	Definitions	717
2603	Foam Plastic Insulation	717
2604	Interior Finish and Trim	721
2605	Plastic Veneer	721
2606	Light-transmitting Plastics	722
2607	Light-transmitting Plastic Wall Panels	723
2608	Light-transmitting Plastic Glazing	724
2609	Light-transmitting Plastic Roof Panels	725
2610	Light-transmitting Plastic Skylight Glazing	725
2611	Light-transmitting Plastic Interior Signs	726
2612	Plastic Composites	726
2613	Fiber-reinforced Polymer	726
2614	Reflective Plastic Core Insulation	727
2615	High-Velocity Hurricane Zones—Plastics	727

CHAPTER 27 ELECTRICAL 729

Section		
2701	General	729
2702	Emergency and Standby Power Systems	729

CHAPTER 28 MECHANICAL SYSTEMS 731

Section		
2801	General	731

CHAPTER 29 PLUMBING SYSTEMS 733

Section		
2901	General	733
2902	Minimum Plumbing Facilities	733

CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS 737

Section		
3001	General	737
3002	Hoistway Enclosures	738
3003	Emergency Operations	739
3004	Conveying Systems	739

3005	Machine Rooms	739
3006	Elevator Lobbies and Hoistway Opening Protection	740
3007	Fire Service Access Elevator	741
3008	Occupant Evacuation Elevators	742
3009	Elevator Accessibility Requirements for the Physically Handicapped	744
3010	Serial Numbers	744
3011	Electrolysis Protection for Underground Hydraulic Elevator Cylinders	745
3012	Alterations to Electric and Hydraulic Elevators and Escalators	745
3013	Clearance Requirements between Elevator Doors for Elevators Inside a Private Residence	745

CHAPTER 31 SPECIAL CONSTRUCTION 747

Section		
3101	General	747
3102	Membrane Structures	747
3103	Temporary Structures	748
3104	Pedestrian Walkways and Tunnels	748
3105	Awnings and Canopies	750
3106	Marquees	751
3107	Signs	751
3108	Telecommunication and Broadcast Towers	751
3109	Structures Seaward of a Coastal Construction Control Line	752
3110	Automatic Vehicular Gates	754
3111	Photovoltaic Panels and Modules	755
3112	Deposit of Material In Tidewater Regulated	755
3113	Lighting, Mirrors, Landscaping	756
3114	Airport Noise	756

