



Residential Design Standards and Local Building Code Amendments

1

Course Information

Residential Design Standards and Local Building Code Amendments
1 Hour General Credit
Training Provider: Florida Home Builders Association
2600 Centennial Place Tallahassee, FL 32308
Phone: (850)402-1849
FHBA.com
CILB & BCAIB Provider # 0000916
FBPE Provider # 0008653

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2

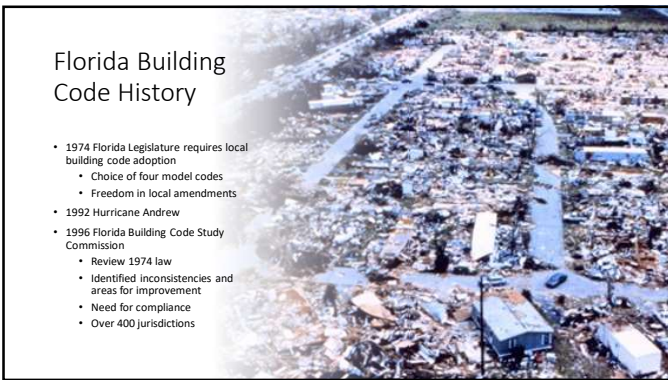
Today's Training is Made Possible Through



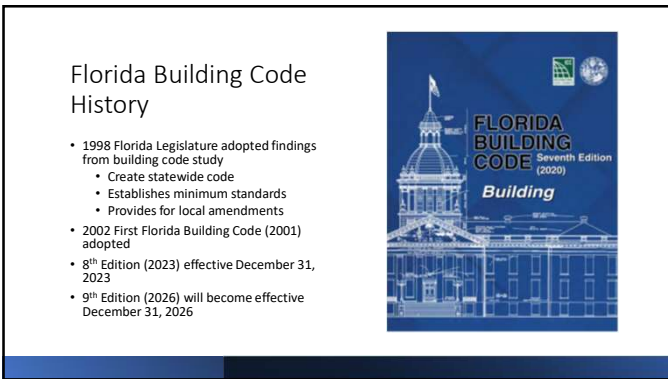
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4



5



6

Florida Building Code Purpose

Florida Building Code, Building 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.

10

Florida Building Code Purpose

Florida Building Code, Building 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 . . .

11

Land Use or Building Code?

- FS 163.3202(5)(a) Land development regulations relating to building design elements may not be applied to a single-family or two-family dwelling unless:
 - Historic Building
 - Floodplain Ordinance
 - Adopted into building code per FS 553
 - Protection of coastal wildlife
 - PUD or Master Planned Community
 - Local government has a design or architectural review board prior to 2020.

12



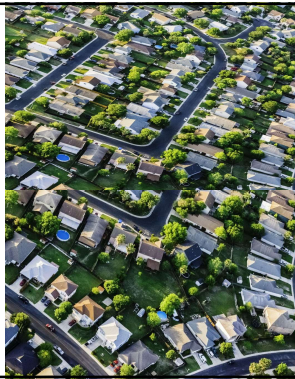
Building Design Elements Defined in FS 163.3202

“Building design elements” means the external building **color**; the type or style of **exterior cladding material**; the style or material of **roof structures or porches**; the exterior nonstructural **architectural ornamentation**; the location or architectural styling of **windows or doors**; the location or orientation of the **garage**; the number and **type of rooms**; and the **interior layout** of rooms. The term does not include the height, bulk, orientation, or location of a dwelling on a zoning lot; or the use of **buffering or screening** to minimize potential adverse physical or visual impacts or to protect the privacy of neighbors.

13

Planned Unit Devopment and Master Planned Community

“Planned unit development” or “master planned community” means an area of land that is planned and developed as a single entity or in approved stages with uses and structures substantially related to the character of the entire development, or a self-contained development in which the subdivision and zoning controls are applied to the project as a whole rather than to individual lots.




14

Can a Land Use Code be a Building Code?

- Florida Statutes 553.70(l)
- If a local government adopts a regulation, law, ordinance, policy, amendment, or land use or zoning provision without using the process established in this subsection, and a substantially affected person considers such regulation, law, ordinance, policy, amendment, or land use or zoning provision to be a technical amendment to the Florida Building Code, then the substantially affected person may submit a petition to the commission for a nonbinding advisory opinion.



15




Florida Statutes 553.73(4)(a)

- Local Technical Amendments
 - More stringent than minimum standards of Florida Building Code
- Locally adopted by governing body
 - Advertised
 - Public hearing(s)
- Transmitted to Florida Building Commission within 30 days
- Only one amendment adopted in six-month period

16

Florida Statutes 553.73(4)(a)

- Local Technical Amendments
 - Technical criteria that local government must meet
 - Establish need
 - Based on local conditions
 - Only stringent enough to meet need
 - Cannot discriminate against materials, products, or techniques
 - Cannot introduce a new subject




17

Florida Statutes 553.73(4)(a)

- Local Technical Amendments
 - 30 day waiting period prior to implementation
 - Fiscal impact statement
 - May be appealed by stakeholders
 - Countywide review board

18



Florida Statutes Section 553.513 Enforcement.

Accessibility and ADA

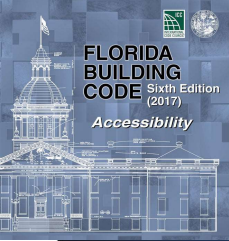
- It shall be the responsibility of each local government and each code enforcement agency established pursuant to Section 553.80 to enforce the provisions of this part. This act expressly preempts the establishment of handicapped accessibility standards to the state and supersedes any county or municipal ordinance on the subject. However, nothing in this section shall prohibit municipalities and counties from enforcing the provisions of this act.

19

Accessibility and ADA

Florida Building Code, Accessibility 101.1 General.

- This code contains scoping and technical requirements for accessibility to *sites, facilities, buildings, and elements* by individuals with disabilities. The requirements are to be applied during the design, construction, *additions* to, and *alteration* of *sites, facilities, buildings, and elements*.



20



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21
