

2004 FLORIDA BUILDING CODE SIGNIFICANT ISSUES

JANUARY 06, 2006

The following list outlines the significant issues submitted by the membership of the Building Officials Association of Florida, Big Bend and Suwannee River Chapters. The narrative following each code section constitutes the combined interpretation for purposes of code enforcement of the various building inspection offices in Florida's Big Bend; specifically, Florida State University, City of Tallahassee, City of Quincy, Gadsden County, Gilchrist County Hamilton County, Jefferson County, Lafayette County, Leon County, Madison County, Suwannee County and Wakulla County.

NOTE: Applications for building permits received on or after July 1, 2005 and prior to October 1, 2005 may (at the applicants option) utilize the 2004 Florida Building Codes. Applications for building permits received on or after October 1, 2005 shall comply with the 2004 Florida Building Codes.

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1. The scope of this list shall apply to the construction, alteration, movement, 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. *Exception:* (1) Detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures. (2) Existing buildings undergoing repair, alterations or additions and change of occupancy shall comply with the 2004 Florida Existing Building Code.
2. Section 302.2 - This code section sets the fire separation requirements for accessory use areas. Accessory use areas which are necessary for the function of the primary use of the building and which do not exceed ten percent of the area of the story in which they are located do not require fire separation walls.
3. Section 302.3.2 - This code section addresses the separation of different uses in a building. If two or more different uses in a building are divided into separate fire areas according to the requirements of Table 302.3.2 then, in each story, the building area shall be such that when you divide the floor area for each use by the allowable area for each use the sum does not exceed one.
4. Section 502.1 - The definition of "basement" has been changed. There are three qualifying criteria in the existing code that defines when a basement is a story. Criteria #1 has been changed from the seven foot height requirement in the existing code to six feet with the words "ground plane" added. Criteria #2 remains the same except the height changes from seven feet to six feet. Criteria #3 remains the same.
5. Section 503.2 - Party walls - These are exterior walls located on property lines which are to have a fire resistance rating of four hours (minimum) with no openings allowed.
6. Section 505.3 - Mezzanine egress - Exit requirements are based on occupant load (except Group U occupancies) This section ties the requirements for two exits to travel distances and sprinklers.
7. Section 505.4 - Mezzanine openness - Exception # 3 is added.
8. Section 506 - Area modifications - Calculations and formulas have been changed.
9. Section 506.2 - Frontage increase - A formula has been given to calculate frontage increase. This formula is substantially the same as the 2001 FBC except that width limits (dimensions from building to property lines or public way) are now determined by code section 506.2.1 *Note: the frontage increase can not be used unless the building adjoins or has access to a public way.*

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10. Section 506.2.1 - Width limits (*W*) - The minimum width used in determining the frontage increase is now twenty feet. *W* shall not exceed one (1) In effect, the distance between buildings and the distance to property lines or public way when calculating the frontage increase must be between twenty and thirty feet.
11. Section 506.3 - Sprinkler increase - Building area may be increased over area modifications if the building is sprinkled. (200 percent for multi-story buildings and 300 percent for single story buildings)
12. Section 602.1 - This section references Table 601 for fire resistance of building elements, Table 602 for fire resistance of exterior walls and Table 704.8 for maximum area of openings in exterior walls.
13. Section 602.2 - Construction types have changed and are as listed below.
Type I & II - Building elements are non-combustible (see table 601)
Type III - Exterior walls are non-combustible and interior building elements are of any type of material permitted by this code.
Type IV - Type IV is heavy timber construction - Exterior walls are non-combustible and interior building elements are of solid or laminated wood.
Type V - Structural elements, exterior walls and interior walls are of any materials permitted by this code
14. Section 603.1 – Allowable materials – This section lists twenty-two exceptions for combustible materials in types I & II construction.
15. Section 702.1 - There are several new definitions added including fire area, fire barrier, fire partition, fire separation distance and fire wall (not new but definition has changed).
16. Section 703.3 - Alternate methods of determining fire resistance - This section sets five methods or procedures for determining fire resistance of building elements described in Table 601
17. Section 704.2 - Projections - Limits the distance of projections from fire rated exterior walls. There are two methods for determining the amount of protection allowed.
18. Section 705.4 - The definition of fire wall has been broadened to give designers more flexibility in many cases.
19. Section 705.5 - Horizontal continuity - This is a new section which requires a fire wall to be continuous from exterior wall to exterior wall and extend 18 inches beyond the wall. There are three exceptions to the 18 inch extension rule as defined in section 702 and 705. These same fire walls are also required to extend vertically from the foundation to a termination point at least thirty inches above both adjacent roofs. There are five exceptions to this vertical continuity requirement.
20. Section 705.8 - Openings through **fire walls** - Openings through fire walls are to be protected and have a limit of 120 square feet each with aggregate area of openings limited to 25% of length of entire wall.
21. Section 706.3 - Lists sections for protection of egress components and single use fire areas.
22. Section 706.7 - Openings in a **fire barrier wall** - Essentially the same as a fire wall with the exceptions being different.

