

PREFACE

History

The State of Florida first mandated statewide building codes during the 1970s at the beginning of the modern construction boom. The first law required all municipalities and counties to adopt and enforce one of the four state-recognized model codes known as the “state minimum building codes.” During the early 1990s a series of natural disasters, together with the increasing complexity of building construction regulation in vastly changed markets, led to a comprehensive review of the state building code system. The study revealed that building code adoption and enforcement was inconsistent throughout the state and those local codes thought to be the strongest proved inadequate when tested by major hurricane events. The consequences of the building codes system failure were devastation to lives and economies and a statewide property insurance crisis. The response was a reform of the state building construction regulatory system that placed emphasis on uniformity and accountability.

The 1998 Florida Legislature amended Chapter 553, *Florida Statutes* (FS), Building Construction Standards, to create a single state building code that is enforced by local governments. As of March 1, 2002, the *Florida Building Code*, which is developed and maintained by the Florida Building Commission, supersedes all local building codes. The Florida Building Code is updated every three years and may be amended annually to incorporate interpretations and clarifications.

Scope

The *Florida Building Code* is based on national model building codes and national consensus standards which are amended where necessary for Florida’s specific needs. The code incorporates all building construction-related regulations for public and private buildings in the State of Florida other than those specifically exempted by Section 553.73, Florida Statutes. It has been harmonized with the *Florida Fire Prevention Code*, which is developed and maintained by the Department of Financial Services, Office of the State Fire Marshal, to establish unified and consistent standards.

†† The base codes for the 2007 edition of the *Florida Building Code* include: the *International Building Code*®, 2006 edition; the *International Plumbing Code*®, 2006 edition; the *International Mechanical Code*®, 2006 edition; the *International Fuel Gas Code*®, 2006 edition; the *International Residential Code*®, 2006 edition; the *International Existing Building Code*®, 2006 edition; the *National Electrical Code*, 2008 edition; the U. S. Department of Housing and Urban Development, *Fair Housing Guidelines*, and; substantive criteria from the American Society of Heating, Refrigerating and Air-conditioning Engineers’ (ASHRAE) Standard 90.1-2004. State and local codes adopted and incorporated into the code include the *Florida Energy Efficiency Code for Building Construction*, the *Florida Accessibility Code for Building Construction* and special hurricane protection standards for the high-velocity hurricane zone.

The code is composed of seven main volumes: the *Florida Building Code, Building*, which also includes Chapter 13 (energy efficiency) and Chapter 11 (accessibility) as well as state regulations for licensed facilities; the *Florida Building Code, Plumbing*; the *Florida Building Code, Mechanical*; the *Florida Building Code, Fuel Gas*; the *Florida Existing Building Code*; the *Florida Building Code, Residential*; and the *Florida Building Code, Test Protocols for High-Velocity Hurricane Zones*. Chapter 27 of the *Florida Building Code, Building*, adopts the *National Electrical Code*, NFPA 70, by reference.

†† Under certain strictly defined conditions, local governments may amend requirements to be more stringent than the code. All local amendments to the *Florida Building Code* must be adopted by local ordinance and reported to the Florida Building Commission then posted on www.floridabuilding.org in Legislative format for a month before being enforced. Local amendments to the *Florida Building Code* and the *Florida Fire Prevention Code* may be obtained from the Florida Building Commission web site, or from the Florida Department of Community Affairs or the Florida Department of Financial Services, Office of the State Fire Marshal, respectively.

Adoption and Maintenance

The *Florida Building Code* is adopted and updated with new editions triennially by the Florida Building Commission. It is amended annually to incorporate interpretations, clarifications and to update standards. Minimum requirements for permitting, plans review and inspections are established by the code, and local jurisdictions may adopt additional administrative requirements that are more stringent. Local technical amendments are subject to strict criteria established by Section 553.73, F.S. They are subject to commission review and adoption into the code or repeal when the code is updated triennially and are subject to appeal to the Commission according to the procedures established by Section 553.73, F.S.

Ten Technical Advisory Committees (TACs), which are constituted consistent with American National Standards Institute (ANSI) Guidelines, review proposed code changes and clarifications of the code and make recommendations to the Commission. These TACs whose membership is constituted consistent with American National Standards Institute (ANSI) Guidelines include: Accessibility; Joint Building Fire (a joint committee of the Commission and the State Fire Marshal); Building Structural; Code Administration/ Enforcement; Electrical; Energy; Mechanical; Plumbing and Fuel Gas; Roofing; and Special Occupancy (state agency construction and facility licensing regulations).

The Commission may only issue official code clarifications using procedures of Chapter 120, Florida Statutes. To obtain such a clarification, a request for a Declaratory Statement (DEC) must be made to the Florida Building Commission in a manner that establishes a clear set of facts and circumstances and identifies the section of the code in question. Requests are analyzed by staff, reviewed by the appropriate Technical Advisory Committee, and sent to the Florida Building Commission for a first action. Draft Declaratory Statements are subject to public comment and are finalized by the Commission at its next meeting. These interpretations establish precedents for situations having similar facts and circumstances and are typically incorporated into the code in the next code amendment cycle. Non-binding opinions are available from the Building Officials Association of Florida's web site (www.BOAF.net) and a Binding Opinion process is available online at www.floridabuilding.org.

Letter Designations in Front of Section Numbers

In each code development cycle, proposed changes to the code are considered at the Code Development Hearings by the ICC Fuel Gas Code Development Committee, whose action constitutes a recommendation to the voting membership for final action on the proposed change. Proposed changes to a code section that has a number beginning with a letter in brackets are considered by a different code development committee. For example, proposed changes to code sections that have [B] in front of them (e.g. [B] 302.1) are considered by the International Building Code Development Committee at the code development hearings.

The content of sections in this code that begin with a letter designation are maintained by another code development committee in accordance with the following:

- [B] = International Building Code Development Committee;
- [F] = International Fire Code Development Committee; and
- [M] = International Mechanical Code Development Committee.

Marginal Markings

Vertical lines in the margins within the body of the code indicate a change from the requirements of the base codes to the 2007 *Florida Building Code* effective March 1, 2009.

An * inserted in the margin indicates a change from the 2007 *Florida Building Code* to the 2009 *Florida Building Code* revisions, effective March 1, 2009.

An ** inserted in the margin indicates a change from the 2007 *Florida Building Code* to the 2009 *Florida Building Code* revisions, effective October 1, 2009.

Sections deleted from the base code are designated "Reserved."

Acknowledgments

The *Florida Building Code* is produced through the efforts and contributions of building designers, contractors, product manufacturers, regulators and other interested parties who participate in the Florida Building Commission's consensus processes, Commission staff and the participants in the national model code development processes.

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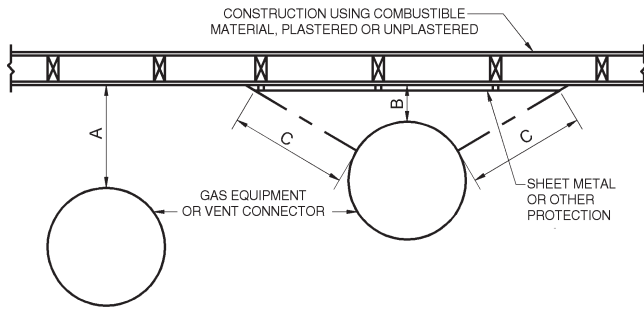
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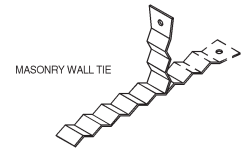
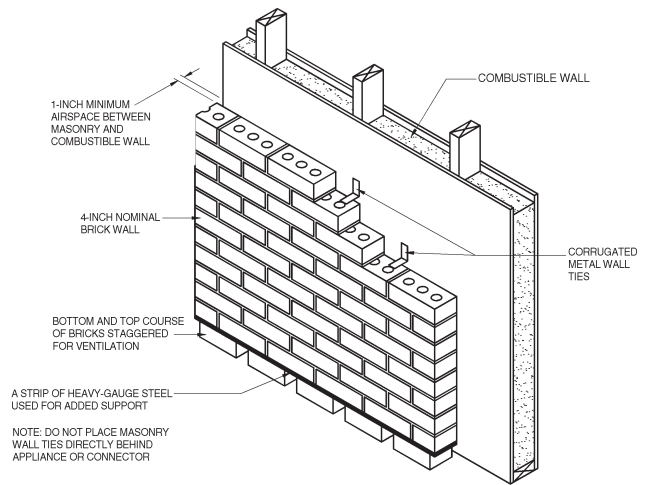
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“A” equals the reduced clearance with no protection.

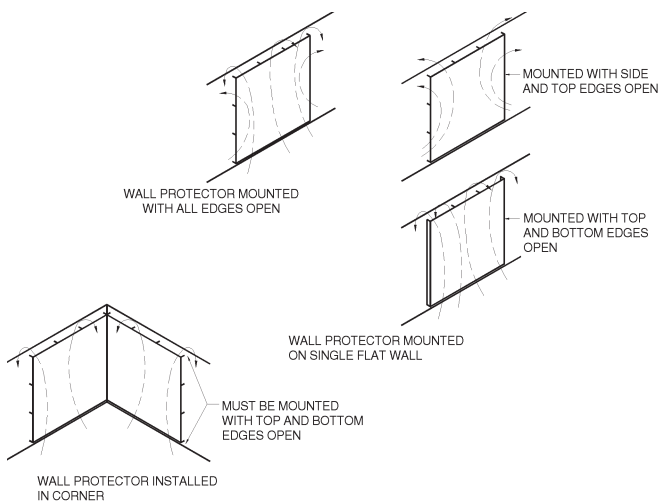
“B” equals the reduced clearance permitted in accordance with Table 308.2. The protection applied to the construction using combustible material shall extend far enough in each direction to make “C” equal to “A.”

FIGURE 308.2(1)
EXTENT OF PROTECTION NECESSARY TO REDUCE CLEARANCES FROM APPLIANCE OR VENT CONNECTIONS



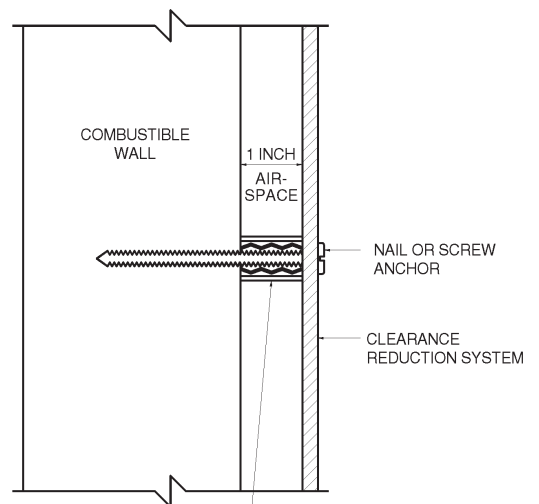
For SI: 1 inch = 25.4 mm.

FIGURE 308.2(3)
MASONRY CLEARANCE REDUCTION SYSTEM



For SI: 1 inch = 25.4 mm.

FIGURE 308.2(2)
WALL PROTECTOR CLEARANCE REDUCTION SYSTEM



1-INCH NONCOMBUSTIBLE SPACER SUCH AS STACKED WASHERS, SMALL-DIAMETER PIPE, TUBING OR ELECTRICAL CONDUIT.

MASONRY WALLS CAN BE ATTACHED TO COMBUSTIBLE WALLS USING WALL TIES.

DO NOT USE SPACERS DIRECTLY BEHIND APPLIANCE OR CONNECTOR.

GENERAL REGULATIONS

308.4.1 Appliances installed in rooms that are large in comparison with the size of the appliance. Central-heating furnaces and low-pressure boilers installed in rooms large in comparison with the size of the appliance shall be installed with clearances in accordance with the manufacturer's instructions.

308.4.2 Appliances installed in rooms that are not large in comparison with the size of the appliance. Central-heating furnaces and low-pressure boilers installed in rooms that are not large in comparison with the size of the appliance, such as alcoves and closets, shall be listed for such installations. Listed clearances shall not be reduced by the protection methods described in Table 308.2 and illustrated in Figures 308.2(1) through 308.2(3), regardless of whether the enclosure is of combustible or noncombustible material.

308.4.3 Clearance reduction. Central-heating furnaces and low-pressure boilers installed in rooms that are large in comparison with the size of the appliance shall be permitted to be installed with reduced clearances to combustible material provided the combustible material or appliance is protected as described in Table 308.2.

308.4.4 Clearance for servicing appliances. Front clearance shall be sufficient for servicing the burner and the furnace or boiler.

308.4.5 Plenum clearances. Where the furnace plenum is adjacent to plaster on metal lath or noncombustible material attached to combustible material, the clearance shall be measured to the surface of the plaster or other noncombustible finish where the clearance specified is 2 inches (51 mm) or less.

308.4.6 Clearance from supply ducts. Central-heating furnaces shall have the clearance from supply ducts within 3 feet (914 mm) of the furnace plenum be not less than that specified from the furnace plenum. No clearance is necessary beyond this distance.

where it is connected to appliances that are connected to the equipment grounding conductor of the circuit supplying that appliance.

SECTION 311 CARBON MONOXIDE CONTROL SYSTEMS

311.1 Carbon monoxide control systems. See Section 913 of the *Florida Building Code, Building*.

SECTION 309 (IFGC) ELECTRICAL

309.1 Grounding. Each above-ground portion of a gas piping system upstream from the equipment shutoff valve shall be electrically continuous and bonded to any grounding electrode, as defined by Chapter 27 of the *Florida Building Code, Building*.

309.2 Connections. Electrical connections between equipment and the building wiring, including the grounding of the equipment, shall conform to Chapter 27 of the *Florida Building Code, Building*.

SECTION 310 (IFGS) ELECTRICAL BONDING

310.1 Gas pipe bonding. Each above-ground portion of a gas piping system that is likely to become energized shall be electrically continuous and bonded to an effective ground-fault current path. Gas piping shall be considered to be bonded