



SIGNIFICANT CHANGES TO THE

FLORIDA BUILDING CODE, RESIDENTIAL

6TH EDITION (2017)

**SIGNIFICANT CHANGES TO THE
FLORIDA BUILDING CODE,
RESIDENTIAL**

6TH EDITION (2017)

International Code Council

ICC Staff :

Executive Vice President and Director of Business
Development: Mark A. Johnson

Senior Vice President, Business and Product
Development: Hamid Naderi

Vice President and Technical Director, Education
and Product Development: Doug Thornburg

Senior Marketing Specialist: Dianna Hallmark

ISBN: 978-1-60983-707-5

Cover Design: Lisa Triska
Project Head: Hamid Naderi
Publications Manager: Mary Lou Luif

COPYRIGHT © 2017



ALL RIGHTS RESERVED. This publication is a copyrighted work owned by the International Code Council, Inc. Without advance written permission from the copyright owner, no part of this book may be reproduced, distributed or transmitted in any form or by any means, including, without limitation, electronic, optical or mechanical means (by way of example, and not limitation, photocopying or recording by or in an information storage retrieval system). For information on use rights and permissions, please contact: ICC Publications, 4051 West Flossmoor Road, Country Club Hills, IL 60478. Phone 1-888-ICC-SAFE (422-7233).

The information contained in this document is believed to be accurate; however, it is being provided for informational purposes only and is intended for use only as a guide. Publication of this document by the ICC should not be construed as the ICC engaging in or rendering engineering, legal or other professional services. Use of the information contained in this book should not be considered by the user to be a substitute for the advice of a registered professional engineer, attorney or other professional. If such advice is required, it should be sought through the services of a registered professional engineer, licensed attorney or other professional.

Trademarks: "International Code Council" and the International Code Council logo are trademarks of International Code Council, Inc.

Errata on various ICC publications may be available at www.iccsafe.org/errata.

First Printing: August 2017

PRINTED IN THE U.S.A.

Contents



PART 1

Administration Chapters 1 and 2

- **R101.2, R202**
Scope—Accessory Structures

PART 2

Building Planning Chapter 3

- **Table R301.2(2)**
Component and Cladding Loads
- **R301.2.1.2**
Protection of Openings in Windborne
Debris Regions
- **R301.2.4**
Floodplain Construction
- **R302.1**
Exterior Walls
- **R302.13**
Fire Protection of Floors
- **R303.7, R303.8**
Stairway Illumination
- **R304.1**
Minimum Habitable Room Area
- **R305**
Ceiling Height
- **R308.4.2**
Glazing Adjacent to Doors

- **R308.4.5**
Glazing and Wet Surfaces 29
- 1** ■ **R308.4.7**
Glazing Adjacent to the Bottom Stair Landing 31
- 2** ■ **R310**
Emergency Escape and Rescue Openings 32
- **R310.5, R310.6**
Emergency Escape and Rescue Openings
for Additions, Alterations, and Repairs 36
- 5** ■ **R311.1**
Means of Egress 38
- 7** ■ **R311.7.3, R311.7.5.1**
Stair Risers 39
- 9** ■ **R311.7.10.1**
Spiral Stairways 41
- 12** ■ **R311.7.11, R311.7.12**
Alternating Tread Devices and Ship Ladders 43
- 14** ■ **R311.8**
Ramps 46
- 18** ■ **R312.1.2**
Guard Height 48
- 20** ■ **R312.2.1**
Window Fall Protection 50
- 22** ■ **R314**
Smoke Alarms 52
- 24** ■ **R322.1, R322.2**
Flood Hazards 57
- 27**

■ R322.3	
Coastal High-Hazard Areas	60
■ R325	
Mezzanines	63

PART 3

Building Construction

Chapters 4 through 10

65

■ R404.4	
Retaining Walls	67
■ R507.1, R507.4	
Decking	68
■ R507.2	
Deck Ledger Connection to Band Joist	70
■ R507.2.4	
Alternative Deck Lateral Load Connection	73
■ R507.5, R507.6, R507.7	
Deck Joists and Beams	75
■ R507.8	
Deck Posts	80
■ R610.7	
Drilling and Notching in Structural Insulated Panels	81
■ R703.3	
Siding Material Thickness and Attachment	82
■ R703.6	
Wood Shakes and Shingles on Exterior Walls	87
■ R703.9	
Exterior Insulation and Finish Systems (EIFS)	91
■ R703.11.2.2	
Design Wind Pressure Rating of Vinyl Siding Installed over Foam Plastic Sheathing	93
■ R703.13, R703.14	
Insulated Vinyl Siding and Polypropylene Siding	96
■ R703.15, R703.16, R703.17	
Cladding Attachment over Foam Sheathing	99
■ R806.1	
Attic Ventilation	103
■ Table R806.5	
Insulation for Condensation Control in Unvented Attics	104

