

Florida Building Code 9th Edition: Advanced Course

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FBC Course Number: _____

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Florida Building Code 9th Edition: Advanced Course

Introduction

Welcome! This course examines the most significant changes from the 8th Edition to the 9th Edition of the Florida Building Code. The 8th Edition was based on the 2021 International Building Code (IBC). The 9th Edition is based on the 2024 International Building Code and the 2023 National Electrical Code. Pursuant to Florida Statute 553.73(7)(e), and the 9th Edition becomes effective on December 31, 2026.

This course is provided in accordance with the requirements of the Florida Department of Business and Professional Regulation (DBPR) for the Advanced Florida Building Code Module.

This course covers some of the most significant changes — it does not cover every change between the editions. Every architect, engineer, and contractor should also independently study the code sections that most directly affect their practice.

Disclaimer: This course is intended to provide information current at the time of publication. It is not a substitute for professional advice and should not be used as the sole basis for decisions on a specific design or construction project. Always consult the official Florida Building Code and a qualified design professional for project-specific guidance.

Course Learning Objectives

Upon successful completion of this course, participants will be able to:

1. Define and apply key regulatory terms and thresholds, including the new Section 202 definitions (Major Structural Component, Milestone Inspection, Primary Structural Member, Primary Structural System, and Substantial Structural Deterioration) and the \$15,000 permit threshold for substantial improvements under Section 105.3.1.2.
2. Explain the requirements and enforcement of milestone inspections, including their scope, phases, and timing under Chapter 18, and the enforcement authority granted to building officials under Sections 113 and 115.
3. Apply revised high-rise and occupancy provisions, including impact-resistance requirements for stairway and elevator hoistway enclosures (Section 403.2.3), sprinkler riser calculations based on building height (Section 403.3.1), and the new Occupiable Roof provisions (Section 503.1.4).
4. Apply revised means-of-egress and opening protection requirements, including frontage area increase calculations under the revised Section 506.3 methodology, the clarified Sections 1011, 1014, and 1015 requirements using the defined term nosing, and the revised Section 1015.8 window opening protection requirements.

5. Interpret new material- and system-specific requirements, including saltwater corrosion provisions across Sections 1403.12, 1506.5–.7, and 1711, Insulated Metal Panel (IMP) requirements under Section 1412, and Metal Building Systems requirements under Section 2210 with the supporting Section 202 definition.
6. Implement the expanded Section 3103 Temporary Structures requirements, including the new public-occupancy temporary structure framework.
7. Interpret coordination and site safety requirements during construction, including how Section 3301.1 now aligns with the Florida Fire Prevention Code, the Section 3302.1 Site Safety Plan requirement and its required components, the site safety director's role and responsibilities under Section 3302.2, and the new daily fire safety inspection requirement under Section 3302.3.
8. Recognize the relocation of reroofing provisions from former Section 706.3.

Module 1 — Scope, Administration, and Milestone Inspections

Why This Matters

The 2021 partial collapse of Champlain Towers South in Surfside, Florida, killed 98 people. In response, the Florida Legislature created a statewide mandatory milestone inspection program for condominium and cooperative buildings. The 9th Edition consolidates and expands that program into a new Chapter 18 and connects it to enforcement provisions in Sections 113 and 115. For contractors, architects, engineers, and inspectors working on aging multifamily buildings, this is the most consequential set of changes in the 9th Edition.

Module 1 Learning Objectives

After completing Module 1, you will be able to:

1. Define and apply key regulatory terms and thresholds, including the new Section 202 definitions (Major Structural Component, Milestone Inspection, Primary Structural Member, Primary Structural System, and Substantial Structural Deterioration) and the \$15,000 permit threshold for substantial improvements under Section 105.3.1.2.
2. Explain the requirements and enforcement of milestone inspections, including their scope, phases, and timing under Chapter 18, and the enforcement authority granted to building officials under Sections 113 and 115.

Section 105.3.1.2 — Substantial Improvement \$15,000 Threshold

The 9th Edition introduces a new permitting trigger at Section 105.3.1.2 of Chapter 1. When the cumulative cost of repairs, alterations, additions, or improvements to a structure equals or exceeds \$15,000 within a defined lookback period, the building official is authorized to require that the work comply with current code provisions as if it were new construction —

including, where applicable, full compliance with Chapter 18 milestone inspection requirements for condominium and cooperative buildings.

Practical impact: Contractors performing aggregated maintenance, repair, and tenant-improvement work on aging buildings must now track cumulative permit values. Crossing the threshold can trigger reviews well beyond the immediate scope of work.

The Mandatory Milestone Inspection Program — At a Glance

Trigger: A condo or co-op building three stories or more in height (per the Florida Building Code) reaches 30 years of age (or 25 in some coastal jurisdictions). The local enforcement agency issues written notice by certified mail.

Phase One: Within 180 days of notice, a licensed Florida architect or engineer performs a Phase One visual examination of habitable and nonhabitable areas, assessing major structural components. A sealed report is submitted to the local enforcement agency, the owner, and the association.

Phase Two: (if required) If Phase One identifies substantial structural deterioration, a Phase Two inspection follows — using destructive or nondestructive testing as needed. The Phase Two report (or progress report with timeline) must be submitted within 180 days of the Phase One report.

Repairs & Re-Inspection: If repairs are required, the owner must commence repairs within 365 days of the local agency's receipt of the Phase Two report. After completion, the responsible architect or engineer re-inspects and issues a sealed amended report confirming the structure is acceptable for continued use.

Review Question 1:

Under the Mandatory Milestone Inspection Program, at what age does a condo or co-op building three stories or more in height typically become subject to the inspection requirement (absent a coastal jurisdiction exception)?

- a) 20 years
- b) 25 years
- c) 30 years**
- d) 40 years

Chapter 18 Scope — Section 1801.2

Code Excerpt — Section 1802 Timing & Frequency — General Timing (1802.1):

A. By December 31 of the year the building reaches 30 years of age, based on the certificate of occupancy date, and every 10 years thereafter. If the building reached 30 years before July 1, 2022, the initial inspection must be performed before December 31, 2024.

B. If the building reaches 30 years between July 1, 2022 and December 31, 2024, the initial inspection must be performed before December 31, 2025.

C. If the certificate of occupancy date is not available, the date of occupancy evidenced in any record of the local building official shall be used.

Coastal Exception (1802.1 Exception 1): The local enforcement agency may determine that local circumstances, including environmental conditions such as proximity to salt water as defined in F.S. 379.101, require that a milestone inspection must be performed by December 31 of the year in which the building reaches 25 years of age, and every 10 years thereafter. Local circumstances must be adopted by ordinance.

Good Cause Extension (1802.1 Exception 2): The local enforcement agency may extend the initial inspection deadline upon a showing of good cause if (a) the owner has contracted with an architect or engineer, (b) the inspection cannot reasonably be completed by the deadline, and (c) there is no evidence the building is unsafe.

Phase One vs. Phase Two Milestone Inspections

Phase One (Section 1804.1.1): A licensed Florida architect or engineer performs a visual examination of habitable and nonhabitable areas, including the major structural components, and provides a qualitative assessment of the structural condition.

- If no signs of substantial structural deterioration are found, Phase Two is not required.
- If unpermitted work to structural components is discovered, the design professional must notify the building official.
- Completion: within 180 days of written notice. Sealed report submitted to local enforcement agency, owner, and association.

Phase Two (Section 1804.1.2): Required only if Phase One identifies substantial structural deterioration. May involve destructive or nondestructive testing at the inspector's direction. Testing locations should be the least disruptive and most easily repairable while still being representative — but the inspector's professional judgment governs.