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23. Section 707.2 - Openings through floor/ceiling assemblies are to be protected by a shaft enclosure. There are three new exceptions that have been added to this requirement.
24. Section 709.3 - Fire-resistant rating - Smoke barriers are to be protected to a one hour rating and located as per occupancy class in chapter three.
25. Section 710.3 - Smoke partitions - Smoke partitions are not required to have a fire resistance rating and located as per occupancy class in chapter three.
26. Section 710.7 - Duct penetrations and air transfer openings in smoke barriers - Air transfer openings are to have a smoke damper or approved alternate protection.
27. Table 715.4 - Fire window assembly fire protection ratings - This is a new table for window assemblies in fire rated assemblies.
28. Table 715.4.3 - Size limitations of wired glass panels in fire doors. - This table has been expanded and changed. (The maximum width of glass in a 1 hr and a 1 ½ hr rated door has been reduced to 10 inches)
29. Table 716.3.1 - Fire damper ratings - This is a new table that identifies the minimum fire rating of dampers when placed in fire resistance rated assemblies.
30. Section 716.5.2 - Fire barriers - There are three exceptions for fire dampers in fire barriers. When any of the three exceptions are met, no dampers are required.
31. Section 903.2 - This is a new section that outlines all of the occupancy groups that require fire sprinkler systems.
32. Section 903.2.7 - All Group R buildings shall be provided throughout with an approved automatic fire sprinkler system.
33. Section 903.3.1.2.1 - Fire sprinkler systems for exterior balconies and ground floor patios of dwelling units where the building type is of type V construction may be sidewall sprinklers.
34. Section 907.1.1 - This section outlines the construction documents that are required at plan review for all fire alarm systems. There are eleven mandatory items that must be on the submitted construction documents.
35. Table 1004.1.2 - New occupant load table has significant increases in some occupancies such as dormitories, daycare and commercial kitchens.
36. Section 1006.1.3 – This section has added illumination levels for new stairs. New stairs are required to have ten foot-candles at the walking surface during conditions of use.
37. Section 1008.1.1.1 - Projections into clear width of doors – This is a new code section that does not allow projections into the required clear width below thirty-four inches and no projections greater than four inches between thirty-four and eighty inches.
38. Section 1008.1.2 – Egress door swing – There are six additional exceptions to this code section.

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39. Section 1008.1.8.7 – Stairway doors – Interior stairway doors shall be openable from both side without the use of a key, special knowledge or effort with three exceptions.
40. Section 1009.3.1 – Dimensional uniformity – Non-uniform risers are now required to have a marking stripe.
41. Section 1009.8 – Winder stairs are not permitted in a means of egress except in dwelling units.
42. Section 1009.11 – Handrails – Handrails are required on both sides of stairs with three new exceptions.
43. Section 1010.5.3 – Means of egress ramp restrictions – Projections including handrails into the required ramp and landing width is prohibited.
44. Section 1010.9.1 – Railings - This is a new requirement. Horizontal rails at seventeen to nineteen inches above the ramp or landing surface is now required on all ramps.
45. Section 1012.4 - Guardrails are required on screen rooms with a walking surface over thirty inches.
46. Section 1014.1 and Table 1014.1 – This section and table identifies when two exits or exit access doorways are required for any interior space based on occupant load.
47. Table 1015.1 – Exit access travel distance – Travel distances in some occupancies have changed. See table for specifics.
48. Table 1016.1 - Corridor fire resistance rating – The corridor fire resistance rating requirements have moved to this table with several changes. The most significant change is to residential occupancies which now is required to be a one hour rating in both sprinkled and unsprinkled buildings.
49. Section 1018.2 & Table 1018.2 – Requirements for a single exit in buildings has been moved into this section and table.
50. Section 1022.3 – Exterior exit ramps and stairways – This is a new code section that requires exterior exit ramps and stairways to be a minimum of fifty percent open on one side.
51. Section 1022.6 – Exterior ramp and stairway protection – The only change to this section is that three new exceptions have been added, exception number one, number three and number four.
52. Section 1208.1 – Minimum room widths – The minimum clear passage width in kitchens between counter fronts and appliances or walls shall be three feet.
53. Section 1209.2 – Attic access – The minimum access opening has been changed to 20” X 30” with thirty inches clear headroom required. The old requirement was 20” X 36” with twenty-four inches of clear headroom required.
54. Section 13-404.1.ABC.1 - Roof/ceiling thermal envelopes. - The roof or ceiling which functions as the building’s thermal envelope shall be insulated. Roof insulation shall not be installed on a suspended ceiling with removable ceiling panels.

