Fire

Proposed Code Modifications

This document created by the Florida Department of Community Affairs - 850-487-1824

TAC: Fire

Sub Code: Building

Total Mods for Fire: 10

F3853

Date Submitted	3/24/2010	**Section**	916	**Proponent**	Steven Bassett
Chapter	9	**Affects HVHZ**	No	**Attachments**	Yes

TAC Recommendation Approved as Modified
Commission Action Pending Review

Related Modifications

Summary of Modification

Changes to Carbon Monoxide Protection

Rationale

It is the work of the Carbon Monoxide work group to clairify the language.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

Clairifies language to make it easier to enforce.

Impact to building and property owners relative to cost of compliance with code

Will reduce cost to owners

Impact to industry relative to the cost of compliance with code

Make it easier since it is more understandable

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

It will improve the health, safety and welfare of the public.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

It will strengthen the code because it will be more understandable

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

It opens the code to more products.

Does not degrade the effectiveness of the code

It improves the effectiveness of the code by making it easier to enforce

~~Addition. An extension or increase in floor area, number of stories or height of a building or structure.~~

916 Carbon monoxide protection

916.1 Carbon monoxide protection. Every separate building or an addition to an existing building for which a permit for new construction is issued and having a fossil-fuel-burning heater or appliance, a fireplace, ~~or~~ an attached garage, or other feature, fixture, or element that emits carbon monoxide as a byproduct of combustion shall have an operational carbon monoxide alarm installed within 10 feet of each room used for sleeping purposes in the new building or addition, or at such other locations as required by this Code..

916.1.1 Carbon monoxide alarm ~~Power Source.~~ ~~In new construction, alarms shall breceive their primary power from the building wiring when such wiring is served from the local power utility. Such alarms shall have battery back up.~~ The requirements of Section 916.1 shall be satisfied by providing for one of the following alarm installation:

(1) A hard-wired carbon monoxide alarm.

(2) A battery-powered carbon monoxide alarm.

(3) A hard-wired combination carbon monoxide and smoke alarm.

(4) A battery-powered combination carbon monoxide and smoke alarm.

916.1.2 Combination alarms. Combination smoke/carbon monoxide alarms shall be listed and ~~or~~ labeled by a Nationally Recognized Testing Laboratory.

Exceptions:

(1) An approved operational carbon monoxide detector shall be installed inside or directly outside of each room or area within a hospital, inpatient hospice facility or nursing home facility licensed by the Agency for Health Care Administration, or a new state correctional institution where a fossil-fuel burning heater, engine, or appliance is located. The carbon monoxide detector shall be connected to the fire-alarm system of the hospital, inpatient hospice facility, or nursing home facility as a supervisory signal.

(2) This section shall not apply to existing buildings that are undergoing alterations or repair unless the alteration is an addition as defined in Section 916.1.3.

916.1.3 Addition shall mean an extension or increase in floor area, number of stories or height of a building or structure.

2nd Comment Period 09/03/2010 - 10/18/2010

F3853-G2

Proponent Thomas Allen **Submitted** 10/18/2010 **Attachments** No

Comment:

Support Mod 3853 Carbon Monoxide Detectors as Modified (the Electrical TAC modified the proposal and the Fire TAC and Mechanical TAC agreed on one modification, the BOAF representatives at the TAC meetings helped craft the modification)

1st Comment Period History 04/15/2010 - 06/01/2010

F3853-G1

Proponent Jack Glenn **Submitted** 6/1/2010 **Attachments** No

Comment:

This change may conflict with the provisions of HB-663 if signed by the Governor.

916.1 Carbon monoxide protection. Every separate building or an addition to an existing building ~~for which a permit for new construction is issued~~ having a fossil-fuel-burning heater or appliance, a fireplace or an attached garage, or other feature, fixture, or element that emits carbon monoxide as a product as a byproduct of combustion shall have an operational carbon monoxide alarm installed within 10 feet (3048 mm) of each room used for sleeping purposes in the new building or addition, or at such other location as required by the Florida Building Code. The requirements for this subsection may be satisfied with a battery-powered carbon monoxide alarm or a battery-powered carbon monoxide and smoke alarm. This subsection does not apply to existing buildings that are undergoing alterations or repairs unless the alteration is an addition as defined in Section 202 Defination.

Addition. An extension or increase in floor area, number of stories or height of a building or structure.

916 Carbon monoxide protection

916.1 Carbon monoxide protection. Every separate building or an addition to an existing building for which a permit for new construction is issued and having a fossil-fuel-burning heater or appliance, a fireplace, ~~or~~ an attached garage, or other feature, fixture, or element that emits carbon monoxide as a byproduct of combustion shall have an operational carbon monoxide alarm installed within 10 feet of each room used for sleeping purposes in the new building or addition, or at such other locations as required by this Code..

916.1.1 Carbon monoxide alarm ~~Power Source.~~ ~~In new construction, alarms shall breceive their primary power from the building wiring when such wiring is served from the local power utility. Such alarms shall have battery back up.~~ The requirements of Section 916.1 shall be satisfied by providing for one of the following alarm installation:

(1) A hard-wired carbon monoxide alarm.

(2) A battery-powered carbon monoxide alarm.

(3) A hard-wired combination carbon monoxide and smoke alarm.

(4) A battery-powered combination carbon monoxide and smoke alarm.

916.1.2 Combination alarms. Combination smoke/carbon monoxide alarms shall be listed or labeled by a Nationally Recognized Testing Laboratory.

Exceptions:

(1) An approved operational carbon monoxide detector shall be installed inside or directly outside of each room or area within a hospital, inpatient hospice facility or nursing home facility licensed by the Agency for Health Care Administration, or a new state correctional institution where a fossil-fuel burning heater, engine, or appliance is located. The carbon monoxide detector shall be connected to the fire-alarm system of the hospital, inpatient hospice facility, or nursing home facility as a supervisory signal.

