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# BROWARD COUNTY BOARD OF RULES AND APPEALS

## **FBC 6<sup>th</sup> Edition (2017)** **FORMAL INTERPRETATION (# 11)**

**DATE:** October 12, 2017  
**TO:** All Building Officials

**FROM:** James DiPietro, Administrative Director

**SUBJECT:** Windows Replacement

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#### **Board Attorney**

Charles M. Kramer, Esq.

#### **Board Administrative Director**

James DiPietro

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At its meeting of October 12, 2017, the Broward County Board of Rules and Appeals approved the following interpretation.

When windows are replaced they may be exempt from the *Florida Building Code-Energy Conservation, 6<sup>th</sup> Edition (2017)*.

In the *Florida Building Code-Energy Conservation, 6<sup>th</sup> Edition (2017)*, C101.4.2 and R101.4.8 state: "Buildings exempt from the *Florida Building Code, Energy Conservation*, include existing buildings **except those considered renovated buildings**, changes of occupancy type, or previously unconditioned buildings to which comfort conditioning is added."

**Renovated Buildings** is defined in C202 and R202 of the *Florida Building Code-Energy Conservation, 6<sup>th</sup> Edition (2017)* as: "A residential or nonresidential building undergoing alteration that varies or changes insulation, HVAC systems, water heating systems, or exterior envelope conditions, provided the estimated cost of renovation exceeds 30 percent of the assessed value of the structure."

Considering these sections, replacement of windows (including any other renovation that may be going on) in an existing building that does not exceed 30 percent of the assessed value of the structure must comply with the requirements of the *Florida Building Code, Existing Building* but they do not need to comply with the *Florida Building Code, Energy Conservation*.

**ISSUED:** July 9, 2015  
**EFFECTIVE DATE:** January 1, 2018

**\*\*\*PLEASE POST AT YOUR PERMIT COUNTER\*\*\***

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