

## **New Building Code Changes Approved**

The Florida Building Commission recently approved a number of new regulations that construction professionals should be aware of. The new regulations result from bills passed earlier this year by the Florida Legislature.

### **Carbon Monoxide Detectors**

Beginning July 1, 2008, all permits for new construction in which fossil fuel appliances or an attached garage are included will be required to install carbon monoxide (CO) detectors within 10 feet of all sleeping rooms. The detectors must be hardwired with battery backup and may be combination smoke/carbon monoxide devices.

### **Prototype Building Program**

During their August 22 meeting, the Florida Building Commission repealed rule 9B-74 and abolished the Prototype Building Program. The program was abolished primarily because the Commission was unable to obtain a contractor to run the program.

### **Hurricane Mitigation Retrofits**

Pursuant to Section 553.833 of Florida Statutes, strengthening of existing site-built, single-family homes is now required under certain conditions. Below is a listing of specific circumstances in which mitigation is required:

1. When a roof on an existing site-built, single family residential structure is replaced. Roof-decking attachment and fasteners must be strengthened and corrected as required by the 2007 Manual of Hurricane Mitigation Retrofits for Existing Site-Built Single Family Residential Structures (The Guide,) Section 201.1. A secondary water barrier should be provided as required by section 201.2 of The Guide.
2. When a roof is replaced on a building that is located in the wind-borne debris region as defined in section 1609.2 of the Florida Building Code, Building and that has an insured value of \$300,000 or more or, if the building is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$300,000 or more: a) Roof to wall connections shall be improved as required by section 201.3 of The Guide, b) Mandated retrofits of the roof-to-wall connection shall not be required beyond a 15 percent increase in the cost of re-roofing, c) Where complete retrofits of all the roof-to-wall connections as prescribed in Section 201.3 of The Guide would exceed 15 percent of the cost of the re-roofing project, the priorities outlined in Section 201.3.5 shall be used to limit the scope of work to the 15 percent limit.
3. When any activity requiring a building permit that is applied for on or after July 1, 2008, and for which the estimated cost is \$50,000 or more for a building that is located in the wind borne debris region as defined in s. 1609.2 of the Florida Building Code, Building and that has an insured value of \$750,000 or more, or, if the building is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$750,000 or more: a)

Opening protections as required within the Florida Building Code, Building or Florida Building Code, Residential for new construction shall be provided.

4. When retrofit enhancement of gable end bracing is provided during construction which otherwise requires a permit, the techniques in Appendix A of The Guide shall be allowed.

Hurricane mitigation retrofits will take effect October 1, 2007. For more specific details on hurricane mitigation retrofits, visit: <http://www.fhba.com/docs/MitigationGuide.pdf>.

### **Florida Building Code**

The Florida Building Commission recently adopted the 2007 Florida Building Code. The effective date of the Code is October 1, 2008. The new edition of the Code will now be printed and should be available before the beginning of 2008.