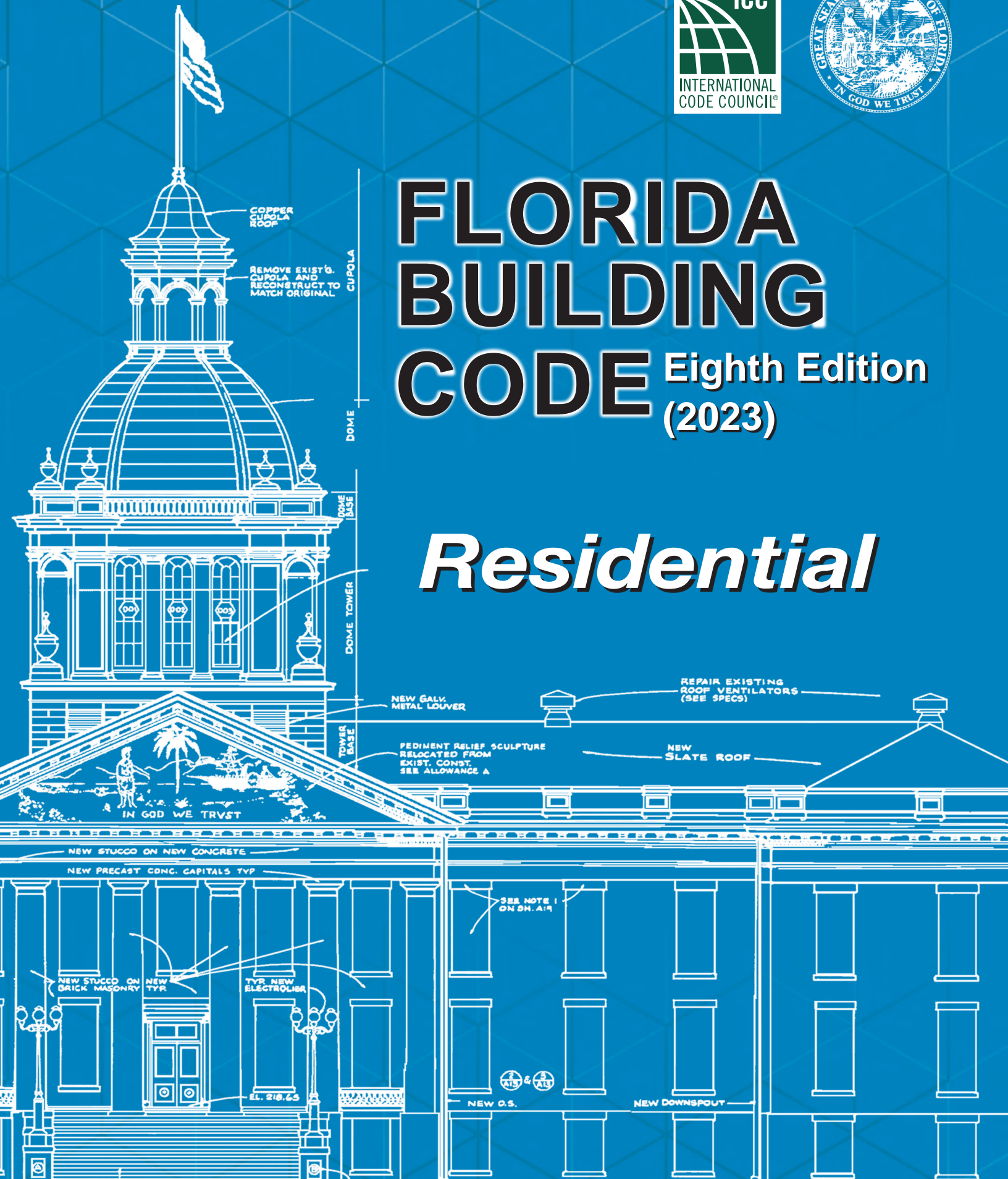


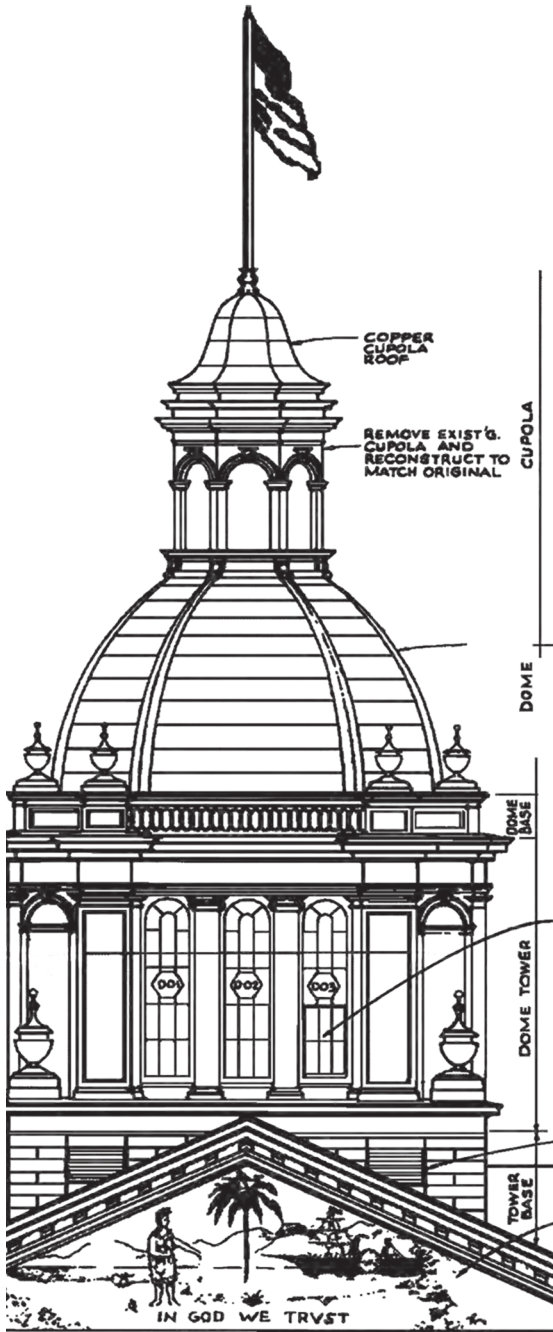


# FLORIDA BUILDING CODE

**Eight Edition (2023)**

## *Residential*





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# 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*, 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 in the interim in accordance with criteria set out in Section 553.73, *Florida Statutes*.

## Scope

The *Florida Building Code* is based on national model building codes and national consensus standards, in addition to Florida-specific provisions. 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 model codes used for the *Florida Building Code*, 8th Edition (2023) include: the 2021 editions of the *International Building Code*®; the *International Plumbing Code*®; the *International Mechanical Code*®; the *International Fuel Gas Code*®; the *International Residential Code*®; the *International Existing Building Code*®; the *International Energy Conservation Code*®; the *National Electrical Code*, 2020 edition; or substantive criteria from ASHRAE Standard 90.1-2019. State and local codes adopted and incorporated into the code include the *Florida Building Code*, *Accessibility*, and special hurricane protection standards for the High-Velocity Hurricane Zone.

The code is composed of nine main volumes: the *Florida Building Code, Building*, which also includes state regulations for licensed facilities; the *Florida Building Code, Plumbing*; the *Florida Building Code, Mechanical*; the *Florida Building Code, Fuel Gas*; the *Florida Building Code, Existing Building*; the *Florida Building Code, Residential*; the *Florida Building Code, Energy Conservation*; the *Florida Building Code, Accessibility* 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 technical requirements to be more stringent than the code. All local technical amendments to the *Florida Building Code* must be adopted in accordance with the requirements of Section 553.73(4), *Florida Statutes*, and reported to the Florida Building Commission, then posted on [www.floridabuilding.org](http://www.floridabuilding.org) in legislative format for 30 days prior to being enforced. Local amendments to the *Florida Building Code* and the *Florida Fire Prevention Code* may be obtained from the Florida Building Commission website, or from the Florida Department of Business and Professional Regulation or the Florida Department of Financial Services, Office of the State Fire Marshal, respectively.