- Completion: within 180 days of the Phase One report submission (a progress report with a completion timeline is also acceptable).
- Phase Two report must comply with Section 1806.1.

Critical Duty to Report — 24-Hour Rule (Section 1804.2)

Any registered design professional performing a milestone inspection has a duty to report findings to the owner, association, local fire chief, and building official.

- For findings that, if left unaddressed, would endanger life or property: report no later than 10 days after discovery.
- For conditions meeting the definition of Dangerous: report within 24 hours of discovery.

The design professional must also render an opinion on whether the building (or any portion) needs to be vacated and on what timeframe.

Review Question 2:

Under Section 1804.2 of the Florida Building Code, if a registered design professional discovers a condition during a milestone inspection that meets the definition of "dangerous," within what timeframe must they report it to the owner, association, local fire chief, and building official?

- a) 10 days
- b) 24 hours**
- c) 30 days
- d) 180 days

Section 113 — Violations: From "Reserved" to Active Enforcement

In the 8th Edition, Section 113 was reserved (i.e., empty). The 9th Edition activates it with enforcement provisions specifically tied to Chapter 18.

The updated section authorizes the code official to:

- Serve a notice of violation (113.3) on the person responsible for unlawful work.
- Request legal counsel to initiate proceedings to restrain, correct, or abate the violation (113.4).
- Impose violation penalties as prescribed by law (113.5).
- Refer failures to timely submit milestone inspection reports to a Special Magistrate or Code Enforcement Board under F.S. 162 (113.6).

- Revoke or refuse to accept a milestone inspection report if it contains misrepresentations of actual conditions (113.7).

Application scope (113.1): Section 113 enforcement is limited to buildings required to comply with Chapter 18 milestone inspections.

Section 115 — Unsafe Building and Equipment

Section 115, also previously reserved, now establishes criteria for declaring a building unsafe or unfit for occupancy. Like Section 113, its scope is limited to buildings subject to Chapter 18.

Triggers for an "unsafe condition" finding (115.2):

- Inadequate means of egress
- Inadequate light and ventilation
- Constitutes a fire hazard
- Otherwise dangerous to human life or public welfare
- Illegal or improper occupancy
- Inadequate maintenance
- Vacant and not secured against unauthorized entry
- An owner of a Chapter 18 building fails to submit proof that repairs for substantial structural deterioration have been scheduled or commenced within the required timeframe

Procedure once an unsafe condition is found: The code official files a report (115.3), serves written notice on the owner describing the condition and the required corrective action (115.4), and may pursue repair, rehabilitation, demolition, or other approved corrective action (115.6).

Service methods (115.5): Personal delivery to the owner or authorized agent; certified or registered mail with return receipt; or any other manner prescribed by local law. If the certified letter is returned undelivered, posting in a conspicuous place at the structure is required.

Chapter 2, Section 202 — New Definitions Supporting Chapter 18

The 9th Edition adds five new definitions to Section 202 to support the milestone inspection program:

- **Major Structural Component:** A building's load-bearing elements, primary structural members, and primary structural systems.

- **Milestone Inspection:** A structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural systems as those terms are defined in F.S. 627.706, by a Florida-licensed architect (Ch. 481) or engineer (Ch. 471), for the purpose of attesting to the life safety and adequacy of the structural components and determining the general structural condition of the building as it affects safety, including any necessary maintenance, repair, or replacement. The inspection is not intended to determine if the existing building is in compliance with the Florida Building Code or fire safety code. The work may be performed by a team of professionals with an architect or engineer in responsible charge.
- **Primary Structural Member:** A structural element designed to provide support and stability for the vertical or lateral loads of the overall structure.
- **Primary Structural System:** An assemblage of primary structural members.
- **Substantial Structural Deterioration:** A condition that negatively affects a building's structural condition and integrity, or a major structural component whose condition meets the definition of Dangerous. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes — unless the licensed engineer or architect performing the inspection determines that such imperfections are a sign of substantial structural deterioration.

Review Question 3:

Under the Florida Building Code, which of the following is generally excluded from the definition of "Substantial Structural Deterioration", unless the inspecting engineer or architect determines otherwise?

- a) A major structural component meeting the definition of Dangerous
- b) A condition negatively affecting the building's structural integrity
- c) Surface imperfections such as cracks, sagging, or signs of leakage**
- d) Any deterioration identified during a Phase Two inspection

Module 1 Recap — Key Takeaways

You now know how the 9th Edition's most consequential public-safety change — the mandatory milestone inspection program — actually operates: who must comply, when, in what phases, with what reporting duties, and with what enforcement teeth. In Lesson 2, we move from administration to building design: high-rise structural integrity, sprinkler riser configuration, frontage increases, and the means of egress.

Module 2: High-Rise, Heights & Areas, Means of Egress

Sections 403.2.3, 403.3.1, 503.1.4, 506.3, 1011, 1014, 1015

Module 2 Learning Objectives

After completing Lesson 2, you will be able to:

1. Apply revised high-rise and occupancy provisions, including impact-resistance requirements for stairway and elevator hoistway enclosures (Section 403.2.3), sprinkler riser calculations based on building height (Section 403.3.1), and the new Occupiable Roof provisions (Section 503.1.4).
2. Apply revised means-of-egress and opening protection requirements, including frontage area increase calculations under the revised Section 506.3 methodology, the clarified Sections 1011, 1014, and 1015 requirements using the defined term nosing, and the revised Section 1015.8 window opening protection requirements.

Why This Matters

These changes affect the structural integrity of stairway enclosures (life safety in fire and impact events), the redundancy of sprinkler systems in tall buildings (life safety in fire events), how a designer can grow allowable building area through frontage, and the use of the defined term nosing for stair, handrail, and guard measurements. These are not editorial changes — they alter the calculations and detailing on plans contractors are submitting today.

Section 403.2.3 Code Excerpt

403.2.3 General

[BS] 403.2.3 Structural integrity of interior exit stairways and elevator hoistway enclosures. For high-rise buildings of Risk Category III or IV in accordance with Section 1604.5, and for all buildings that are more than 420 feet (128 m) in building height, enclosures for interior exit stairways and elevator hoistway enclosures shall comply with Sections 403.2.3.1 through 403.2.3.3.

(No change from 8th Edition. Same scoping trigger, same subsection range citation.)

403.2.3.1 Soft Body Impact

~~*[BS] 403.2.3.1 Wall Assembly Materials — Soft Body Impact. The panels making up the enclosures for interior exit stairways and elevator hoistway enclosures shall meet or exceed*~~

~~Soft Body Impact Classification Level 2 as measured by the test method described in ASTM C1629/C1629M when tested from the exterior side of the enclosures.~~

(Deleted as a standalone subsection in the 9th Edition. The Soft Body Impact Level 2 requirement is retained but has been folded into the new consolidated 403.2.3.1 Wall assembly materials — see **403.2.3.1**, where each of the three assembly options now must meet Soft Body Level 2 in combination with a Hard Body classification.)

