

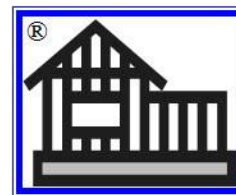
# JC Code & Construction Consultants, Inc.

**A Leader in Code Consulting and Continuing Education**

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House Bill 535, passed by the Florida Legislature and signed by the Governor revises numerous state statutes and the Florida Building Codes. The majority of the provisions have an effective date of July 1, 2016. The following is a summary of the changes:

- Revamps training, cross-training and experience requirements for plans examiners and building inspectors to help address qualified workforce shortfall;
- Authorizes apartment maintenance employee employed by apartment management associations with 100 or more units to make minor repairs to water heaters and HVAC units under certain conditions;
- Authorizes a propane gas contractor to connect & disconnect water lines to a hot water heater;
- Adds claims against Division II contractors to the Homeowner's Construction Recovery Fund eligibility and caps maximum payment from fund for Division II claim at \$15K, with an aggregate cap for each Division II licensee at \$150K;
- Exempts certain low voltage landscape lighting installation from licensure requirements;
- Defines "temporary pool" with regards to public pool regulation;
- Defines "portable pool" with regards to public pool regulation and specifies that "temporary pools" and "portable pools" may not be regulated as public pools;
- Specifies permitting and enforcement for "temporary" and "portable" pools;
- Authorizes new swimming pool alarm as a method for demonstrating safety features in residential swimming pools;
- Adds a representative from the Pensacola Pen Wheels Inc. Employ the Handicapped Council to the Accessibility Advisory Council;
- Authorizes \$30K expenditure from the Building Code Compliance & Mitigation Program to fund the Building Code System Uniform Implementation Evaluation Workgroup and authorizes \$15K to fund non-binding interpretations of the Florida Fire Prevention Code;
- Allows joint meetings between local building code and fire code appeals boards with certain stipulations and authorizes the combined board to make modifications or grant alternatives;
- Clarifies when mechanical equipment on a rooftop (during reroofing) must be installed in accordance with the Florida Building Code;
- Clarifies that two fire service access elevators are required in high-rise facilities and allows for certain design trade-offs relative to corridor width, pressurization, floor-to-floor smoke control, and fire and smoke-rated openings; also specifies requirements for location and design of standpipes consistent with the Florida Fire Prevention Code and NFPA 14;
- Expands the code interpretation panel (which conducts binding and non-binding interpretations of the Florida Building Code) to include one architect and one engineer;

- Authorizes disciplinary action against a plans reviewer or building code administrator's license if he/she fails to provide to the permit applicant a reason for denying, revoking, or requesting a modification, based on compliance with the Florida Building Code or local ordinance;
- Allows phased-permitting for construction documents; (already in the 5<sup>th</sup> Edition FBC)
- Clarifies responsibility between local governments, alarm system contractors, alarm monitoring companies and property owners with respect to alarm system registrations, civil penalties and fines;
- Specifies that local governments through enforcement of the Florida Building Code may not charge additional fees for proof of licensure, recording or filing a license or recording, filing or providing evidence of workers' compensation insurance coverage;
- Adds Underwriters Laboratories, LLC and Intertek Testing Services NA, Inc. to the approved list of evaluation entities for product approvals;
- Clarifies that a building permit for roof covering replacement or repair work associated with the prevention of degradation of the residence does not trigger the requirement to upgrade opening protections of the residence;
- Adds walls to the list of "deemed to comply" wind resistance requirements of the Florida Building Code;
- Provides that a 10-year battery may be used in lieu of hard-wiring for a Level 1 Alteration in single-family dwellings and exempts certain wireless and multi-sensor devices from the 10-year battery requirement;
- Delays the implementation of the mandatory blower door and mechanical ventilation testing until July 1, 2017; specifies the air change standards for blower door and mechanical ventilation testing;
- Directs the local enforcement agency to accept duct and air infiltration tests conducted by energy raters, energy auditors and licensed HVAC contractors;
- Requires the authority having jurisdiction to determine the minimum radio signal strength for fire department communications in high-rise buildings; requires existing buildings to comply with minimum radio strength for fire department communications and two-way radio system enhancement communications as required by the Florida Fire Prevention Code by January 1, 2022; specifies that existing apartment buildings are not required to comply until January 1, 2025;
- Clarifies when Areas of Refuge are required;
- Authorizes local fire officials to consider NFPA 101A, Guide on Alternative Solutions to Life Safety, adopted by the State Fire Marshal, as acceptable systems for the identification of low-cost, reasonable alternatives; authorizes the Fire Safety Evaluation System for Board and Care Facilities using prompt evacuation capabilities parameter values on existing residential high-rise buildings;
- Provides that a fire protection contractor may subcontract with companies providing advanced technical services for the installation, servicing, and maintenance of fire pump control panels and pump drivers;
- Creates the Calder Sloan Swimming Pool Electrical Safety Task Force established within the Florida Building Commission;

- Creates the Construction Industry Workforce Task Force within the University of Florida M. E. Rinker, Sr., School of Construction Management and specifies the goals and composition of the task force; provides \$50K to fund the task force from the building permit surcharge (Building Code Compliance & Mitigation Program);
- Directs the Florida Building Commission to define “fire separation distance” to allow for zero lot line development; (reverts to building code in effect on June 30, 2015)
- Directs the Florida Building Commission to amend the code to allow openings and roof overhang projections from the exterior wall of a building located on a zero lot line; (reverts to building code in effect on June 30, 2015);
- Directs the Florida Building Commission to adopt Section 406 relating to the Alternative Performance Path, Energy Rating Index of the 2015 International Energy Conservation Code as an option for demonstrating compliance with the Florida Building Code, Energy Conservation; specifies Energy Rating Index for Climate Zones 1 & 2 shall be 58; directs the Commission to determine by October 1, 2016, whether onsite renewable power generation may be used for compliance;
- Directs the Florida Building Commission to adopt specific shower lining requirements into the Florida Building Code;
- Directs the Florida Building Commission to adopt minimum fire separation distances for non-fire resistant rated exterior walls;
- Requires a restaurant, cafeteria, or similar dining facility, including an associated commercial kitchen, to have sprinklers only if it has a fire area occupancy load of 200+ patrons;
- Mandates that a county or local enforcement agency that issues building permits shall post each type of building permit application on its website and that completed applications must be able to be submitted electronically to the county building department; specifies various formats for electronic submission; and,
- Provides an effective date of July 1, 2016 unless specifically stated otherwise.

**End of Summary.**