(2) This section shall not apply to existing buildings that are undergoing alterations or repair unless the alteration is an addition as defined in this Code.

F3995

Date Submitted	3/27/2010	**Section**	1011.1	**Proponent**	J Glenn-BASF
Chapter	10	**Affects HVHZ**	No	**Attachments**	Yes

TAC Recommendation Approved as Modified
Commission Action Pending Review

Related Modifications

Summary of Modification

Adopts the exit sign requirements of the base code (IBC).

Rationale

Base code (IBC) provides same or better level of protection.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

No impact on local enforcement.

Impact to building and property owners relative to cost of compliance with code

None

Impact to industry relative to the cost of compliance with code

None

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

No change

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Bring code in-line with nationally accepted practice

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

Does not discriminatre against anything.

Does not degrade the effectiveness of the code

Does not degrade the code.

1011. Exit Signs. ~~See Section 1006.3.~~

1011.1 Where required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

~~**1011.1 Where required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.**~~

Exceptions:

1. Exit signs are not required in rooms or areas that require only one exit or exit access.

2. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.

3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.

4. Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3.

5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in

the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

Alternate Language

2nd Comment Period 09/03/2010 - 10/18/2010

F3995-A1

Proponent Jon Hamrick **Submitted** 9/20/2010 **Attachments** Yes

Rationale

Rooms can have more than one door that can look like an exit door. It such cases, not properly identifying the exit door can lead to confusion as to which door to exit through in an emergency situation.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

Rely on proponents statement

Impact to building and property owners relative to cost of compliance with code

Rely on proponents statement

Impact to industry relative to the cost of compliance with code

Rely on proponents statement

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

Rely on proponents statement

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Rely on proponents statement

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

Rely on proponents statement

Does not degrade the effectiveness of the code

Rely on proponents statement

1011. Exit Signs. ~~See Section 1006.3.~~

1011.1 Where required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the

exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

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Exceptions:

1. Exit signs are not required in rooms or areas that require only one exit or exit access.

2. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.

3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.

4. Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3.

5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in

the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

The first exception should be modified to read:

Exit signs are not required in rooms or areas that require only one exit or exit access and the exit or exit access is obviously and clearly identifiable.

Sub Code: Residential

F4123

Date Submitted	3/30/2010	**Section**	311.7.9.1	**Proponent**	J Glenn-BASF
Chapter	3	**Affects HVHZ**	No	**Attachments**	No

TAC Recommendation Approved as Submitted
Commission Action Pending Review

Related Modifications

Summary of Modification

Retain base code (IRC) language

Rationale

The base code change provides more specific direction and restores the Florida Code to the nationally accepted practice.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

No impact on local enforcement.

Impact to building and property owners relative to cost of compliance with code

None

Impact to industry relative to the cost of compliance with code

None

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

No change

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The base code change provides more specific direction and restores the Florida Code to the nationally accepted practice.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

Does not discriminate against anything.

Does not degrade the effectiveness of the code

Does not degrade the code.

~~**R311.7.9.1 Spiral stairways**. Spiral stairways are permitted, provided the minimum width shall be 26 inches (660 mm) with each tread having a 7½ inches (190 mm) minimum tread depth at 12 inches from the narrower edge. All treads shall be identical, and the rise shall be no more than 9½ inches (241 mm). A minimum headroom of 6 feet 6 inches (1982 mm) shall be provided. Handrails shall be provided on one side.~~

R311.7.9.1 Spiral stairways. Spiral stairways are permitted, provided the minimum clear width at and below the handrail shall be 26 inches (660 mm) with each tread having a $7^1/_2$-inch (190 mm) minimum tread depth at 12 inches (914 mm) from the narrower edge. All treads shall be identical, and the rise shall be no more than $9^1/_2$ inches (241 mm). A minimum headroom of 6 feet 6 inches (1982 mm) shall be provided.

F4087

Date Submitted	3/30/2010	**Section**	R302.2	**Proponent**	jeffrey collins
Chapter	3	**Affects HVHZ**	No	**Attachments**	Yes

TAC Recommendation Approved as Submitted
Commission Action Pending Review

Related Modifications

Mods 4088, 4089, 4090, 4119, 4142, 4420, 4445, 4446, 4138

Summary of Modification

The 2009 IRC assumes all townhomes are sprinklered. However, in cases where fire sprinklers are removed from the text the townhome common wall must be upgraded back to the 2 hr requirement (R317.2 - 2006 IRC).

Rationale

The 2009 IRC assumes all townhomes are sprinklered. However, in cases where fire sprinklers are removed from the text the townhome common wall must be upgraded back to the 2 hr requirement (R317.2 - 2006 IRC).

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

Without the change, townhome fire seperations are less than previous editions of the IRC. The 2009 IRC assumes all 1 & 2 family dwellings are sprinklered. With sprinklers removed,then the text must revert back to previous editions where sprinklers were not mandated.

Impact to building and property owners relative to cost of compliance with code

This change gives one of two options that building and property owners can decide which is more economical and benefitial to their tenents, buyers and families.

Impact to industry relative to the cost of compliance with code

Minimal.

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

Safe townhomes have been proven with 2-hr fire seperations. The safest to the family, the adjacent townhomes, and to the responding fire department are townhomes with 1-hr seperations with residential fire sprinklers.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

This change improves the code by giving the developer an option.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

No, options are given.

Does not degrade the effectiveness of the code

No

Alternate Language

2nd Comment Period 09/03/2010 - 10/18/2010

F4087-A1

Proponent Joseph Belcher **Submitted** 10/14/2010 **Attachments** Yes

Rationale

In addition to other issues, I maintain there are serious conflicts with the changes to this section and Florida Statutory requirements. Please see uploaded File.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

None. Existing requirments are maintained.