403.2.3.1 (now consolidated) Wall assembly materials

*[BS] 403.2.3.1 **Wall assembly materials.** — ~~Hard Body Impact. The panels making up the enclosures for interior exit stairways and elevator hoistway enclosures that are not exposed to the interior of the enclosures~~ **Where an interior exit stairway enclosure or an elevator hoistway enclosure is constructed as an interior wall of the building, the panels applied to the exterior of the enclosure shall be in accordance with one of the following:***

- 1. The wall assembly shall incorporate no fewer than two layers of impact-resistant panels, each of which meets or exceeds **Soft Body Impact Classification Level 2 and Hard Body Impact Classification Level 2** as measured by the test method described in ASTM C1629/C1629M.*
- 2. The wall assembly shall incorporate no fewer than one layer of impact-resistant panels that meets or exceeds **Soft Body Impact Classification Level 2 and Hard Body Impact Classification Level 3** as measured by the test method described in ASTM C1629/C1629M.*
- 3. The wall assembly incorporates multiple layers of any material, tested in tandem, that meets or exceeds **Soft Body Impact Classification Level 2 and Hard Body Impact Classification Level 3** as measured by the test method described in ASTM C1629/C1629M.*

(9th Ed change: the subtitle "— Hard Body Impact" was dropped because the section now covers both Soft and Hard Body. The scoping phrase was rewritten from "not exposed to the interior" to "constructed as an interior wall of the building, the panels applied to the exterior of the enclosure" — same intent, clearer language. Each of the three assembly

options was expanded to require Soft Body Level 2 in addition to Hard Body — this pulls in what used to live in the standalone Soft Body subsection.)

Deemed-to-Satisfy and Other Assemblies

~~403.2.3.3~~ **403.2.3.2** *Concrete and masonry walls. Concrete or masonry walls shall be deemed to satisfy the requirements of ~~Sections 403.2.3.1 and 403.2.3.2~~ Section 403.2.3.1.*

~~403.2.3.4~~ **403.2.3.3** *Other wall assemblies. Any other wall ~~assembly that provides~~ materials that provide impact resistance equivalent to that required by ~~Sections~~ Section 403.2.3.1 for Soft Body Impact Classification Level 2 and **for** Hard Body Impact Classification Level 3, as measured by the test method described in ASTM C1629/C1629M, shall be permitted.*

403.2.3.4 Glass walls. *Glass walls complying with the safety glazing impact requirements of CPSC 16 CFR 1201, Cat. II or ANSI Z97.1, Class A shall be deemed to satisfy the requirements of Section 403.2.3.1.*

(9th Ed changes: the two deemed-to-satisfy subsections were renumbered down one (.3 → .2 and .4 → .3) to make room after the Soft-Body/Hard-Body merge. Cross-references were updated to point to the new consolidated 403.2.3.1. A new 403.2.3.4 Glass walls provision was added — this did not exist in the 8th Edition.)

Field note: the 9th Ed general scoping sentence in Panel 1 still says "shall comply with Sections 403.2.3.1 through 403.2.3.3," but the code as adopted actually contains four subsections. This is a known drafting inconsistency in the 9th Edition source text, not an intentional exclusion of Glass walls. Treat all four subsections as applicable when the general 403.2.3 trigger is met.

Review Question 4:

In the 9th Edition Florida Building Code, why was the subtitle "Hard Body Impact" dropped from the applicable wall assembly materials section?

a) Because the section now covers both Soft Body and Hard Body impact requirements

b) Because hard body impact testing is no longer required

c) Because the requirement was relocated to a different chapter

d) Because soft body impact testing replaced hard body impact testing entirely

Section 403.3.1 — Number of Sprinkler Risers and System Design

Section 403.3.1 was revised to clarify water supply requirements for high-rise buildings by specifying riser configurations based on building height.

- Buildings over 420 feet (128 m) in height: a minimum of two risers per zone, alternating floors, to ensure system redundancy and mitigate single-point-of-failure risk.
- Buildings 420 feet (128 m) or less: may be served by a single riser per vertical water supply zone.

These updates align Section 403.3.1 with current practice and referenced standards (NFPA 14, NFPA 20).

Two new Section 202 definitions support this change:

- Sprinkler Express Riser — A vertical pipe used to supply water to sprinkler systems in a multiple-story building.
- Vertical Water Supply Zone — A vertical fire protection zone within the standpipe system or a group of floors supplied by a single sprinkler express riser in a high-rise building, established by pressure limitations based on the design.

Code Excerpt — Section 403.3.1

General / Sub-section Roadmap: [F] 403.3.1 Number of sprinkler risers and system design. The number of sprinkler risers and design shall comply with Section 403.3.1.1 or 403.3.1.2 based on building height.

Height-Based Requirements: 403.3.1.1 Buildings 420 feet (128 m) or less in height. In buildings 420 feet or less in height, sprinkler systems shall be supplied by a single standpipe or sprinkler express riser within each vertical water supply zone.

403.3.1.2 Buildings over 420 feet (128 m) in height. In buildings over 420 feet in height, a minimum of two standpipes or sprinkler express risers shall supply automatic sprinkler systems within each vertical water supply zone. Each shall supply automatic sprinkler systems on alternating floors such that two adjacent floors are not supplied from the same riser.

[F] 403.3.1.3 Riser location. Standpipes or sprinkler express risers shall be placed in interior exit stairways and ramps that are remotely located in accordance with Section 1007.1.

Section 503.1.4 — Occupiable Roof (NEW)

The 9th Edition introduces a new section, 503.1.4 Occupiable Roof, addressing how rooftop occupiable spaces — increasingly common as restaurants, lounges, gardens, and amenity

decks on multifamily and commercial buildings — are treated for purposes of allowable height and area.

Key concept: An occupiable roof, when designed and constructed in accordance with the new section, is treated under specific rules for measuring building height and counting stories — distinct from the floor below. This affects type-of-construction limits, sprinkler thresholds, and means of egress design.

Practical impact: Designers should not assume an occupiable rooftop "doesn't count."

Confirm whether the rooftop's use and occupant load classify it as occupiable under 503.1.4 and adjust calculations accordingly.

Section 506.3 — Frontage Increase: Clarified Calculation Method

Section 506.3.2 (Minimum Frontage Distance), Table 506.3.3 (Frontage Increase Factor), and Section 506.3.3.1 (Section 507 Buildings) were revised to clarify the calculation method for frontage-based area increases.

The revision specifies that:

- The frontage increase is determined based on the smallest public way or open space that is at least 20 feet (6,096 mm) wide — or 30 feet (9,144 mm) wide for Section 507 buildings.
- Only the portion of the building perimeter with a minimum 20 ft (or 30 ft) of public way or open space may be included in the calculation.

The committee removed some commentary sentences that were viewed as unnecessary because they restated existing provisions. The change is intended as clarification only — no technical change in the underlying math.

Review Question 5:

Under the revised Section 506.3.2 of the 9th Edition, for a typical building (not a Section 507 building), what is the minimum width a public way or open space must be in order for that portion of the building perimeter to be included in the frontage increase calculation?

- a) 10 feet (3,048 mm)
- b) 20 feet (6,096 mm)**
- c) 30 feet (9,144 mm)
- d) 50 feet (15,240 mm)

Code Excerpt — Section 506.3

506.3.1 Minimum percentage of perimeter. To qualify for an area factor increase based on frontage, a building shall have not less than 25 percent of its perimeter on a public way or open space. Such open space shall be on the same lot or dedicated for public use and shall be accessed from a street or approved fire lane.

506.3.2 Minimum frontage distance. To qualify for an area factor increase based on frontage, the public way or open space adjacent to the building perimeter shall have a minimum distance (W) of 20 feet (6096 mm) measured at right angles from the building face to any of the following:

1. The closest interior lot line.
2. The entire width of a street, alley, or public way.
3. The exterior face of an adjacent building on the same property.

The frontage increase shall be based on the smallest public way or open space that is 20 feet (6096 mm) or greater, and the percentage of building perimeter having a minimum 20 feet of public way or open space.

Table 506.3.3 Frontage Increase Factor (excerpt):

TABLE 506.3.3—FRONTAGE INCREASE FACTOR ^a				
PERCENTAGE OF BUILDING PERIMETER	OPEN SPACE (feet)			
	0 to less than 20	20 to less than 25	25 to less than 30	30 or greater
0 to less than 25	—	0	0	0
25 to less than 50	—	0.17	0.21	0.25
50 to less than 75	—	0.33	0.42	0.50
75 to 100	—	0.5	0.63	0.75
For SI: 1 foot = 304.8 mm. a. Interpolation is permitted.				

Means of Egress — Standardizing the Defined Term Nosing

Sections 1011 (Stairways), 1014 (Handrails), and 1015 (Guards) were revised to standardize the use of the defined term nosing throughout the code. These updates eliminate redundant language such as "leading edge of treads" — which is already encompassed by the existing Section 202 definition of nosing as "the leading edge of treads of stairs and of landings at the top of stairway flights."

The changes also clarify that landings at the top of stair flights — not just floor levels — must comply with nosing requirements. Additional editorial corrections were included.

Review Question 6:

Under the 9th Edition revisions to Sections 1011, 1014, and 1015, why was the term "leading edge of treads" removed and replaced with references to the defined term "nosing"?

- a) Because "leading edge of treads" is a different physical feature from nosing
- b) Because the code eliminated the requirement for landings at the top of stair flights to comply with nosing requirements
- c) Because nosing requirements no longer apply to stair treads
- d) Because the Section 202 definition of nosing already encompasses the leading edge of treads, making the phrase redundant**

Code Excerpt — Section 1011 Stairways

1011.3 Headroom: 1011.3 Headroom. Stairways shall have a headroom clearance of not less than 80 inches (2032 mm) measured vertically from a line connecting the edge of the nosings. Such headroom shall be continuous above the stairway to the point where the line intersects the landing below, one tread depth beyond the bottom riser. The minimum clearance shall be maintained the full width of the stairway and landing.

Exceptions:

- 1. Spiral stairways complying with Section 1011.10 are permitted a 78-inch (1981 mm) headroom clearance.*
- 2. In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U accessory occupancies — where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than 4 3/4 inches (121 mm).*

1011.5.5.1 Nosing Projection Size: 1011.5.5.1 Nosing projection size. The nosings shall project not more than 1 1/4 inches (32 mm) beyond the tread below.

1011.5.5.2 Nosing Projection Uniformity: 1011.5.5.2 Nosing projection uniformity. Nosing projections shall be of uniform size, including the projections of the nosings of the floor or landing at the top of a flight.

Code Excerpt — Section 1014.2 Handrail Height

1014.2 Height. Handrail height, measured from a line connecting the nosings of flights of stairs or finish surface of ramp slope, shall be uniform, not less than 34 inches (864 mm) and not more than 38 inches (965 mm). Handrail height of alternating tread devices and ships

ladders, measured from a line connecting the nosings, shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864 mm).

Exceptions:

- 1. Where handrail fittings or bendings are used to provide continuous transition between flights, the fittings or bendings shall be permitted to exceed the maximum height.*
- 2. In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U accessory occupancies — where handrail fittings or bendings provide continuous transition between flights, at winder treads, from handrail to guard, or at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.*
- 3. Handrails on top of a guard where permitted along stepped aisles and ramped aisles in accordance with Section 1029.16.*

Code Excerpt — Section 1015 Guards

PANEL 1 — 1015.3 Height: 1015.3 Height. Required guards shall be not less than 42 inches (1067 mm) high, measured vertically as follows:

- 1. From the adjacent walking surfaces.*
- 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings.*
- 3. On ramps and ramped aisles, from the ramp surface at the guard.*

Exceptions (selected):

- 1. R-3, and individual dwelling units in R-2, not more than three stories above grade with separate means of egress: required guards may be not less than 36 inches (914 mm).*
- 2. R-3 and individual dwelling units in R-2: guards on the open sides of stairs may be not less than 34 inches measured vertically from a line connecting the nosings.*
- 3. Along alternating tread devices and ships ladders, guards where the top rail serves as a handrail: not less than 30 inches and not more than 34 inches, measured vertically from a line connecting the tread nosings.*

1015.8 Window Openings: 1015.8 Window openings. Windows in Group R-2 and R-3 buildings including dwelling units, where the bottom of the clear opening of an operable window is located less than 36 inches (914 mm) above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, shall comply with one of the following:

- 1. Where the bottom of the clear opening is more than 72 inches and less than 75 feet (22,860 mm) above the finished grade or other surface below, the window shall comply with one of the following:*

- 1.1. Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position, provided the opening is not required for emergency escape or rescue. 1.2. Operable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090. 1.3. Operable windows where the openings are provided with window opening control devices that comply with Section 1015.8.1.*
- 2. Where the bottom of the clear opening is 75 feet (22,860 mm) or more above the finished grade or other surface below, the window shall comply with one of the following:*
- 2.1. Operable windows where the openings are provided with window fall prevention devices complying with ASTM F2090. 2.2. Operable windows where the openings will not allow a 4-inch-diameter sphere to pass through. 2.3. Window fall prevention devices that comply with ASTM F2006.*

Module 2 Recap — Key Takeaways

The high-rise and means-of-egress changes look editorial on the surface, but they alter what designers must show on plans: clear soft- and hard-body impact compliance paths at stairway enclosures; two-riser sprinkler configurations above 420 feet; frontage calculations driven by the smallest qualifying public way; and consistent use of nosing as the measurement datum for stairs, handrails, and guards. In Lesson 3 we move outward — to the exterior wall, steel, and special-construction chapters, where some of the most material new design requirements appear.

Module 3 — Exterior Walls, Steel, and Special Construction

Saltwater Corrosion · IMP · Metal Building Systems · Temporary Structures

Module 3 Learning Objectives

After completing Module 3, you will be able to:

1. Implement the expanded Section 3103 Temporary Structures requirements, including the new public-occupancy temporary structure framework.

Why This Matters

Florida is uniquely exposed to two of the four topics in this lesson: saltwater corrosion of coastal exterior wall and roof assemblies, and the long-duration outdoor temporary structures used for hurricane recovery, public events, and beachfront commerce. Module 3 also brings two long-overdue code organization improvements — a dedicated section for

Insulated Metal Panels (IMPs) and a dedicated section for Metal Building Systems — that clarify design responsibility splits between the manufacturer and the registered design professional.

New Saltwater Corrosion Provisions — Sections 1403.12, 1506.5–.7, and 1711

The 9th Edition adds new provisions addressing corrosion of exterior wall and roof assemblies in salt-air environments. These provisions consolidate previously scattered requirements and add explicit requirements for buildings located in coastal exposure zones.

Sections affected:

- Section 1403.12 — Corrosion-resistance requirements for exterior wall coverings in salt-air environments.
- Sections 1506.5, 1506.6, 1506.7 — Corrosion-resistance and labeling requirements for roof coverings and fasteners exposed to salt-air conditions.
- Section 1711 — Special inspections related to corrosion-resistant components in salt-air conditions.

Practical impact for coastal projects:

- Specify corrosion-resistant fasteners (typically Type 304 or Type 316 stainless steel, or hot-dip galvanized meeting referenced ASTM standards) where exposed to salt air.
- Document corrosion-resistance ratings of cladding, flashing, and roof covering assemblies in submitted construction documents.
- Anticipate special inspection requirements at coastal sites — the project's Statement of Special Inspections should now address corrosion-resistance verification.

Why the change: Coastal Florida has long experienced premature failure of metal fasteners, flashings, and cladding components due to chloride-driven corrosion. The 9th Edition formalizes baseline requirements that previously relied on local interpretation, manufacturer specifications, or post-failure litigation.

Review Question 7:

Within the 9th Edition saltwater corrosion provisions, which section addresses special inspections related to corrosion-resistant components in salt-air conditions?

- a) Section 1403.12
- b) Section 1506.5
- c) Section 1506.7
- d) Section 1711**

Section 1412 — Insulated Metal Panel (IMP): A Brand-New Dedicated Section

Section 1412 Insulated Metal Panel (IMP) is a new section added to Chapter 14 of the 9th Edition. It establishes a dedicated home for IMP provisions, consolidating existing code references and requirements into a single location — without introducing new performance or construction standards.

By clearly distinguishing IMPs from other systems such as Metal Composite Materials (MCMs), the change improves clarity for designers, manufacturers, and code officials and supports consistent interpretation and enforcement.

Supporting Section 202 definition added:

- Insulated Metal Panel (IMP) — A factory-manufactured panel consisting of metal facings and an insulation core, intended for use as a system forming an exterior wall, exterior wall covering, roof covering, or roof assembly of a building.

The change was submitted and supported by the North American Modern Building Alliance (NAMBA).

Related modification: Section 2603.4.1.4 Exterior Walls, One-Story Buildings was updated to align with and support the integration of Section 1412 — clarifying that IMPs with foam plastic cores in one-story buildings may, under specific conditions, be installed without a thermal barrier.

Code Excerpt — Section 1412 (key provisions)

1412.1 General; 1412.2 Structural Design: 1412.1 General. The provisions of this section shall govern the materials, construction, and quality of insulated metal panels (IMP) for use as exterior walls and exterior wall coverings in addition to other applicable requirements of Chapters 14 and 16.

1412.2 Structural design. Structural design of IMP systems shall be in accordance with this section.

1412.2.1 IMP systems used as exterior walls. IMP systems used as exterior wall shall be designed and constructed to resist design loads in accordance with applicable provisions of Chapter 16.

1412.2.2 IMP systems used as exterior wall coverings. IMP systems used as exterior wall covering systems shall be designed and constructed to resist wind loads as required by Section 1609.

1412.2.3 Approval. Results of approved tests or engineering analysis shall be submitted to the building official to verify compliance with the applicable requirements of Chapter 16.

1412.3 Weather Resistance & 1412.4 Durability: 1412.3 Weather resistance. IMP systems shall comply with Section 1403 and shall be designed and constructed to resist wind and rain in accordance with this section and the manufacturer's installation instructions.

1412.4 Durability. IMP systems shall be constructed of approved materials that maintain the performance characteristics required in Section 1403 for the duration of use.

1412.5 Fire-Resistance Rating (Walls vs. Coverings): 1412.5 Fire-resistance rating. Evidence of the required fire resistance rating of IMP systems shall be in accordance with this section.

1412.5.1 IMP used as exterior walls. Where IMP systems are used as exterior walls required to have a fire-resistance rating in accordance with Section 705, evidence shall be submitted to the building official that the wall achieves the required fire-resistance rating.

1412.5.2 IMP used as exterior wall coverings. Where IMP systems are used as exterior wall coverings on exterior walls required to have a fire-resistance rating in accordance with Section 705, evidence shall be submitted to the building official that the required fire-resistance rating is maintained.

Exception: IMP systems not containing combustible insulation, installed on the outer surface of a fire-resistance-rated exterior wall in a manner such that the attachments do not penetrate the entire exterior wall assembly, shall not be required to comply with this section.

1412.7 Combustible Core, Thermal Barrier & 1412.9 Labeling: 1412.7 IMP systems with combustible core insulation. IMP systems with combustible core insulation shall comply with Sections 1412.1 through 1412.5 and this section.

1412.7.1 Surface-burning characteristics. The combustible core shall have a flame spread index of 75 or less and a smoke developed index of 450 or less when tested in the maximum thickness intended for use, but not to exceed 4 inches (102 mm), in accordance with ASTM E84 or UL 723.

1412.7.2 Thermal barrier. IMP with combustible core shall be separated from the interior of a building by an approved thermal barrier consisting of 1/2-inch (12.7 mm) gypsum wallboard or a material that meets the acceptance criteria of both the Temperature Transmission Fire Test and the Integrity Fire Test of NFPA 275.

1412.7.3 Type I, II, III, and IV construction. Where used in Types I–IV construction:

- 3. IMP having a foam plastic core shall comply with Section 2603.5.*
- 4. IMP having combustible core other than foam plastic shall comply with Sections 1412.7.3.1 through 1412.7.3.4 (surface-burning, thermal barrier, NFPA 285 vertical/lateral flame propagation testing for installations greater than 40 feet in height above grade plane, and NFPA 268 ignition test compliance).*

1412.9 Labeling. The edge or face of each IMP or package shall bear the label of an approved agency containing the manufacturer's identification, model number, serial number, or definitive performance characteristics, and the approved agency's identification.

Section 2210 — Metal Building Systems: New Dedicated Section

Section 2210 Metal Building Systems is new in the 9th Edition, added to Chapter 22 (Steel). It clarifies the specific design requirements for metal building systems — which differ from other steel construction methods, particularly in how design responsibilities are shared between the manufacturer and the registered design professional.

Supporting Section 202 definition added:

- **Metal Building System** — An integrated set of fabricated components and assemblies that form a complete or partial building shell that is designed by the manufacturer. This system typically includes, but is not limited to, primary framing comprised of built-up structural steel members; secondary members that are cold-formed steel or open-web steel joists; a metal panel roof system; and exterior wall cladding. The system is manufactured in a manner that permits plant and/or field inspection prior to assembly or erection. The clarification will enhance the understanding of special inspection

requirements, leading to more accurate construction documents and improved project outcomes.

Review Question 8:

What is the primary purpose of establishing this dedicated section for Metal Building Systems within Chapter 22 (Steel) within Section 2210?

- a) To ban the use of metal building systems in new construction
- b) To require all metal buildings to use built-up structural steel members exclusively
- c) To clarify design requirements for metal building systems, particularly how design responsibilities are shared between the manufacturer and the registered design professional**
- d) To eliminate the need for special inspections on metal building systems

Code Excerpt — Section 2210 Metal Building Systems

Section 2210 Metal Building Systems

2210.1 General. The design, fabrication, and erection of a metal building system shall be in accordance with the provisions of this section.

2210.1.1 Design. The design of metal building systems shall be in accordance with Sections 2210.1.1.1 through 2210.1.1.4, as applicable.

2210.1.1.1 Structural Steel. The design, fabrication, and erection of structural steel shall be in accordance with Section 2205.

2210.1.1.2 Cold-Formed Steel. The design of cold-formed carbon and low-alloy steel structural members shall be in accordance with Section 2210.

2210.1.1.3 Steel Joists. The design of steel joists shall be in accordance with Section 2207.

2210.1.1.4 Steel Cable. The design, fabrication, and erection — including related connections — of steel cables shall be in accordance with Section 2208.

Section 3103 — Temporary Structures: Major Expansion

A broad group of industry experts — including members of the ASCE 7 committee, structural engineers, and building officials — collaborated to address a long-standing gap: the absence of detailed structural guidance for temporary structures in the IBC.

Many temporary structures (especially those used for public assembly) are in use for extended periods and subject to environmental loads. The 9th Edition introduces detailed new provisions in Chapter 31 aligned with the structural design standards of Chapter 16.

Highlights of the changes:

- Expanded provisions in Chapter 31 establish structural and operational requirements for public-occupancy temporary structures, including load reduction factors, emergency action planning, and controlled occupancy procedures.
- Four new definitions added to Chapter 2.
- Updates to Section 108 (Temporary Structures, Equipment, and Systems), Section 1609.1 (Wind Load Applications), and Section 1614 (Atmospheric Ice Loads).
- Chapter 35 Referenced Standards updated to include two new ANSI standards:
- ANSI E1.21-2013 — Entertainment Technology: Temporary Structures Used for Technical Production of Outdoor Entertainment Events.
- ANSI ES1.7-2021 — Event Safety Requirements: Weather Preparedness.

Together, these changes provide a comprehensive, risk-informed framework for designing, inspecting, and managing temporary structures in ways that balance flexibility with public safety.

Four New Section 202 Definitions Supporting Section 3103

- **Public-Occupancy Temporary Structure** — Any building or structure erected for a period of one year or less that serves an assembly occupancy or other public use.
- **Service Life** — The period of time that a structure serves its intended purpose. For temporary structures, this shall be the cumulative time of service for sequential temporary events which may occur in multiple locations. For public-occupancy temporary structures, this is assumed to be a minimum of 10 years.
- **Temporary Event** — A single use during the service life of a public-occupancy temporary structure at a given location, which includes its installation, inspection, use and occupancy, and dismantling.
- **Temporary Structure** — Any building or structure erected for a period of 180 days or less to support temporary events. Temporary structures include a range of structure types (public-occupancy temporary structures, temporary special event structures, tents, umbrella and other membrane structures, relocatable buildings, temporary bleachers, etc.) for a range of purposes (storage, equipment protection, dining, workspace, assembly, etc.).

Code Excerpt — Section 3103 Temporary Structures

3103.1 General + Extension to 1 Year: 3103.1 General. The provisions of Sections 3103.1 through 3103.7 shall apply to structures erected for a period of less than 180 days.

Temporary special event structures, tents, umbrella structures, and other membrane structures erected for a period of less than 180 days shall also comply with the Florida Fire

Prevention Code. Temporary structures erected for a longer period of time and public-occupancy temporary structures shall comply with applicable sections of this code.

Exceptions:

- 1. Public-occupancy temporary structures complying with Section 3103.1.1 shall be permitted to remain in service for 180 days or more but not more than 1 year where approved by the Building Official.*
- 2. Public-occupancy temporary structures erected within the confines of an existing structure are not required to comply with Section 3103.5.*

3103.1.1 Extended Period of Service: 3103.1.1 Extended period of service time. Public-occupancy temporary structures shall be permitted to remain in service for 180 days or more without complying with requirements for new buildings where extensions for up to 1 year are granted by the Building Official under Section 108.1 and where:

- 1. Additional inspections shall be performed by a qualified person to verify site conditions and installation comply with conditions of approval at final inspection.*
- 2. Follow-up inspections by a qualified person shall be performed at intervals not exceeding 180 days after initial occupancy. Inspection records shall be kept and made available to the Building Official.*
- 3. An examination by a registered design professional shall determine the adequacy of the structure to resist the structural loads required in Section 3103.5.*
- 4. Relocation of the structure shall require a new approval / permit application.*
- 5. The use or occupancy approved at final inspection shall remain unchanged.*
- 6. A request for extension shall be submitted to the building official with inspection and examination records.*

3103.5 Structural Requirements + Wind Load Reduction: 3103.5 Structural requirements. Temporary structures shall comply with the structural requirements of this code. Public-occupancy temporary structures shall be designed and erected to comply with Sections 3103.5.1 through 3103.5.4.

Exception: Where approved, live loads less than those prescribed by Table 1607.1 shall be permitted provided that a registered design professional demonstrates a rational approach and that the reductions are warranted.

3103.5.1.2 Wind loads. The design wind load on public-occupancy temporary structures shall be permitted to be modified in accordance with the wind load reduction factors in Table 3103.5.1.2.

Exceptions:

1. Design wind loads for public-occupancy temporary structures that implement controlled occupancy procedures per Section 3103.8 shall be permitted to be modified using a wind load reduction factor of 0.65.
2. For public-occupancy temporary structures erected in a hurricane-prone region outside of hurricane season, the basic wind speed V shall be permitted to be set as follows:
 - Risk Category II: 115 mph.
 - Risk Category III: 120 mph.
 - Risk Category IV: 125 mph.

3103.5.2 Foundations + Table 3103.5.1.2 Reduction Factors: 3103.5.2 Foundations. Public-occupancy temporary structures shall be permitted to be supported on the ground with temporary foundations where approved by the building official. Consideration shall be given for differential settlement. The presumptive load-bearing value for structures supported on a pavement, slab on grade, or other collapsible/controlled low-strength substrate (beach sand, grass) shall be assumed not to exceed 1,000 psf (47.88 kPa) unless determined through testing and evaluation by a registered design professional. Presumptive values in Table 1806.2 may be used for other supporting soil conditions.

Table 3103.5.1.2 — Reduction Factors for Wind Loads (Public-Occupancy Temporary Structures):

TABLE 3103.5.1.2—REDUCTION FACTORS FOR WIND LOADS FOR PUBLIC-OCCUPANCY TEMPORARY STRUCTURES		
RISK CATEGORY	SERVICE LIFE	
	≤ 10 yr	>10 yr
II	0.8	1.0
III	0.9	1.0
IV	1.0	1.0

Section 3103.8 — Controlled Occupancy Procedures

Where controlled occupancy procedures are required to be implemented for public-occupancy temporary structures, those procedures shall comply with ANSI ES1.7. An operations management plan in accordance with ANSI E1.21 shall be submitted to the Building Official for approval as part of the permit documents. The plan shall include an emergency action plan that documents:

1. Procedures for monitoring snow/ice accumulation before and during occupancy; loads exceeding the design snow or ice load must be removed prior to occupancy, or the structure must be vacated.
2. Procedures for monitoring wind speeds before and during occupancy; the structure must be vacated if the design wind speed is expected to be exceeded.
3. Criteria for initiating occupant evacuation procedures for flood and tsunami events.

4. Occupant evacuation procedures for each environmental hazard.
5. Procedures for anchoring or removal of the structure, or other mitigation measures.

Review Question 9:

In Section 3103.8 of the 9th Edition, an operations management plan for public-occupancy temporary structures must be submitted to the Building Official for approval as part of the permit documents, in accordance with which standard?

a) ANSI ES1.7

b) ANSI E1.21

c) ASTM E84

d) UL 723

Module 3 Recap — Key Takeaways

Module 3 added some of the most consequential new sections in the 9th Edition: explicit saltwater corrosion rules for coastal Florida; a dedicated Section 1412 IMP framework; a dedicated Section 2210 Metal Building Systems framework with clarified manufacturer/RDP responsibility split; and a comprehensive new public-occupancy temporary structure regime with wind-load reduction tables, controlled-occupancy procedures, and references to ANSI E1.21 and ANSI ES1.7. In Module 4 we close the technical content with the updated construction site fire safety provisions and a short note on the reroofing relocation.

Module 4 — Safeguards During Construction

[Section 3301 General](#) · [Section 3302 Owner's Responsibility for Fire Protection](#) · [Reroofing 706.3 Relocation](#)

Module 4 Learning Objectives

After completing Module 4, you will be able to:

1. Interpret coordination and site safety requirements during construction, including how Section 3301.1 now aligns with the Florida Fire Prevention Code, the new Section 3302.1 Site Safety Plan requirement and its required components, the site safety director's role and responsibilities under Section 3302.2, and the new daily fire safety inspection requirement under Section 3302.3.
2. Recognize the relocation of reroofing provisions from former Section 706.3.

Why This Matters

Construction site fires destroy lives and projects. The Module 4 changes align the FBC with the International Fire Code and require documented site safety planning. The proposal authors emphasize that the change doesn't require inspectors to conduct comprehensive safety inspections — it requires owners and contractors to document their own daily site safety inspections so building officials can verify the documentation is being maintained during routine visits.

Section 3301 — General Updates

Section 3301.1 Scope was updated to explicitly coordinate construction site fire safety with the Florida Fire Prevention Code, improving alignment between building and fire code requirements.

Code Excerpt — Section 3301 (key changes): Section 3301 General

3301.1 Scope. The provisions of this chapter shall govern safety during construction and the protection of adjacent public and private properties. Fire safety during construction shall also comply with the applicable provisions of the Florida Fire Prevention Code.

3301.2 Storage and placement of construction equipment and materials. Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers, or adjoining property for the duration of the construction project.

[BS] 3301.3 Roof loads. Structural roof components shall be capable of supporting the roof-covering system and the material and equipment loads that will be encountered during installation of the system.

3302.1 (formerly 3301.4) Alterations, repairs and additions. Required exits, existing structural elements, fire protection devices, and sanitary safeguards shall be maintained at all times during alterations, repairs, or additions to any building or structure.

Exceptions:

- 1. Where such required elements or devices are being altered or repaired, adequate substitute provisions shall be made.*
- 2. Maintenance of such elements and devices is not required where the existing building is not occupied.*

3301.5 Removal of waste materials. Waste materials shall be removed in a manner that prevents injury or damage to persons, adjacent properties, and public rights-of-way.

3302.3 Fire safety during construction. Fire safety during construction shall comply with the applicable requirements of this code and the applicable provisions of Chapter 33 of the International Fire Code.

Section 3302 — Owner's Responsibility for Fire Protection (Major Update)

Section 3302 was significantly updated to require a formal written Site Safety Plan, designation of a Site Safety Director, and a daily fire safety inspection with documented records.

Three new pillars:

1. 3302.1 Site Safety Plan — The owner or owner's authorized agent is responsible for developing, implementing, and maintaining an approved written site safety plan establishing a fire prevention program at the project site applicable throughout all phases of construction, repair, alteration, or demolition. The plan must be submitted and approved before a building permit is issued.
2. 3302.2 Site Safety Director — The owner shall designate a person to be the site safety director, responsible for ensuring compliance with the site safety plan, with authority to enforce the provisions of the chapter.
3. 3302.3 Daily Fire Safety Inspection — The site safety director is responsible for completing a daily fire safety inspection. Results must be documented and maintained on-site until a certificate of occupancy has been issued, and made immediately available for on-site inspection and review.

Review Question 10:

Who is responsible for completing the daily fire safety inspection at the project site under the updated Section 3302 of the 9th Edition?

- a) The Building Official
- b) The owner's authorized agent
- c) The Site Safety Director**
- d) The registered design professional of record

Section 3302.1.1 — Required Components of the Site Safety Plan

Site safety plans shall include the following as applicable:

1. Name and contact information of site safety director.
2. Documentation of training of the site safety director and fire watch personnel.
3. Procedures for reporting emergencies.

4. Fire department vehicle access routes.
5. Location of fire protection equipment, including portable fire extinguishers, standpipes, fire department connections, and fire hydrants.
6. Smoking and cooking policies, designated areas where approved, and signage locations in accordance with the Florida Fire Prevention Code.
7. Location and safety considerations for temporary heating equipment.
8. Hot work permit plan.
9. Plans for control of combustible waste material.
10. Locations and methods for storage and use of flammable and combustible liquids and other hazardous materials.
11. Provisions for site security and, where required, for a fire watch.
12. Changes that affect this plan.
13. Other site-specific information required by the International Fire Code.

Section 3302.3 — Daily Fire Safety Inspection Items

Each day, all building and outdoor areas shall be inspected to ensure compliance with the following:

1. Hot work contractors entering the site have been instructed in the hot work safety requirements in the Florida Fire Prevention Code, and hot work is performed only in areas approved by the site safety director.
2. Temporary heating equipment is maintained away from combustible materials per the manufacturer's instructions.
3. Combustible debris, rubbish, and waste material is removed from the building in areas where work is not being performed.
4. Temporary wiring does not have exposed conductors.
5. Flammable liquids and hazardous materials are stored in approved locations when not in use.
6. Fire apparatus access roads required by the International Fire Code are maintained clear of obstructions and at not less than 20 feet (6,096 mm) of usable roadway width.
7. Fire hydrants are clearly visible from access roads and unobstructed.
8. Fire department connections to standpipe and in-service sprinkler systems are clearly identifiable from the access road and unobstructed.
9. Standpipe systems are in service and continuous to the highest work floor, per Section 3311.
10. Portable fire extinguishers are available in locations required by Section 3309 and (for roofing operations) the Florida Fire Prevention Code.

11. Where a fire watch is required, fire watch records complying with the International Fire Code are up to date.

Section 3302.3.1 — Violations

Failure to properly conduct, document, and maintain the documentation required by Section 3302.3 shall constitute an unlawful act in accordance with Section 114.1 and shall result in the issuance of a notice of violation to the site safety director under Section 114.2.

Upon the third offense, the Building Official is authorized to issue a stop work order under Section 115, and work shall not resume until satisfactory assurances of future compliance have been presented to and approved by the Building Official.

Note — Reroofing Provisions Relocated from Former Section 706.3

The 9th Edition also relocates reroofing provisions formerly found in Section 706.3. The substantive requirements for reroofing — including roof replacement, recovering, and inspection — remain in force, but their location in the code has moved. Contractors and inspectors who previously referenced Section 706.3 directly should update their internal references to find the relocated provisions in the 9th Edition's corresponding chapter.

Practical impact: Mostly an administrative / wayfinding change. Confirm internal SOPs, plan checklists, and bid templates reflect the new section numbers.

Module 4 Recap — Key Takeaways

You now know the new construction site fire safety framework: alignment with the Florida Fire Prevention Code and IFC Chapter 33; a written, owner-developed Site Safety Plan submitted before permit issuance; a designated Site Safety Director with enforcement authority on site; a documented daily fire safety inspection; and a stop-work-order escalation path on the third documentation offense. You also know that reroofing provisions previously found in former Section 706.3 have been relocated.

Module 5 — Conclusion & Final Exam

Course Conclusion

This concludes the Advanced Course on the Florida Building Code, 9th Edition. Please keep in mind that this course does not cover all of the changes from the 8th Edition to the 9th Edition. We have designed this course to cover some of the most significant changes, but we highly encourage building professionals to explore the resources provided by the Florida

Building Commission to learn about additional changes — including the free PDF versions of the building code and the tracking charts published in support of the 2024 and 2025 Supplements that built the 9th Edition.

The 9th Edition becomes effective December 31, 2026 per Florida Statute 553.73(7)(e). Visit the Florida Building Commission's website at floridabuilding.org for additional resources.

Thank you for joining us for this Advanced Florida Building Code Course. We hope you found this course valuable.

Final Review — Key Concepts to Carry Forward

Before the final exam, review these key concepts from the four modules:

- **Module 1** — Administration: \$15,000 substantial improvement permit threshold (105.3.1.2); mandatory milestone inspection program for condos and co-ops 3 stories or more at 30 years (or 25 in coastal jurisdictions); 24-hour Dangerous reporting and 10-day life-property reporting duties; Section 113 and Section 115 enforcement now active.
- **Module 2** — High-Rise, Heights/Areas, Egress: Stairway enclosure soft body + hard body impact requirements; ≤ 420 ft single riser, > 420 ft minimum two risers on alternating floors; new occupiable roof at 503.1.4; frontage increase based on smallest qualifying public way ≥ 20 ft; consistent use of nosing across 1011/1014/1015; window protection thresholds at 72 in above floor and 75 ft above grade.
- **Module 3** — Walls, Steel, Special Construction: New saltwater corrosion provisions; new Section 1412 IMP consolidating IMP requirements; new Section 2210 Metal Building Systems clarifying manufacturer/RDP design split; new public-occupancy temporary structure framework with wind load reduction factors, controlled occupancy procedures, and references to ANSI E1.21 and ES1.7.
- **Module 4** — Construction Safeguards: Section 3301.1 aligned with Florida Fire Prevention Code; owner-developed Site Safety Plan with 13 components; designated Site Safety Director; daily fire safety inspection with documented checklist; stop work order on the third documentation offense; reroofing provisions relocated from former Section 706.3.

Review Questions

Review Question 1:

Under the Mandatory Milestone Inspection Program, at what age does a condo or co-op building three stories or more in height typically become subject to the inspection requirement (absent a coastal jurisdiction exception)?

- a) 20 years
- b) 25 years
- c) 30 years**
- d) 40 years

Review Question 2:

Under Section 1804.2 of the Florida Building Code, if a registered design professional discovers a condition during a milestone inspection that meets the definition of "dangerous," within what timeframe must they report it to the owner, association, local fire chief, and building official?

- a) 10 days
- b) 24 hours**
- c) 30 days
- d) 180 days

Review Question 3:

Under the Florida Building Code, which of the following is generally excluded from the definition of "Substantial Structural Deterioration", unless the inspecting engineer or architect determines otherwise?

- a) A major structural component meeting the definition of Dangerous
- b) A condition negatively affecting the building's structural integrity
- c) Surface imperfections such as cracks, sagging, or signs of leakage**
- d) Any deterioration identified during a Phase Two inspection

Review Question 4:

In the 9th Edition Florida Building Code, why was the subtitle "Hard Body Impact" dropped from the applicable wall assembly materials section?

- a) Because the section now covers both Soft Body and Hard Body impact requirements**
- b) Because hard body impact testing is no longer required
- c) Because the requirement was relocated to a different chapter
- d) Because soft body impact testing replaced hard body impact testing entirely

Review Question 5:

Under the revised Section 506.3.2 of the 9th Edition, for a typical building (not a Section 507 building), what is the minimum width a public way or open space must be in order for that portion of the building perimeter to be included in the frontage increase calculation?

- a) 10 feet (3,048 mm)
- b) 20 feet (6,096 mm)**
- c) 30 feet (9,144 mm)
- d) 50 feet (15,240 mm)

Review Question 6:

Under the 9th Edition revisions to Sections 1011, 1014, and 1015, why was the term "leading edge of treads" removed and replaced with references to the defined term "nosing"?

- a) Because "leading edge of treads" is a different physical feature from nosing
- b) Because the code eliminated the requirement for landings at the top of stair flights to comply with nosing requirements
- c) Because nosing requirements no longer apply to stair treads
- d) Because the Section 202 definition of nosing already encompasses the leading edge of treads, making the phrase redundant**

Review Question 7:

Within the 9th Edition saltwater corrosion provisions, which section addresses special inspections related to corrosion-resistant components in salt-air conditions?

- a) Section 1403.12
- b) Section 1506.5
- c) Section 1506.7
- d) Section 1711**

Review Question 8:

What is the primary purpose of establishing this dedicated section for Metal Building Systems within Chapter 22 (Steel) within Section 2210?

- a) To ban the use of metal building systems in new construction
- b) To require all metal buildings to use built-up structural steel members exclusively
- c) To clarify design requirements for metal building systems, particularly how design responsibilities are shared between the manufacturer and the registered design professional**
- d) To eliminate the need for special inspections on metal building systems

Review Question 9:

In Section 3103.8 of the 9th Edition, an operations management plan for public-occupancy temporary structures must be submitted to the Building Official for approval as part of the permit documents, in accordance with which standard?

a) ANSI ES1.7

b) ANSI E1.21

c) ASTM E84

d) UL 723

Review Question 10:

Who is responsible for completing the daily fire safety inspection at the project site under the updated Section 3302 of the 9th Edition?

a) The Building Official

b) The owner's authorized agent

c) The Site Safety Director

d) The registered design professional of record

Final Exam Instructions

The final exam consists of 10 multiple choice questions covering all four modules. You must achieve a score of 70% or higher to receive a certificate of completion. You may retake the exam if you do not achieve a passing score on your first attempt.

Each question has four answer options. Read each question carefully — some questions use the word "NOT" to ask which option is not included. Per-choice feedback is provided after you submit each answer.

Good luck.

Final Exam

1. Under Section 1801.2 of the 9th Edition Florida Building Code, which of the following buildings is NOT subject to the mandatory milestone inspection requirements of Chapter 18?

a) A four-story residential condominium subject to the condominium form of ownership under Florida Statute Chapter 718

b) A four-story residential cooperative subject to the cooperative form of ownership under Florida Statute Chapter 719

c) A three-story residential condominium 35 years old subject to the condominium form of ownership under Florida Statute Chapter 718

d) A two-story single-family dwelling

2. Under Section 1804.1.1.1 of the 9th Edition, within what timeframe after the owner receives written notice from the local enforcement agency must the Phase One milestone inspection be completed?

a) 30 days

b) 90 days

c) 180 days

d) 365 days

3. Under the revised Section 403.2.3 of the 9th Edition, the structural integrity requirements for stairway and elevator hoistway enclosures apply to high-rise buildings of Risk Category III or IV and to all buildings more than what height?

a) 75 feet (22,860 mm)

b) 120 feet (36,576 mm)

c) 420 feet (128 m)

d) 1,000 feet (305 m)

4. Under Section 403.3.1.2 of the 9th Edition, in a building over 420 feet (128 m) in building height, each riser must supply automatic sprinkler systems in what manner so that two adjacent floors are not supplied from the same riser?

a) On every floor in the zone

b) On every third floor in the zone

c) On alternating floors within the vertical water supply zone

d) Only on the lowest floor of the zone

5. Under the revised Section 506.3.1 of the 9th Edition, to qualify for an area factor increase based on frontage, a building must have not less than what percentage of its perimeter on a public way or open space?

a) 10 percent

b) 25 percent

c) 50 percent

d) 75 percent

6. Under the revised Section 1015.3 of the 9th Edition, required guards shall be not less than what height, measured vertically from the adjacent walking surfaces?

- a) 30 inches (762 mm)
- b) 34 inches (864 mm)
- c) 38 inches (965 mm)
- d) 42 inches (1,067 mm)**

7. Which of the following is NOT one of the new Section 202 definitions added to the 9th Edition in support of Section 3103 Temporary Structures?

- a) Public-Occupancy Temporary Structure
- b) Service Life
- c) Temporary Event
- d) Major Structural Component**

8. Under Section 1412.7.1 of the 9th Edition, the combustible core of an IMP system must have a flame spread index of 75 or less and a smoke developed index of what value or less when tested in the maximum thickness intended for use (but not exceeding 4 inches) in accordance with ASTM E84 or UL 723?

- a) 25
- b) 100
- c) 250
- d) 450**

9. Under Section 3302.1 of the 9th Edition, when must the written site safety plan be submitted and approved?

- a) Within 30 days after the building permit is issued
- b) Before a building permit is issued**
- c) Before the certificate of occupancy is issued
- d) Only upon request of the Building Official during construction

10. Under Section 3302.3.1 of the 9th Edition, what is the consequence of a third offense for failure to properly conduct, document, and maintain the daily fire safety inspection documentation?

- a) A written warning only
- b) An additional notice of violation only
- c) A stop work order issued under Section 115, with work not to resume until satisfactory assurances of future compliance have been presented to and approved by the Building Official**
- d) Automatic referral to the Construction Industry Licensing Board for license revocation