



Key Changes to Florida Building Code-Residential, Eighth Edition Chapters 1-3

Course Information

Key Changes to FBC-Residential Eighth Edition Chapters 1-3

1 Hour General Credit

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Chapter 2 Definitions

- Gypsum Sheathing

- Gypsum panel products specifically manufactured with enhanced water resistance for use as a substrate for exterior surface materials.

- Gypsum Wallboard

- A gypsum board used primarily as an interior surfacing for building structures.

Chapter 2 Definitions

- Emergency Escape and Rescue Opening
 - An operable exterior window, door or similar device that provides for a means of escape and access for rescue in the event of an emergency. (See also “Grade floor emergency escape and rescue opening.”)



Chapter 2 Definitions

- Hot Water

- Water at a temperature greater than 120 degrees F
- No longer greater than or equal to 110 degrees.

Chapter 2 Definitions

- Professional Surveyor and Mapper
 - An individual who is licensed or registered to engage in the practice of surveying and mapping under Chapter 472, Florida Statutes.

Chapter 2 Definitions

- Roof System

- A roof system consists of a *roof covering* and other interacting roofing components and may include *vapor retarder*, thermal barrier, insulation or other similar substrate. The system does not include the roof deck unless it is part of a single component serving as the roof covering and the *roof deck*.

Chapter 2 Definitions

- Windborne Debris Region

- Areas within hurricane-prone regions located in accordance with the following:
 - Within one mile of the mean high-water line where an Exposure D condition exists upwind at the waterline and the ultimate design wind speed is 130 MPH or greater.
 - Ultimate design wind speed is 140 MPH or greater.

Chapter 2 Definitions

Chapter 3 Building Planning



- Removed references to seismic and snow loads
- But kept the reference to Hawaii in the definition of Windborne Debris Region?

Chapter 3 Building Planning

• R301 Sun Control Structure Design



- **Sun Control Structure.** An accessory structure consisting of columns or posts supporting an open roof of girders, beams, or cross rafters with or without fixed or operational louvers serving to direct sunlight.
- A registered design professional shall design sun control structures.

Chapter 3 Building Planning

• R301 Sun Control Structure Design

- Risk Category I unless attached to a host structure.
- Operable louvers shall be repositioned and locked in the vertical open position when wind speeds are predicted to be 75 mph or greater.
- Warning Label required:
 - THIS SUN CONTROL STRUCTURE SHALL HAVE LOUVERED BLADES LOCKED IN THE VERTICAL POSITION DURING A HURRICANE WARNING OR ALERT AS DESIGNATED BY THE NATIONAL WEATHER SERVICE OR WHEN WIND SPEEDS ARE PREDICTED TO BE 75 MPH.

Chapter 3 Building Planning

• R305 Ceiling Height

- Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches.
- New exception added: Beams and girders spaced apart not less than 36 inches in clear finished width shall project not more than 78 inches from the finished floor.

Chapter 3 Building Planning

• R308 Glazing

- R308.4.5 Glazing and wet surfaces. Glazing in walls, enclosures or fences containing, facing or ~~facing~~ adjacent to hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location.

Chapter 3 Building Planning

• R308 Glazing

- Hazardous Location Glazing New Exception:
- Outboard sacrificial panes in laminated insulating glass units in walls where the exterior of the unit is not exposed to any of the hazardous locations specified in Section R308.4.

Chapter 3 Building Planning

- **R309 Garages in Flood Hazard Areas**
 - Garages and carports located in flood hazard areas as established by Table R301.2(1) shall be constructed in accordance with Section R322.

Chapter 3 Building Planning

- R310 Window Fall Protection Devices
 - Language significantly changed
 - No substantive change to dimensions.

Chapter 3 Building Planning

- **R311.7 Stairways**

- **Exempt Stairways**

- Not within or serving a building, porch, or deck
 - Leading to nonhabitable attic
 - Leading to crawlspaces

Chapter 3 Building Planning

- R311.7 Tread and Landing Walking Surface
 - Less than 1:48 units
 - Landing when required to drain, less than 1:20 units

Chapter 3 Building Planning

- R312.2.1 Window Sills Opening Height
 - Fall protection required when 24” or greater inside **and** greater than 72” outside
 - Changed “top of the sill” to “bottom of the clear opening” when calculating dimensions.

Chapter 3 Building Planning

- **R322 Mechanical and Electrical System Replacement in Flood Prone Areas**
 - Replacement of exterior equipment and exterior appliances damaged by flood shall meet the requirements of this section.

Chapter 3 Building Planning

- **R322 Surveyor's Scope**

- **R322.1.10 As-built elevation documentation.** A licensed professional surveyor and mapper or registered design professional shall prepare and seal documentation of the elevations specified in Section R322.2 or R322.3.

Chapter 3 Building Planning

- R322 Garages and Utility Areas in Flood Areas
 - Must now meet similar requirements to that of storage areas and garages attached to structures.

Chapter 3 Building Planning

- R328 Energy Storage System
 - Section significantly changed
 - Limitations on installation locations depending on rating
 - Smoke alarm and/or heat detector required
 - Protected from impact



Chapter 3 Building Planning

- R329 Stationary Engine Generators
 - Listed per UL 2200
 - Transfer switch
 - Approved location
 - National Electrical Code



Chapter 3 Building Planning

- R330 Stationary Fuel Cell Power Systems
 - Florida Fire Prevention Code