Impact to building and property owners relative to cost of compliance with code

None. Existing requirments are maintained.

Impact to industry relative to the cost of compliance with code

None. Existing requirments are maintained.

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

The modification improves the health, safety, and welfare of the general public by maintaining the higer fire protection standards contained in Florida Statute by retaining the language of the code existing FBCR related to fire protection in townhouse construction.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The proposed changes improve the code by maintaining the higer fire protection standards contained in Florida Statute by retaining the language of the existing FBCR related to fire protection in townhouse construction.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

Does not discriminate.

Does not degrade the effectiveness of the code

The modifications proposed here make the code provisions consistent with Florida Statute and maintain a higher degree of fire protection.

R302.2 Townhouses. Each *townhouse* shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

Exceptions:

1. A common ~~1~~ 2-hour fire-resistance-rated wall assembly tested in accordance with ASTME 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

2. A common 1-hour fire-resistance-rated wall assembly tested in accordance with ASTME 119 or UL 263 is permitted for townhouses if all dwelling units on both side of the common wall have automatic fire sprinkler systems installed according to Section P2904.

R302.2 Townhouses. Each *townhouse* shall be considered a separate building and shall be separated by fire-resistance- rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

Exception: A common ~~1 hour~~ 2-hour fire-resistance-rated wall assembly tested in accordance with ASTME 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall, unless such materials and methods of penetration comply with Section R302.4.The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapter ~~s~~ 34 ~~through 43~~. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

Background. The proposal initially received a No Affirmative Recommendation (NAR) vote from the Fire TAC. However, the proposal was later brought back for reconsideration because an NAR vote would result adoption of the base code and a reduction in the current provisions to a single one-hour fire resistant rated separation wall. The base code does not contain the Exception since the base code requires all residential dwellings to be provided with fire sprinklers. Due to alleged irregularities in the manner in which the requirements to sprinkler all residences were placed in the base code, the Florida Legislature removed the authority of the Commission and local jurisdictions to adopt the provisions. A NAR vote would result in the base code fire separation reduction without the sprinkler system; an egregious reduction in built in passive fire protection. An amendment to eliminate the proposed Exception with 10 members present fell short of the 75% majority required for approval. The existing language related to the rated separation for townhouse construction should be retained for the following reasons.

1. The proposal retains what is currently in the code for the separation of townhouse construction. This modification is requested to allow the code to remain essentially in compliance with the statutory definition of townhouse. [Ch. 481.203(7) F.S.] A modification was submitted to the Structural TAC to accomplish this. The Commission Legal Counsel in response to a question opined essentially that since the definition is contained in the statute regulating architecture, the provision applies solely to architects designing townhouse projects. Such an application would create separate standards for architects versus others that may design a townhouse. It would require an architect designing a townhouse to provide two one-hour or one two-hour fire resistant rated walls for separation. Where a single wall is used, the design would have to be such that each unit would maintain its structural integrity independent of the unit on the other side of the wall. Others designing a townhouse would not be bound by these restrictions and may provide a single one-hour fire resistant rated wall and a life safety fire sprinkler system. I While I do not dispute that the law may be interpreted in such a manner, I do not believe it was the intent of the legislature to establish differing or more stringent, standards for architects designing townhouses. Approval of the proposed language will bring the code in conformance with Florida Statute.

2. In addition to the rating of the fire separation, the townhouse definition contained in Florida Statute states: “Each dwelling unit sharing such wall shall be designed and constructed to maintain its structural integrity independent of the unit on the opposite side of the wall.” [Ch. 481.203(7) F.S.] The base code does not contain such a provision. Again, the architect is faced with a different set of criteria than any other party designing a townhouse. Approval of this proposal would allow the code to remain in compliance with Florida Statute.

3. The proponent of this Public Comment submitted an amendment to the original modification to the Structural TAC. The amendment sought to bring the section into strict compliance with

the statutory definition of townhouse. It was pointed out by the TAC that effective methods that have proven successful over time would be deleted by the amendment. This proposal retains those items of the base code such as non-combustible materials, fire-retardant treated wood, or 5/8 Type X gypsum board at the juncture of the roof and the separation wall(s) in lieu of parapets.

4. The current provisions have been in statute and the code for many years and no problems with the existing system have been demonstrated. NFPA fire reports do not differentiate between apartments, condominiums, and townhouses. It is not possible to determine what, if any, fire problem exists.

5. Historically, the primary purpose of fire resistant construction is property protection with a secondary benefit being life safety. The type of sprinkler system proposed as a substitute for separate and independent one-hour walls or a single two-hour wall is intended to enhance life safety by controlling a fire and providing time for occupants to evacuate. The two systems have entirely divergent purposes and one should not be use to “barter” the other away. Further, the sprinkler system referenced to grant the reduction is not a proven system. The system was developed as a compromise and does not even meet the minimal standards of an NFPA 13 system. Such systems should not be considered equivalent to full NFPA 13 systems and should not be used to reduce any other requirements of the code.

Ch. 481.203(7), F.S. "Townhouse" is a single-family dwelling unit not exceeding three stories in height which is constructed in a series or group of attached units with property lines separating such units. Each townhouse shall be considered a separate building and shall be separated from adjoining townhouses by the use of separate exterior walls meeting the requirements for zero clearance from property lines as required by the type of construction and fire protection requirements; or shall be separated by a party wall; or may be separated by a single wall meeting the following requirements:

(a) Such wall shall provide not less than 2 hours of fire resistance. Plumbing, piping, ducts, or electrical or other building services shall not be installed within or through the 2-hour wall unless such materials and methods of penetration have been tested in accordance with the Standard Building Code.

(b) Such wall shall extend from the foundation to the underside of the roof sheathing, and the underside of the roof shall have at least 1 hour of fire resistance for a width not less than 4 feet on each side of the wall.

(c) Each dwelling unit sharing such wall shall be designed and constructed to maintain its structural integrity independent of the unit on the opposite side of the wall.

Sub Code: Building

Date Submitted	3/20/2010	**Section**	602.2 & 602.3	**Proponent**	Michael Wolfe
Chapter	6	**Affects HVHZ**	No	**Attachments**	No

TAC Recommendation No Affirmative Recommendation with a Second
Commission Action Pending Review

Related Modifications

Chapter 7 - Fire Resistance Rated Construction
section 703.4, Mod 3656

Summary of Modification

The FBC conflicts with the Florida Fire Prevetion and Life Safety Code (FFPC) because it does not include "limited-combustible" materials. The FBC must be modified to comform with the FFPC

Rationale

Per chapter 633.0215(2), Fla. St., Florida has adopted the NFPA 1 and NFPA 101 (including NFPA 220) as the FFPC. Per chapter 553.73, Fla. St., the FBC may not adopt a Fire Prevention and Life Safety code.
Sections 602.2 and 602.3, FBC, conflicts with section 7.2.3.1 and 7.2.4.1, FFPC (NFPA 220) because the FBC does not include "limited-combustible" materials.
The FBC must be modified to include these materials as a Florida-specific code.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

There is no impact to code enforcement

Impact to building and property owners relative to cost of compliance with code

The modification is positive for building and property owners because it will lead to the development of new technology and innovative materials that will lower the cost of construction.

Impact to industry relative to the cost of compliance with code

There is no cost impact to the industry because the modification does not impose any limits or restrictions on conventional building materials.

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

The modification will lead to the development and new technology and innovative materials that are stronger and safer; that are non-combustible; that improve energy efficiency and that create a healthier indoor environment.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The modification strengthens the code because it will lead to the development of new technology and innovative materials that are stronger, safer, healthier and more energy efficient that the products, methods, or systems of construction currently used for building construction.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

The proposed modification does not discriminate because it will simply lead to the development of new technology and innovative materials that are not widely available or well known in the current marketplace.

Does not degrade the effectiveness of the code

The modification improves the code because it conforms the FBC with the Florida Fire Prevention Code. The modification simply corrects a conflict bewteen these two codes.

2nd Comment Period 09/03/2010 - 10/18/2010

Proponent Michael Wolfe **Submitted** 9/19/2010 **Attachments** No

F3655-G3

Comment:

At the August 10, 2010 meeting of the Fire TAC, the committee voted against an affirmative recommendation for this amendment. As grounds, the committee found that there is "no Florida specific need" for this code modification. The committee has overlooked and misapprehended the fact that Section 553.73(c), Florida Statutes, prohibits the Florida Building Commission from adopting its own fire codes. The FBC, as currently written, has been interpreted to exclude the use of limited-combustible materials that are otherwise approved under the Florida Fire Prevention Code.

Because Florida's fire code is the NFPA 101 / 220 and not the ICC code, there is a FLORIDA SPECIFIC NEED to clarify the proper authority for fire and life-safety issues in Florida. The potential for the mis-application of the FBC and the mis-interpretation of the FFPC will be corrected with the proposed amendment.

1st Comment Period History 04/15/2010 - 06/01/2010

Proponent Joe Nebbia **Submitted** 5/25/2010 **Attachments** No

F3655-G1

Comment:

The proposal significantly undermines the safety of Type I and Type II buildings by further eroding the noncombustible construction requirements. Section 603 already contains numerous exceptions to noncombustible construction requirements. The proponent does not provide any technical reason or justification - the only justification provided is a perceived conflict with NFPA 1 and NFPA 101, taken out of context.

1st Comment Period History 04/15/2010 - 06/01/2010

F3655-G2

Proponent Michael Wolfe **Submitted** 5/26/2010 **Attachments** No

Comment:

Section 3.3.160.2 of the FFPC provides the technical basis for this modification, i.e. - materials producing ~ 3500 btu's lb. Examples of limited-combustible materials include paper-faced gypsum board, roof insulation board, rock wool batting w/ paper enclosure and cement-fiber board. These types of materials do not erode the safety of noncombustible construction because they do not produce enough heat to sustain combustion. Read the definition of "combustible". The justification for this modification is stated under the Requirements section of the proposed modification.

The following language is proposed for this amendment:

"**602.2 Types I and II.** Types I and II construction are those types of construction in which the building elements listed in table 601 are of noncombustible **or limited-combustible** materials, except as permitted in Section 603 and elsewhere in this code."

"**602.3 Type III**. Type III construction is that type of construction in which the exterior walls are of noncombustible **or limited-combustible** materials and the interior building elements are of any material permitted by this code. Fire-retardant-treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less"

Date Submitted	2/23/2010	**Section**	603	**Proponent**	Wenyi Zhang
Chapter	6	**Affects HVHZ**	No	**Attachments**	Yes

TAC Recommendation No Affirmative Recommendation with a Second
Commission Action Pending Review

Related Modifications

Summary of Modification

The purpose of this code change is to add materials, as defined in Florida Fire Prevention Code (FFPC) (NFPA-1/101), limited-combustible material, which includes gypsum wall board, to be used in Type II Non-combustible Building.

Rationale

IBC 2009 603.1-25 allows fire-retardant-treated wood to be used in type I and II non-combustible construction. Fire-retardant-treated wood has a potential heat value of 7050 BTU/lb per NFPA 5000, section 7.2.3.2.9.2.
The proposed revision would allow materials have potential heat value less than 3500 BTU/lb, about half of the potential heat value of fire-retardant-treated wood, to be used in Type II constructions.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

There is no impact to local entity relative to the enforcement of code

Impact to building and property owners relative to cost of compliance with code

There is no impact to building and preperty owners relative to the cost of the compliance with code.

Impact to industry relative to the cost of compliance with code

There is no impact to industry relative to the cost of compliance with code

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

Materials meeting the criteria of FFPC as limited combustible material are commonly composite mateial, very hard to burn and sustain the loading capacity longer than many non-combustible material defined by ASTM E -136.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The proposed modification would resolve the conflict between FFPC and FBC regarding the application of limited combustible material.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

The proposed modification doesn't discriminate against materials, products, methods or systems of construction of demonstrated capabilities.

Does not degrade the effectiveness of the code

The proposed code change will enhance the effectiveness of the code and provide better overall fire protection of the building.

Alternate Language

2nd Comment Period 09/03/2010 - 10/18/2010

F3435-A3

Proponent	Wenyi Zhang	**Submitted**	10/11/2010	**Attachments**	Yes

Rationale

IBC 2009 603.1-25 allows fire-retardant-treated wood to be used in type I and II non-combustible construction.
Fire-retardant-treated wood has a potential heat value of 7050 BTU/lb per NFPA 5000, section 7.2.3.2.9.2. Limited combustible materials have potential heat value less than 3500 BTU/lb, about half of the potential heat value of fire-retardant-treated wood. Limited combustible material shall be allowed to be used in Type I and Type II constructions with similar limitations.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

There is no impact to local entity relative to the enforcement of the code.

Impact to building and property owners relative to cost of compliance with code

There is no impact to building owners and property oweners relative to the cost of compliance with the code. Under some conditions, this may actually reduce the cost of construction.

Impact to industry relative to the cost of compliance with code

There is no impact to industry relative to the cost of compliance with the code.

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

Materials meeting the criteria of FFPC as limited combustible material are commonly composite material, very hard to burn and sustain the loading capacity longer than many non-combustible material defined by ASTM E 136.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The proposed modification would resolve the perceived conflict between FFPC and FBC regarding the application of limited combustible material.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

The proposed modification doesn't discriminate against materials, products, methods or systems of construction of demonstrated capabilities.

Does not degrade the effectiveness of the code

The proposed code change will enhance the effectiveness of the code and provide equivalent fire protection of the building.

SECTION 603 COMBUSTIBLE MATERIAL IN TYPE I AND II CONSTRUCTION

603.1 Allowable materials:

1. Thermal and acoustical insulation, other than foam plastics, having a flame spread index of not more than 25.

.

.

25. Fire-retardant-treated wood shall be permitted in:

25.1. Nonbearing partitions where the required fire-resistance rating is 2 hours or less.
25.2. Nonbearing exterior walls where no fire rating is required.
25.3. Roof construction, including girders, trusses, framing and decking.

Exception: In buildings of Type IA construction exceeding two stories above grade plane, fire-retardant-treated wood is not permitted in roof construction when the vertical distance from the upper floor to the roof is less than 20 feet (6096 mm).

26. Materials defined by Florida Fire Prevention Code (FFPC) (NFPA-1/ 101 2006) 3.3.150.2 shall be allowed in Type II Non-Combustible Buildings.

Add new definition to chapter 2.

Limited-Combustible Material: Refers to a building construction material not complying with the definition of noncombustible that in the form in which it is used, has a potential heat value not exceeding 3500 btu/lb (8141 kl/kg), where tested in accordance with NFPA 259, *Standard Test Method for Potential Heat of Building Material*, and includes either of the following: (1) materials having a structural base of noncombustible material, with a surfacing not exceeding a thickness of 1/8 inch (3.2 mm) that has a flame spread index not greater than 50; (2) materials in form and thickness used, having neither a flame spread index greater than 25 nor evidence of continued progressive combustion, and such composition that surface that would be exposed by cutting through the material on any plane would have neither a flame spread index greater than 25 nor evidence of continued progressive combustion.

Amend Section 603.1 by the addition of the following:

603.1 Allowable materials. Combustible materials shall be

permitted in buildings of Type I or II construction in the following

applications and in accordance with Sections 603.1.1

through 603.1.3:

1 . . . . 25 no change.

26. Limited-combustible material shall be permitted where all of the following are met:

26.1. Maximum allowable area shall not exceed 12,000 square feet and;

26.2. Maximum of 2 stories and;

26.3. Nonbearing partitions where the required fire-resistance rating is 1 hour or less.

26.4. Nonbearing exterior walls where no fire rating is required.

26.5. Roof sheathing and floor sheathing construction where no fire rating is required.

Date Submitted	3/20/2010	**Section**	703.4	**Proponent**	Michael Wolfe
Chapter	7	**Affects HVHZ**	No	**Attachments**	No

TAC Recommendation No Affirmative Recommendation with a Second
Commission Action Pending Review

Related Modifications

3655

Summary of Modification

The FBC conflicts with the Florida Fire Prevetion and Life Safety Code (FFPC) because it does not include "limited-combustible" materials. The FBC must be modified to comform with the FFPC

Rationale

Per chapter 633.0215(2), Fla. St., Florida has adopted the NFPA 1 and NFPA 101 (including NFPA 220) as the FFPC. Per chapter 553.73, Fla. St., the FBC may not adopt a Fire Prevention and Life Safety code.
Sections 703.4, FBC, conflicts with section 3.3.160.2, FFPC (NFPA 101) because the FBC does not include a test method for limited-combustible materials..
The FBC must be modified to include the NFPA 259 test method as a Florida-specific code..

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

There is no impact to code enforcement

Impact to building and property owners relative to cost of compliance with code

There is no cost impact to building and propoerty owners.

Impact to industry relative to the cost of compliance with code

There is no cost impact to industry, other than the normal testing costs associated with gaining material approvals.

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

The modification will lead to the development and new technology and innovative materials that are stronger and safer; that are non-combustible; that improve energy efficiency and that create a healthier indoor environment.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The modification strengthens the code because it will lead to the development of new technology and innovative materials that are stronger, safer, healthier and more energy efficient that the products, methods, or systems of construction currently used for building construction.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

The proposed modification does not discriminate because it will simply lead to the development of new technology and innovative materials that are not widely available or well known in the current marketplace.

Does not degrade the effectiveness of the code

The modification improves the code because it conforms the FBC with the Florida Fire Prevention Code. The modification simple corrects a conflict bewteen these two codes.

2nd Comment Period 09/03/2010 - 10/18/2010

Proponent Michael Wolfe **Submitted** 9/19/2010 **Attachments** No

F3656-G1

Comment:

At the August 10, 2010 meeting of the Fire TAC, the committee voted against an affirmative recommendation for this amendment. As grounds, the committee found that there is "no Florida specific need" for this code modification. The committee has overlooked and misapprehended the fact that Section 553.73(c), Florida Statutes, prohibits the Florida Building Commission from adopting its own fire codes. The FBC, as currently written, has been interpreted to exclude the use of limited-combustible materials that are otherwise approved under the Florida Fire Prevention Code.

Because Florida's fire code is the NFPA 101 / 220 and not the ICC code, there is a FLORIDA SPECIFIC NEED to clarify the proper authority for fire and life-safety issues in Florida. The potential for the mis-application of the FBC and the mis-interpretation of the FFPC will be corrected with the proposed amendment.

The following language is proposed for this amendment:

ADD -

"**703.4.3 Limited-combustible materials.** Materials required to be limited-combustible materials shall be tested in accordance with NFPA 259."

Date Submitted	3/15/2010	**Section**	Section 1008	**Proponent**	Kevin Crowley
Chapter	10	**Affects HVHZ**	No	**Attachments**	Yes

TAC Recommendation No Affirmative Recommendation with a Second
Commission Action Pending Review

Related Modifications

3662

Summary of Modification

Exempts lawn storage buildings and storage sheds not exceeding 400 square feet from minimum and maximum height and width requirements.

Rationale

This exception conforms the historic regulation of sheds to the code and recognizes that door height and width standards should be commensurate with the use of sheds.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

None

Impact to building and property owners relative to cost of compliance with code

None

Impact to industry relative to the cost of compliance with code

None

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

The exception recognizes the practical use of sheds for storing lawn maintenance equipment and similar uses. The use of sheds provides the general public with an affordable product that is safe and convenient.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The exception brings the code in line with the long-standing interpretation of how the sheds should be regulated in terms of door heights and widths.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

The exception does not change materials, products, methods, or systems of construction.

Does not degrade the effectiveness of the code

The exception brings the code in line with actual regulatory practice.

Alternate Language

2nd Comment Period 09/03/2010 - 10/18/2010

F3598-A4

Proponent Kevin Crowley **Submitted** 10/18/2010 **Attachments** Yes

Rationale

This alternate language limits the exemption to residential sheds.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

None

Impact to building and property owners relative to cost of compliance with code

None

Impact to industry relative to the cost of compliance with code

None

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

This exception recognizes the practical use of sheds for storing lawn maintenance equipment and similar uses. The use of sheds provides the general public with an affordable product that is safe and convenient.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The exception brings the code in line with the long-standing interpretation of how the sheds should be regulated in terms of door heights and widths.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

The exception does not change materials, products, methods, or systems of construction.

Does not degrade the effectiveness of the code

The exception brings the code in line with actual regulatory practice.

2nd Comment Period 09/03/2010 - 10/18/2010

F3598-G2

Proponent Kevin Crowley **Submitted** 10/18/2010 **Attachments** No

Comment:

The purpose of this code modification is to clearly exempt RESIDENTIAL non-habitable, non-commercial buildings from an 80 inch door height requirement.

For over 35 years, neither state nor local governments have imposed a minimum door height requirement for non-habitable lawn storage sheds. The historic standard has been a 72 inch door for residential lawn storage buildings. Only in recent months has the code been interpreted to require an 80 inch door for residential sheds. Imposing an 80 inch door height requirement on residential sheds would serve no public purpose and would have significant adverse consequences for the consumer and for the residential shed industry.

To impose an 80 inch door standard is to require that the height of the shed itself be raised to accommodate the larger door. Raising the height of a shed by 8 inches raises the total height of most models to 10 feet, 8 inches. This in turn creates further problems.

The legal DOT height allowed on a delivery trailer is 13 feet, 6 inches. With a special permit from DOT, the truck can haul up to 14 feet, 6 inches. Raising the height of the storage shed by 8 inches exceeds the 14 feet, 6 inch DOT maximum.

1st Comment Period History 04/15/2010 - 06/01/2010

F3598-G1

Proponent Jack Glenn **Submitted** 6/1/2010 **Attachments** No

Comment:

While this may have value there is no criteria that shows the change meets the requirement of item "G" of the standing motion.

Section 1008.1.1 Size of doors, revise text to read as follows:

1008.1.1 Size of doors. Revise to reserve exception 7 and 8 and add exception 9.

Exceptions:

1 – 6 No change.

7. Reserved.

8. Reserved.

9. The minimum and maximum door heights and widths shall not apply to lawn storage buildings and storage sheds not exceeding 400 square feet.

Text of Modification

Section 1008.1.1 Size of doors, revise text to read as follows:

1008.1.1 Size of doors. Revise to reserve exception 7 and 8 and add exception 9.

Exceptions:

1 – 6 No change.

7. Reserved.

8. Reserved.

9. For structures associated with one and two family dwellings, the minimum and maximum door heights and widths shall not apply to lawn storage buildings and storage sheds not exceeding 400 square feet.

Date Submitted	4/2/2010	**Section**	New appendix	**Proponent**	Doug Harvey
Chapter	2711	**Affects HVHZ**	No	**Attachments**	Yes

TAC Recommendation No Affirmative Recommendation with a Second
Commission Action Pending Review

Related Modifications

Add code reference to chapter 35 including the edition date.

Summary of Modification

Add a new Appendix “XX” (Designation to be assigned)

Rationale

Please see support document for rationale.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

This proposed change does not impact local enforcement, it merely provides an alternate path for design that adhere to the Florida Building Code

Impact to building and property owners relative to cost of compliance with code

No fiscal impact to the building owner is anticipated

Impact to industry relative to the cost of compliance with code

No fiscal impact to the industry is anticipated

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

This proposed change protects the health, safety and welfare by allowing the code compliant use of “green” ideas and technologies

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

This proposed change improves the code for design consistency

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

This proposed code change does not discriminate

Does not degrade the effectiveness of the code

This proposed change does not degrade the effectiveness of the code.

2nd Comment Period 09/03/2010 - 10/18/2010

F4391-G3

Proponent Arlene Stewart **Submitted** 10/18/2010 **Attachments** No

Comment:

TAC action should be reconsidered. Reason for disapproval was that the code was not yet final. However, the IGCC is available at http://www.iccsafe.org/cs/IGCC/Pages/default.aspx?r=IGCC. It is listed as the public version and not listed as a draft.

2nd Comment Period 09/03/2010 - 10/18/2010

F4391-G4

Proponent Thomas Allen **Submitted** 10/18/2010 **Attachments** No

Comment:

Support: IGCC to be included in the Florida Building Code in an appendix.
An appendix is adopted locally
This would provide an easily adopted green code that is designed to work with the building code

1st Comment Period History 04/15/2010 - 06/01/2010

F4391-G1

Proponent Doug Harvey **Submitted** 6/1/2010 **Attachments** No

Comment:

BOAF has suggested the International Green Construction Code (IGCC) be included as an adoptable appendix. While many ideas for “green” and green construction are present in the marketplace today, no other document has been through the process the IgCC has. This document has been compared to the base codes for Building, Mechanical, Plumbing, Fuel Gas and Energy. The code has been scrutinized so as to prevent conflicts between building code requirements and green/sustainable requirements. The IgCC has been evaluated and endorsed by the USGBC and ASHRAE as well through the national consensus process. Many areas are in the process of trying to adopt “green” standards for their communities. This will provide a method for jurisdictions looking to mandate greener and more sustainable requirements. In addition, this document was created in conjunction with ASHRAE, ICC and others, including public meetings, to ensure compatibility with many of the existing requirements in existence today and with a forward looking approach. While this is a relatively new document, inclusion as an adoptable appendix will offer an option that will help with code compliance, not code violation or putting different standards at odds with each other.

1st Comment Period History 04/15/2010 - 06/01/2010

F4391-G2

Proponent Jack Glenn **Submitted** 6/1/2010 **Attachments** No

Comment:

The new appendix is based on a proposed standard that is not yet approved.

APPENDIX 'XX' (Designation to be assigned)

International Green Construction Code (IGCC)

The provisions in this appendix are not mandatory unless specifically referenced in the adopting ordinance

SECTION (XX) 101

GENERAL

(XX) 101.1 Scope. The provisions of this appendix are applicable to all occupancies covered by the International Green Construction Code (IGCC).

(XX) 101.2 Intent. The intent of this appendix is to provide direction for communities having a desire to preserve natural resources, especially water, and lessen the impact of construction on the built environment. Adoption of this standard is to safeguard the environment, public health, safety and general welfare through the establishment of requirements to reduce the negative potential impacts and increase the potential positive impacts of the built environment and building occupants, by means of minimum requirements to: conservation of natural resources, materials and energy; the employment of renewable energy technologies, indoor and outdoor air quality; and building operations and maintenance.

(XX) 101.3 Requirements. The design of buildings shall be in accordance with the International Green Construction Code (IGCC).

Add the Following to Chapter 35 – references:

ICC

International Code Council, Inc.

500 New Jersey Avenue, NW

6th Floor

Washington, DC 20001

Standard Referenced: IGCC

Title: **International Green Construction Code (IGCC)**

Reference in code section number: Appendix L

Date Submitted	April 2, 2010
Mod Number	
Code Version	2010
Code Change Cycle	2010 Triennial Original Modifications 03/01/2010/-/04/02/2010
Sub-code	Building
Chapter Topic	Appendix, International Green Construction Code
Section	Appendix
Related Modification	Add code reference to chapter 35 including the edition date.
Affects HVHZ	No
Summary of modification	Add a new Appendix "XX" (Designation to be assigned)
Text of Modification	APPENDIX 'XX' (Designation to be assigned) International Green Construction Code (IGCC) The provisions in this appendix are not mandatory unless specifically referenced in the adopting ordinance SECTION (XX) 101 GENERAL (XX) 101.1 Scope. The provisions of this appendix are applicable to all occupancies covered by the International Green Construction Code (IGCC). (XX) 101.2 Intent. The intent of this appendix is to provide direction for communities having a desire to preserve natural resources, especially water, and lessen the impact of construction on the built environment. Adoption of this standard is to safeguard the environment, public health, safety and general welfare through the establishment of requirements to reduce the negative potential impacts and increase the potential positive impacts of the built environment and building occupants, by means of minimum requirements to: conservation of natural resources, materials and energy; the employment of renewable energy technologies, indoor and outdoor air quality; and building operations and maintenance. (XX) 101.3 Requirements. The design of buildings shall be in accordance with the International Green Construction Code (IGCC). Add the Following to Chapter 35 – references: ICC International Code Council, Inc.

	500 New Jersey Avenue, NW 6th Floor Washington, DC 20001 Standard Referenced: IGCC Title: International Green Construction Code (IGCC) Reference in code section number: Appendix L
Rational	1. The purpose of this proposed change is to add a new optional appendix to the FBC. 2. The proposed appendix will reference the International Green Construction Code (IGCC). This newly-developed, consensus-based standard may be used in conjunction with local code requirements specific to green buildings covered in the scope. 3. Green buildings are currently being designed and constructed nationwide using different programs guidelines, rating systems, and standards. The IGCC was developed under the direction of ICC, in conjunction with representatives from other nationally-recognized organizations with experience and expertise in this field, including ASHRAE members. In many cases, limited guidance is given as to the criteria to be used to determine if the building project meets the expectations. The IGCC provides a path using a publicly-reviewed resource for local jurisdictions to adopt and use in the administration of green residential building design.
Fiscal Impact statement	
Impact to Local Enforcement	This proposed change does not impact local enforcement, it merely provides an alternate path for design that adhere to the Florida Building Code
Impact to Building owner	No fiscal impact to the building owner is anticipated
Impact to Industry	No fiscal impact to the industry is anticipated
Requirements	
Has connection to health safety and Welfare	This proposed change protects the health, safety and welfare by allowing the code compliant use of “green” ideas and technologies
Strengths or improves Code	This proposed change improves the code for design consistency
Does not discriminate	This proposed change does not discriminate
Does not degrade effectiveness of code	This proposed change does not degrade the effectiveness of the code.

Sub Code: Residential

F3662

Date Submitted	3/21/2010	**Section**	R305	**Proponent**	Kevin Crowley
Chapter	3	**Affects HVHZ**	No	**Attachments**	Yes

TAC Recommendation No Affirmative Recommendation with a Second
Commission Action Pending Review

Related Modifications

Summary of Modification

Exempts lawn storage buildings and storage sheds not exceeding 400 square feet from ceiling height requirements.

Rationale

This exception conforms the historic regulation of sheds to the code and recognizes that ceiling height standards should be commensurate with the use of sheds.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

None

Impact to building and property owners relative to cost of compliance with code

None

Impact to industry relative to the cost of compliance with code

None

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

The exception recognizes the practical use of storing lawn maintenance equipment and similar uses. The use of sheds provides the general public with an affordable product that is safe and convenient.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The exception brings the code in line with the long-standing interpretation of how the sheds should be regulated in terms of ceiling height.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

The xception does not change materials, products, methods, or systems of construction.

Does not degrade the effectiveness of the code

The exception brings the code in line with actual regulatory practice.

Alternate Language

2nd Comment Period 09/03/2010 - 10/18/2010

F3662-A2

Proponent Kevin Crowley **Submitted** 10/18/2010 **Attachments** Yes

Rationale

This alternate language limits the exemption to residential sheds.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

None.

Impact to building and property owners relative to cost of compliance with code

None.

Impact to industry relative to the cost of compliance with code

None.

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

This exception recognizes the practical use of sheds for storing lawn maintenance equipment and similar uses. The use of sheds provides the general public with an affordable product that is safe and convenient.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The exception brings the code in line with the long-standing interpretation of how the sheds should be regulated in terms of door heights and widths.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

This exception does not change materials, products, methods or systems of construction.

Does not degrade the effectiveness of the code

This exception brings the code in line with actual regulatory practice.

2nd Comment Period 09/03/2010 - 10/18/2010

F3662-G3

Proponent Kevin Crowley **Submitted** 10/18/2010 **Attachments** No

Comment:

The purpose of this code modification is to clearly exempt RESIDENTIAL non-habitable, non-commercial buildings from an 80 inch door height requirement.

For over 35 years, neither state nor local governments have imposed a minimum door height requirement for non-habitable lawn storage sheds. The historic standard has been a 72 inch door for residential lawn storage buildings. Only in recent months has the code been interpreted to require an 80 inch door for residential sheds. Imposing an 80 inch door height requirement on residential sheds would serve no public purpose and would have significant adverse consequences for the consumer and for the residential shed industry.

To impose an 80 inch door standard is to require that the height of the shed itself be raised to accommodate the larger door. Raising the height of a shed by 8 inches raises the total height of most models to 10 feet, 8 inches. This in turn creates further problems.

The legal DOT height allowed on a delivery trailer is 13 feet, 6 inches. With a special permit from DOT, the truck can haul up to 14 feet, 6 inches. Raising the height of the storage shed by 8 inches exceeds the 14 feet, 6 inch DOT maximum.

1st Comment Period History 04/15/2010 - 06/01/2010

F3662-G1

Proponent Jack Glenn **Submitted** 5/31/2010 **Attachments** No

Comment:

The proponent has not demonstrated a "Florida-Specific Need" as required by part "G" of the standing motion for approval.

1st Comment Period History 04/15/2010 - 06/01/2010

F3662-G2

Proponent Kevin Crowley **Submitted** 6/1/2010 **Attachments** No

Comment:

The Florida-specific nature of this proposed modification derives from the statutory scheme which exempts sheds from certain FBC requirements and in certain other areas treats shed differently from manufactured buildings which are intended for human habitation. Thus, the Florida legislature has mandated Florida-specific departures from the model code. The proposed modification recognizes and is consistent with the Florida-specific regulation of sheds.

SECTION R305 CEILING HEIGHT

R305.1 Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm).

Exceptions:

1. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet (2134 mm) and no portion of the required floor area may have a ceiling height of less than 5 feet (1524 mm).

2. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches (2032 mm) at the center of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches (2032 mm) above a minimum area 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.

3. The minimum heights shall not apply to lawn storage buildings and storage sheds not exceeding 400 square feet.

SECTION R305 CEILING HEIGHT

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3. The minimum heights of ceilings shall not apply to lawn storage buildings and storage sheds not exceeding 400 square feet.

4. For structures associated with one and two family dwellings, the minimum and maximum door heights and widths shall not apply to lawn storage buildings and storage sheds not exceeding 400 square feet.