CHAPTER 32 ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY 757

Section		
3201	General	757
3202	Encroachments	757

CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION 759

Section		
3301	General	759
3302	Construction Safeguards	759
3303	Demolition	759

3304 Site Work 759

3305 Sanitary..... 760

3306 Protection of Pedestrians 760

3307 Protection of Adjoining Property 761

3308 Temporary Use of Streets, Alleys and
Public Property 761

3309 Fire Extinguishers..... 761

3310 Means of Egress 761

3311 Standpipes..... 761

3312 Automatic Sprinkler System..... 762

3313 Water Supply for Fire Protection 762

CHAPTER 34 RESERVED 763

CHAPTER 35 REFERENCED STANDARDS 765

**CHAPTER 36 FLORIDA FIRE
PREVENTION CODE 799**

**APPENDIX A EMPLOYEE
QUALIFICATIONS 801**

Section

A101 Building Official Qualifications..... 801

A102 Referenced Standards 801

**APPENDIX B CHAPTER 9B-52 F.A.C.
FLORIDA STANDARD FOR
PASSIVE RADON-RESISTANT
CONSTRUCTION 803**

**APPENDIX C FLORIDA STANDARD FOR
MITIGATION OF RADON IN
EXISTING BUILDINGS 811**

APPENDIX D FIRE DISTRICTS..... 819

Section

D101 General 819

D102 Building Restrictions 819

D103 Changes to Buildings 820

D104 Buildings Located Partially in the
Fire District..... 820

D105 Exceptions to Restrictions in Fire District 820

D106 Referenced Standards 821

**APPENDIX E FLORIDA STANDARD
FOR RADON-RESISTANT
NEW COMMERCIAL
CONSTRUCTION 823**

APPENDIX F RODENTPROOFING 835

Section

F101 General..... 835

**APPENDIX G FLOOD-RESISTANT
CONSTRUCTION (Reserved) 837**

APPENDIX H SIGNS..... 839

Section

H101 General..... 839

H102 Definitions 839

H103 Location 839

H104 Identification 839

H105 Design and Construction 840

H106 Electrical 840

H107 Combustible Materials..... 840

H108 Animated Devices 840

H109 Ground Signs 840

H110 Roof Signs 841

H111 Wall Signs 841

H112 Projecting Signs 841

H113 Marquee Signs 842

H114 Portable Signs 842

H115 Referenced Standards..... 842

APPENDIX I PATIO COVERS 843

Section

I101 General..... 843

I102 Definition..... 843

I103 Exterior Walls and Openings..... 843

I104 Height..... 843

I105 Structural Provisions 843

APPENDIX J GRADING..... 845

Section

J101 General..... 845

J102 Definitions 845

J103 Permits Required 845

TABLE OF CONTENTS

J104 Permit Application and Submittals. 845
J105 Inspections 846
J106 Excavations. 846
J107 Fills 846
J108 Setbacks 846
J109 Drainage and Terracing 848
J110 Erosion Control 848
J111 Referenced Standards. 848

**APPENDIX K ADMINISTRATIVE
PROVISIONS 849**

Section
K101 General 849
K102 Applicability 849
K103 Permits 849
K104 Construction Documents 850
K105 Alternative Engineered Design. 850
K106 Required Inspections 850
K107 Prefabricated Construction 850
K108 Testing 851
K109 Reconnection 851
K110 Condemning Electrical Systems. 851
K111 Electrical Provisions. 851

**APPENDIX L EARTHQUAKE RECORDING
INSTRUMENTATION. 853**

L101 General 853

**APPENDIX M TSUNAMI-GENERATED FLOOD
HAZARD 855**

M101 Tsunami-generated Flood Hazard 855
M102 Referenced Standards. 855

INDEX 857

CHAPTER 1

SCOPE AND ADMINISTRATION

PART 1—SCOPE AND APPLICATION

SECTION 101 GENERAL

■ [A] **101.1 Title.** These regulations shall be known as the
■ *Florida Building Code*, hereinafter referred to as “this code.”

[A] **101.2 Scope.** The provisions of this code shall apply to the construction, *alteration*, relocation, enlargement, replacement, *repair*, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

■ Exceptions:

1. Detached one- and two-family *dwelling*s and multiple single-family *dwelling*s (*townhouses*) not more than three *stories above grade plane* in height with a separate *means of egress*, and their accessory structures not more than three *stories above grade plane* in height, shall comply with the *Florida Building Code, Residential*.
2. Code requirements that address snow loads and earthquake protection are pervasive; they are left in place but shall not be utilized or enforced because Florida has no snow load or earthquake threat.

■ [A] **101.2.1 Appendices.** Provisions in the appendices shall not apply unless specifically adopted.

[A] **101.3 Intent.** The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, public health and general welfare through structural strength, *means of egress* facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

■ [A] **101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.9 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

[A] **101.4.1 Gas.** The provisions of the *Florida Building Code, Fuel Gas* shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

■ [A] **101.4.2 Mechanical.** The provisions of the *Florida Building Code, Mechanical* shall apply to the installation, *alterations, repairs* and replacement of mechanical sys-

tems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

[A] **101.4.3 Plumbing.** The provisions of the *Florida Building Code, Plumbing* shall apply to the installation, *alteration, repair* and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

[A] **101.4.4 Property maintenance.** Reserved.

[A] **101.4.5 Fire prevention.** For provisions related to fire prevention, refer to the *Florida Fire Prevention Code*. The *Florida Fire Prevention Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, *repair, alteration* or removal of fire suppression, and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

[A] **101.4.6 Energy.** The provisions of the *Florida Building Code, Energy Conservation* shall apply to all matters governing the design and construction of buildings for energy efficiency.

[A] **101.4.7 Existing buildings.** The provisions of the *Florida Building Code, Existing Building* shall apply to matters governing the *repair, alteration*, change of occupancy, *addition* to and relocation of existing buildings.

101.4.8 Accessibility. For provisions related to accessibility, refer to the *Florida Building Code, Accessibility*.

101.4.9 Manufactured buildings. For additional administrative and special code requirements, see Section 458, *Florida Building Code, Building*, and Rule 61-41 F.A.C.

SECTION 102 APPLICABILITY

[A] **102.1 General.** Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

■ **102.1.1** *The Florida Building Code* does not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection,