

# 2004 FLORIDA BUILDING CODE SIGNIFICANT ISSUES

JANUARY 06, 2006

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

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

## FLORIDA BUILDING CODE \*RESIDENTIAL\*

- 1) Section R101.2 - The Florida Residential Code (FRC) applies to detached one and two family dwellings and multiple single family townhouses not more than three stories in height with separate means of egress and their accessory structures.
- 2) Section B903.2.7 - This section requires residential occupancies (except those regulated by the FRC as outlined in item one above) to have an automatic sprinkler system installed throughout the building.
- 3) Section R302.1 - Adjacent walls of buildings within six feet of each other on the same lot are to have a one hour fire rating on *both* sides of the wall. If overhangs extend into the six-foot separation then the underside of the overhang is to be rated for one hour fire resistance.
- 4) Section R303.3 - In lieu of mechanical ventilation, the aggregate glass area in bathroom windows shall be three sq. ft. with one-half of the glass area required to be openable.
- 5) Section R303.6 - All interior stairs and landings must be illuminated to a minimum of one foot-candle measured at the center of treads and landings.
- 6) Section R308.4 (10) - This code section requires glass at a stair, ramps or landing that is less than thirty-six inches horizontally and less than sixty inches above the adjacent walking surface to be safety glass.
- 7) Section R308.4 (11) - When glass is within sixty inches horizontally of a bottom tread of a stair and within sixty inches vertically of the nosing of a stair tread it is required to be safety glass.
- 8) Section R309.1 - Doors between an attached garage and a residence must be either, a solid wood door not less than one and three-eighths inches thick, a solid or honeycombed core steel door not less than one and three-eighths inches thick or a 20 minute fire-rated door. Any glass in the door must be fixed and have a 20 minute fire rating.
- 9) Section R309.1.1 - In the common wall between an attached garage and a residence, penetrations through the one-half gypsum board caused by air-conditioning equipment shall be constructed of not less than 26 ga. sheet metal or other approved material. (One and one-half inch duct board is allowed as an approved alternate material) No openings from the duct into the garage is permitted.
- 10) Section R309.2 - Garage space shall be separated from a residence and attic area by not less than one-half inch gypsum board. Garage space beneath habitable rooms shall be separated by five-eighths inch fire code gypsum board.

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- 11) Section R311.4.3 - There shall be a floor or landing on each side of all exterior doors. *Exception:* A stairway of two (2) or fewer risers located on the exterior side of the door, this exception does not include the required exit door.
- 12) Section R311.4.4 - All egress doors are required to be opened from the side from which egress is to be made without the use of a key, special effort or knowledge. Double cylinder dead bolt locks (locks keyed on both sides) are not permitted on egress doors.
- 13) Section R311.5.3.3 - Stairs with solid risers and tread depths of less than ten inches shall have a nosing or effective projection of approximately one inch over the level immediately below that tread. Open risers do not require a nosing but the minimum tread depth is ten inches provided the opening between treads does not allow the passage of a four-inch sphere. The maximum riser slope is established at 30 degrees (7:12 pitch). Stair treads with an eleven-inch minimum width do not require a nosing.
- 14) Section R312.1 - Guardrails shall be placed on stairs with open sides greater than thirty inches in height and shall be a minimum of thirty-four inches high measured vertically from the leading edge of the nosing.
- 15) Section R312.1 - Guardrails are required on screen porches with a walking surface more than 30 inches above the floor or grade below.
- 16) Section R313.1 - Smoke detectors are required inside all sleeping rooms and in the immediate vicinity outside all sleeping rooms and are to be interconnected. Smoke detectors in sleeping rooms are to be arc-fault protected.
- 17) Section R314.1.2 - A thermal barrier of one-half inch gypsum board or equivalent is generally required to separate foam plastic insulation from the interior of a space. This section requires the thermal barrier to be attached with a mechanical fastening system. Adhesives shall not be relied upon to insure that the thermal barrier remains in place.
- 18) Section R401.3 - Sites are to be graded away from a foundation at a minimum rate of six inches of fall within the first ten feet. An exception exists that if lot lines, slopes, walls or other physical barriers prohibit the six inches of fall within ten feet; then drains or swales shall be provided to ensure drainage away from the structure.
- 19) Section R403.1.6 - This section on foundation anchor bolts is relatively the same as the current 2001 FBC. The changes include a minimum of two bolts per plate section with one bolt located not more than twelve inches nor less than seven bolt diameters from each end of the plate section. The minimum embedment of anchor bolts in the concrete remains at seven inches and the minimum size remains at one-half inch.
- 20) Section R403.1.7 - This section addresses the placement of footings on or adjacent to slopes greater than 33%. On lots with a slope of 33% or more, special care should be taken when establishing setbacks and/or footing depths.
- 21) Section R502.2.1 - Where a deck is supported by attachment to an exterior wall, it shall be positively anchored to the primary structure for both vertical and lateral loads. This code section specifically prohibits decks to be supported at the primary structure by means of toenails or nails that are subject to withdrawal. When this positive connection cannot be verified by inspection, then the deck must be self supporting.

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- 22) Section 602.8 (6) - This code section requires fire blocking in the cornice at the property line of a two-family dwelling.
- 23) Table R702.3.5 note D - When applying water based texture material to ceiling gypsum board installed on supports spaced at twenty-four inches on center. The gypsum board is to be a minimum of five-eighths inches in thickness or one-half inch sag-resistant ceiling board.
- 24) Section R703.7.4.1 - This code section establishes the spacing of masonry veneer wall ties. Each wall tie shall be spaced not more than twenty-four inches both horizontally or vertically and support no more than 2.67 square feet of wall area. *Exception:* When wind pressures exceed 30 p.s.f. wall ties shall not support more than 2.0 square feet of wall area.
- 25) Section R703.7.5 - This code section identifies the required location of flashing behind brick veneer. Flashing must be placed beneath the first course of veneer that is above the foundation wall or slab and above the finished grade. It is also required at other points of support including structural floors, shelf angles and lintels. Flashing shall extend to the surface of the brick veneer.
- 26) Section R703.7.6 - This code section identifies the location of veneer weep holes in relation to the flashing and sets the maximum spacing and size of the weep holes. Weep holes are required to be located immediately above the flashing, not more than thirty-three inches apart and not less than three-sixteenths of an inch in diameter.
- 27) Section R802.10.1 - Roof truss detail sheets containing the twelve items listed in this code section must be provided to the inspector at the time of the truss inspection.
- 28) Section R905.2.8.6 - This code section allows the drip edge to be installed either under or over the underlayment (felt) at the eaves. If the drip edge is installed over the underlayment then there shall be a two-inch wide (minimum) strip of roof cement placed on top of the drip edge flange.
- 29) Section R1003.12 - Woodwork (mantles) or other combustible materials are not to be placed within six inches of the firebox opening of a fireplace. Combustible materials within twelve inches of the firebox opening cannot project away from the surface more than one-eighth inch for each inch from the opening.
- 30) Section R1005.2 - All factory built and masonry fireplaces that use outside combustion air cannot have the outside air supplied from a garage or basement nor shall the outside air intake be located higher than the firebox. Note: This requirement does not apply if supply openings are outside of the firebox and within twenty-four inches of the firebox opening.
- 31) Section M1305.1.3 - This section requires that all appliances (water heaters, air handlers, etc.) installed in an attic space shall have a passageway at least thirty inches high and twenty-two inches wide. The passageway shall not be more than six feet in length from the access opening to the appliance service panel. The passageway shall have solid flooring at least twenty-four inches wide.

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- 32) Section M1305.1.3.2 - This code section expands the language requirements for the notice to owner when air handlers are located in attics.
- 33) Section P2503.7.2 - This section requires all reduced pressure principal back-flow preventers, double check valve assemblies, double-detector check valve assemblies and pressure vacuum breaker assemblies to be tested at the time of installation.
- 34) Section P2705.1 (5) - This code section increases the distance in front of any toilet, bidet or lavatory to any wall fixture or door to twenty-one inches.
- 35) Section P2709.2 - This code section increases the requirement of the shower lining materials above or around the rough jambs and above finished thresholds in site built shower compartments to not less than three inches.
- 36) Section P2801.5 - Water heater pans are required under all water heaters or hot water storage tanks installed above ground floor space, in attics, ceiling areas or within habitable space.
- 37) This document is to be considered a fluid document and not all inclusive. Changes and/or deletions may occur during regular review cycles of the Florida Building Commission. If you have additional questions regarding other code sections, please submit them to any of our local building inspection offices for review by the Big Bend Chapter Code Coordination Committee.

### **ITEMS CHANGED/ADDED BY THE '05 SUPPLEMENT**

- 1) The definition of grade floor opening has been added to chapter 2. This new definition essentially requires all emergency escape and rescue openings more than 44 inches above grade level adjacent to the opening to be 5.7 square feet in clear area as required by R310.1.1.
- 2) Section R4101.17.1.9 – The requirement for either hardwired or plug and cord connections for alarms on doors and windows protecting residential pools has been deleted by the 2005 supplement.
- 3) Section R703.2.1 - This code section is new and requires a bond break between the cement plaster and the water resistive barrier installed on frame construction. This section also provides three different methods to achieve the bond break.
- 4) Section R703.11 & Table 703.11 – This code section and table establishes the minimum thickness of approved weather coverings for exterior walls.