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55. Section 1503.6 – Protection against decay and termites – This code section requires that all buildings with less than six inches of horizontal roof projection be provided with gutters and downspouts except gable end rakes and a roof over another roof.
56. Section 1604.3 & Table 1604.3 – This section and table are new. They set the limits of deflection and lateral drift for structural systems and members of structural systems.
57. Table 1604.5 – This table has been expanded to include additional buildings that require an importance factor of 1.15. New additions include day-care occupancies with an occupant load greater than 250, aviation control towers, air traffic control centers, emergency aircraft hangers and college buildings with an occupant load greater than five-hundred.
58. Table 1607.1 – This table has been expanded to include minimum concentrated live loads with new additions to the table for uniformly distributed live loads.
59. Section 1803.3 – Site grading – This code section requires a 5% slope away from the building.
60. Table 1804.2 – This is a new table that gives the allowable foundation pressures for certain types of soils.
61. Section 1805.1 – This is a new code section that sets the slope of the bottom of footings at 10% (1:10 ratio). When the slope of the ground surface exceeds 10% the footing must be stepped.
62. Table 1805.5(1) – Plain masonry and plain concrete foundation walls – This table has been moderately changed. Most increase in thicknesses of plain masonry walls is in the areas of high unbalanced fill.
63. Table 1805.5(2), 1805.5(3) & 1805.5(4) – These are new tables that have been added dealing with specific widths of reinforced concrete and masonry foundation walls and placement of vertical reinforcing steel within walls that have varying heights of unbalanced fill. The tables are set up for 8”, 10” and 12” walls respectively.
64. Section 1806.3 – Retaining wall hydrostatic pressures are to be considered to be equal to the height of the wall when no relief is provided.
65. Section 1812.2 – Lateral dimensions and height of pier foundations – This is a new code section that sets the minimum dimension of isolated piers used as foundations at 2 feet and the maximum height at 12 times the least horizontal dimension.
66. Section 2109.5.6.1 & Table 2109.5.6.1 – This is a new section and table that establishes the minimum thickness of foundation walls. The table has limitations of use which are spelled out in the written section.
67. Section 2303.2.1 - Labeling of fire retardant treated wood – This section identifies several new requirements not previously listed for fire retardant treated lumber and wood structural panels. Both wood and wood structural panels shall be labeled with the items listed in this section.
68. Section 2303.4.1 – Truss design drawings – Truss construction documents shall be prepared by a registered design professional and submitted to the building official prior to installation. There are 18 items listed in this code section that are required to be on the documents and submitted. Truss shop drawings shall be provided with the shipment of trusses delivered to the job site.

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69. Section 2406.3(2) – Glazing in sliding and bi-fold closet doors have been added to this section and are required to be safety glazing.
70. Section 2406.3(10) - This code section requires glass at stairs, ramps or landings that is less than thirty-six inches horizontally and less than sixty inches above the adjacent walking surface to be safety glass.
71. Section 2406.3(11) - When glass is within sixty inches horizontally of a bottom tread of a stair and within sixty inches vertically of the nosing of a stair tread it is required to be safety glass.
72. Sections 3105.1.1.1 & .2 – Awnings and canopies - These are new code sections that regulate fabric awnings and fabric covered frames. These structures are limited in their minimum height from grade and the amount of overhang in relation to curb lines.
73. Sections 3105.4.2.1 & .2 – These code sections identify wind design criteria for certain types of awnings and canopies.
74. This document is to be considered a fluid document and not all inclusive. Changes and/or deletions may occur during regular review cycles of the Florida Building Commission. If you have additional questions regarding other code sections, please submit them to any of our local building inspection offices for review by the Big Bend Chapter Code Coordination Committee.

SIGNIFICANT ISSUES CHANGED/ADDED BY THE '05 SUPPLEMENT

75. Section 424.2.17.1.9 - The requirement for either hardwired or plug and cord connections for alarms on doors and windows protecting residential pools has been deleted by the 2005 supplement.
76. Section 1403.9 - Where wood framed or other types of drained assemblies are constructed above mass wall assemblies, flashing or other approved drainage system shall be installed.
77. Section 1404.2.1 – This code section is new and requires a bond break between the cement plaster and the water resistive barrier required by section 1404.2. This section also provides three different methods to achieve the bond break.
78. Reference Standard – Minimum Design Loads for Buildings and Other Structures - The referenced standard for wind load design has changed from ASCE 7-98 to ASCE 7-02.