■ R905.1.1	
Underlayment	105

PART 4

Mechanical

Chapters 12 through 23

109

■ M1502.4.4, M1502.4.5	
Dryer Exhaust Duct Power Ventilators	110
■ M1502.4.6	
Dryer Duct Length Identification	112
■ M1503.4	
Makeup Air for Range Hoods	114
■ M1506.2	
Exhaust Duct Length	116
■ M1601.1.1, Table M1601.1.1, M1601.2	
Above-Ground Duct Systems	118
■ M1601.4	
Duct Installation	121
■ M1602	
Return Air	124

PART 5

Fuel Gas

Chapter 24

127

■ G2404.11	
Condensate Pumps	128
■ G2411.1.1	
Electrical Bonding of Corrugated Stainless Steel Tubing	129
■ G2413.2	
Maximum Gas Demand	131
■ G2414.6	
Plastic Pipe, Tubing, and Fittings	133
■ G2415.5	
Fittings in Concealed Locations	134
■ G2415.7	
Protection of Concealed Piping Against Physical Damage	136
■ G2421.2	
Medium-Pressure Regulators	138
■ G2422.1	
Connecting Portable and Movable Appliances	140

■ G2426.7.1	142
Door Clearance to Vent Terminals	
■ G2427.4.1, G2427.6.8.3	144
Plastic Piping for Appliance Vents	
■ G2427.8	146
Venting System Termination Location	
■ G2439.4, G2439.7	148
Clothes Dryer Exhaust Ducts	
■ G2447.2	152
Prohibited Location of Commercial Cooking Appliances	

PART 6

Plumbing

Chapters 25 through 33

153

■ P2502.1, P2503.4	155
Inspection and Tests for Building Sewers	
■ P2503.5	157
Drain, Waste, and Vent Systems Testing	
■ P2603.2.1	159
Protection Against Physical Damage	
■ Table P2605.1	161
Piping Support	
■ P2702.1, P2706.1	163
Waste Receptors	
■ P2717	166
Dishwashing Machines	
■ P2801	168
Water Heater Drain Valves and Pans	
■ P2804.6.1	171
Water Heater Relief Valve Discharge Piping	
■ P2905	173
Heated Water Distribution Systems	
■ P3003.9	175
Solvent Cementing of PVC Joints	
■ P3005.2	177
Cleanouts	
■ P3008.1	179
Backwater Valves	
■ P3201.2	181
Trap Seal Protection Against Evaporation	

PART 7

Electrical

Chapters 34 through 43

183

■ E3901.9	184
Receptacle Outlets for Garages	
■ E3902.8, E3902.9, E3902.10	185
Ground-Fault Circuit Interrupter Protection	
■ E4203.4.3	186
Location of Low-Voltage Luminaires Adjacent to Swimming Pools	
■ E4204.2	187
Bonding of Outdoor Hot Tubs and Spas	

PART 8

Energy Conservation

189

Preface

The purpose of *Significant Changes to the Florida Building Code, Residential, 6th Edition (2017)*, is to familiarize building officials, fire officials, plans examiners, inspectors, design professionals, contractors, and others in the building construction industry with many of the important changes in the *Florida Building Code, Residential* (FBCR). This publication is designed to assist code users in identifying the specific code changes that have occurred and understanding the reasons behind the changes. It is also a valuable resource for jurisdictions when the new code goes into effect.

Only a portion of the code changes to the FBCR are discussed in this book. The changes selected were identified for a number of reasons, including their frequency of application, special significance, or change in application. However, the importance of the changes not included is not to be diminished. Further information on all code changes can be found in the *Complete Revision History to the 2015 I-Codes*, available from the International Code Council® (ICC®) and www.floridabuilding.org. This resource collection provides the published documentation for each successful code change contained in the base code (2015 *International Residential Code*) since the 2012 edition. All Florida-specific amendments to the base code can be found under the “Proposed Code Modifications” section at www.floridabuilding.org.

Significant Changes to the Florida Building Code, Residential®, 6th Edition (2017), is organized into nine parts, each representing a distinct grouping of code topics. It is arranged to follow the general layout of the FBCR, including code sections and section number format. The table of contents, in addition to providing guidance in the use of this publication, allows for a quick identification of those significant code changes that occur in the 6th Edition (2017) FBCR.

Throughout the book, each change is accompanied by a photograph or an illustration to assist in and enhance the reader’s understanding of the specific change. A summary and a discussion of the significance of the change are also provided. Each code change is identified by type, be it an addition, modification, clarification, or deletion.

The code change itself is presented in a legislative format similar to the style utilized for code-change proposals. Deleted code language is shown with a strikethrough, whereas new code text is indicated by underlining. As a result, the actual 6th Edition (2017) code language is provided, as well as a comparison with the 5th Edition (2014) language, so the user can easily determine changes to the specific code text.

As with any code-change text, *Significant Changes to the Florida Building Code, Residential*®, 6th Edition (2017) is best used as a companion to the 6th Edition (2017) FBCR. Because only a limited discussion of each change is provided, the code itself should always be referenced in order to gain a more comprehensive understanding of the code change and its application.

The commentary and opinions set forth in this text are those of the authors and do not necessarily represent the official position of ICC. In addition, they may not represent the views of any enforcing agency, as such agencies have the sole authority to render interpretations of the FBCR. In many cases, the explanatory material is derived from the reasoning expressed by code-change proponents.

Comments concerning this publication are encouraged and may be directed to ICC at significantchanges@iccsafe.org.

About the *Florida Building Code*

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 Sixth Edition (2017) of the *Florida Building Code* include: the *International Building Code*®, 2015 edition; the *International Plumbing Code*®, 2015 edition; the *International Mechanical Code*®, 2015 edition; the *International Fuel Gas Code*®, 2015 edition; the *International Residential Code*®, 2015 edition; the *International Existing Building Code*®, 2015 edition; the *International Energy Conservation Code*, 2015; the *National Electrical Code*, 2014 edition; and substantive criteria from the American Society of Heating, Refrigerating and Air-conditioning Engineers' (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.

Acknowledgments

Grateful appreciation is due to many ICC staff members for their generous assistance in the preparation of this publication. Fred Grable, P.E., ICC Senior Staff Engineer, shared his expertise and provided commentary on the plumbing provisions. Gregg Gress, ICC Senior Technical Staff, provided welcome assistance on the mechanical and fuel gas provisions. Larry Franks, P.E., ICC Senior Staff Engineer, provided insight into updated structural provisions, particularly the foundation chapter. Grateful appreciation also is due to Peter Kulczyk for use of his photos of residential construction in this publication. All contributed to the accuracy and quality of the finished product.

About the Authors

T. Eric Stafford, P.E.

President, T. Eric Stafford & Associates, LLC

T. Eric Stafford is a registered professional engineer specializing in wind hazard mitigation and code development activities. He is currently President of T. Eric Stafford & Associates and serves as a building code consultant for various groups including the Institute for Business and Home Safety. Stafford partnered with ASCE Press to publish the *Significant Changes to the Wind Load Provisions of ASCE 7-10* and *Significant Changes to the Seismic Load Provisions of ASCE 7-10*. Stafford has also partnered with International Code Council, Building Officials Association of Florida, and AIA Florida to publish Commentaries on the Florida Building Codes and Commentaries on the North Carolina Building Codes. Previously, he served as Vice President/Technical Services for the Federal Alliance for Safe Homes. He has a Bachelor of Civil Engineering and a Master of Science (Structural emphasis) from Auburn University. Stafford is a member of the ASCE 7 Task Committee on Wind Loads, a previous member of the National Hurricane Conference Planning Committee, Chairman Emeritus of the National Hurricane Conference Engineering Topic Committee, a member of the ICC 600 Committee, Former Staff Liaison to the SBCCI Wind Load Committee, and former Staff Liaison to the International Building Code Structural Code Development Committee. Stafford is national lecturer on the wind provisions of the *International Building Code* and ASCE 7. Stafford also was Manager of Codes for the International Code Council and Director/ Code Development for the Southern Building Code Congress. He was the recipient of the 2004 National Hurricane eConference Hurricane Mitigation Award.

Stephen A. Van Note, CBO
International Code Council
Managing Director, Product Development

Stephen A. Van Note is the Managing Director of Product Development for the International Code Council (ICC), where he is responsible for developing technical resource materials in support of the International Codes. His role also includes the management, review, and technical editing of publications developed by ICC staff members and other expert authors. In addition, Steve develops and presents *International Residential Code* seminars nationally. He has over 40 years of experience in the construction and building code arena. Prior to joining ICC in 2006, Steve was a building official for Linn County, Iowa. Prior to his 15 years at Linn County, he was a carpenter and construction project manager for residential, commercial, and industrial buildings. A certified building official and plans examiner, Steve also holds certifications in several inspection categories.

Sandra Hyde, P.E.
International Code Council
Senior Staff Engineer, Product Development

Sandra Hyde is a Senior Staff Engineer with the International Code Council (ICC), where, as part of the Product Development team, she develops technical resource materials in support of the structural provisions of the International Codes. Her role also includes review and technical editing of publications authored by ICC and engineering associations, and the presentation of technical seminars on the IRC and IBC structural provisions. Prior to joining ICC in 2010, Sandra worked in manufacturing and research of engineered wood products. She is a Registered Civil Engineer in Idaho and California.

About the International Code Council®

The International Code Council is a member-focused association. It is dedicated to developing model codes and standards used in the design, build, and compliance process to construct safe, sustainable, affordable, and resilient structures. Most U.S. communities and many global markets choose the International Codes® (I-Codes®). ICC Evaluation Service (ICC-ES) is the industry leader in performing technical evaluations for code compliance, fostering safe and sustainable design and construction.

Government Affairs Office

500 New Jersey Avenue, NW, 6th Floor
Washington, DC 20001

Regional Offices

Birmingham, AL; Chicago, IL; Los Angeles, CA

1-888-422-7233 (ICC-SAFE)
www.iccsafe.org

About the Building Officials Association of Florida

The Building Officials Association of Florida (BOAF) is a member-driven association dedicated to ensuring the health, safety and welfare of the public through safe building practices. BOAF equips building professionals through education, advocacy, leadership and code development. For more information, visit www.boaf.net.