



BROWARD COUNTY BOARD OF RULES AND APPEALS

March 29, 2012

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Local Technical Amendment County of Broward

Code Version: 2010 Florida Building Code
Sub Code: Mechanical
Chapter & Topic: Chapter 9 – Cooling Towers, Evaporative
Condensers and Fluid Coolers
Section: 908.5 Water Supply
Short Description: New Sub-Sections Added
Effective Date: 6/01/2012
**Number of paragraphs
with changes:** 5

Reviewed and Legally Adopted : 3/15/2012

SPECIFIC APPLIANCES, FIREPLACES AND SOLID FUEL-BURNING EQUIPMENT

SECTION 901 GENERAL

901.1 Scope. This chapter shall govern the approval, design, installation, construction, maintenance, *alteration* and repair of the appliances and *equipment* specifically identified herein and factory-built fireplaces. The approval, design, installation, construction, maintenance, *alteration* and repair of gas-fired appliances shall be regulated by the *Florida Building Code, Fuel Gas*.

901.2 General. The requirements of this chapter shall apply to the mechanical *equipment* and appliances regulated by this chapter, in addition to the other requirements of this code.

901.3 Hazardous locations. Fireplaces and solid fuel-burning appliances shall not be installed in hazardous locations.

901.4 Fireplace accessories. *Listed* fireplace accessories shall be installed in accordance with the conditions of the listing and the manufacturer's installation instructions.

SECTION 902 MASONRY FIREPLACES

902.1 General. Masonry fireplaces shall be constructed in accordance with the *Florida Building Code, Building*.

SECTION 903 FACTORY-BUILT FIREPLACES

903.1 General. Factory-built fireplaces shall be *listed* and *labeled* and shall be installed in accordance with the conditions of the listing. Factory-built fireplaces shall be tested in accordance with UL 127.

903.2 Hearth extensions. Hearth extensions of *approved* factory-built fireplaces and fireplace stoves shall be installed in accordance with the listing of the fireplace. The hearth extension shall be readily distinguishable from the surrounding floor area.

903.3 Unvented gas log heaters. An unvented gas log heater shall not be installed in a factory-built fireplace unless the fireplace system has been specifically tested, *listed* and *labeled* for such use in accordance with UL 127.

SECTION 904 PELLET FUEL-BURNING APPLIANCES

904.1 General. Pellet fuel-burning appliances shall be *listed* and *labeled* in accordance with ASTM E 1509 and shall be installed in accordance with the terms of the listing.

SECTION 905 FIREPLACE STOVES AND ROOM HEATERS

905.1 General. Fireplace stoves and solid-fuel-type room heaters shall be *listed* and *labeled* and shall be installed in accordance with the conditions of the listing. Fireplace stoves shall be tested in accordance with UL 737. Solid-fuel-type room heaters shall be tested in accordance with UL 1482. Fireplace inserts intended for installation in fireplaces shall be *listed* and *labeled* in accordance with the requirements of UL 1482 and shall be installed in accordance with the manufacturer's installation instructions.

905.2 Connection to fireplace. The connection of solid fuel appliances to *chimney* flues serving fireplaces shall comply with Sections 801.7 and 801.10.

SECTION 906 FACTORY-BUILT BARBECUE APPLIANCES

906.1 General. Factory-built barbecue appliances shall be of an *approved* type and shall be installed in accordance with the manufacturer's installation instructions, this chapter and Chapters 3, 5, 7, 8 and the *Florida Building Code, Fuel Gas*.

SECTION 907 INCINERATORS AND CREMATORIES

907.1 General. Incinerators and crematories shall be *listed* and *labeled* in accordance with UL 791 and shall be installed in accordance with the manufacturer's installation instructions.

SECTION 908 COOLING TOWERS, EVAPORATIVE CONDENSERS AND FLUID COOLERS

908.1 General. A cooling tower used in conjunction with an air-conditioning *appliance* shall be installed in accordance with the manufacturer's installation instructions. The design of such cooling tower shall be in accordance with the requirements of the *Florida Building Code, Building* for a structure. Unless otherwise stated in this code, water cooling towers shall comply with NFPA 214.

908.2 Access. Cooling towers, evaporative condensers and fluid coolers shall be provided with ready access.

908.3 Location. Cooling towers, evaporative condensers and fluid coolers shall be located to prevent the discharge vapor plumes from entering occupied spaces. Plume discharges shall be not less than 5 feet (1524 mm) above or 20 feet (6096 mm) away from any ventilation inlet to a building. Location on the property shall be as required for buildings in accordance with the *Florida Building Code, Building*.

908.4 Support and anchorage. Supports for cooling towers, evaporative condensers and fluid coolers shall be designed in accordance with the *Florida Building Code, Building*. Seismic restraints shall be as required by the *Florida Building Code, Building*.

908.5 Water supply. Water supplies and protection shall be as required by the *Florida Building Code, Plumbing*.

908.5.1 New cooling towers, including cooling tower replacements, shall be operated with conductivity controllers, as well as make-up and blowdown (bleed off) meters and shall achieve a minimum of 8 cycles of concentration.

908.5.2 The quality of cooling tower water shall comply with the equipment manufacturer's guidelines.

908.5.3 Cooling towers shall be equipped with efficient drift eliminators that achieve drift reduction to a maximum of 0.002% of the recirculated water volume for counterflow towers and 0.005% of the recirculated water flow for cross-flow towers.

908.5.4 An affidavit of compliance demonstrating compliance with section 908.5 Florida Building Code shall be submitted by the property manager/owner to the local water provider every 12 months following system installation. The affidavit shall be signed by the service provider and include all dates of service within the reporting period and verified system operation at a minimum of 8 cycles of concentration.

Exception: Cooling tower systems utilizing reclaimed water for makeup water are exempt from the provisions of section 908.5.1 thru 908.5.4 Florida Building Code, Mechanical.

908.6 Drainage. Drains, overflows and blowdown provisions shall be indirectly connected to an *approved* disposal location. Discharge of chemical waste shall be *approved* by the appropriate regulatory authority.

908.7 Refrigerants and hazardous fluids. Heat exchange equipment that contains a refrigerant and that is part of a closed refrigeration system shall comply with Chapter 11. Heat exchange equipment containing heat transfer fluids which are flammable, combustible or hazardous shall comply with the *Florida Fire Prevention Code*.

SECTION 909 VENTED WALL FURNACES

909.1 General. Vented wall furnaces shall be installed in accordance with their listing and the manufacturer's installation instructions. Oil-fired furnaces shall be tested in accordance with UL 730.

909.2 Location. Vented wall furnaces shall be located so as not to cause a fire hazard to walls, floors, combustible furnishings or doors. Vented wall furnaces installed between bathrooms and adjoining rooms shall not circulate air from bathrooms to other parts of the building.

909.3 Door swing. Vented wall furnaces shall be located so that a door cannot swing within 12 inches (305 mm) of an air inlet or air outlet of such furnace measured at right angles to the opening. Doorstops or door closers shall not be installed to obtain this *clearance*.

909.4 Ducts prohibited. Ducts shall not be attached to wall furnaces. Casing extension boots shall not be installed unless *listed* as part of the *appliance*.

909.5 Manual shutoff valve. A manual shutoff valve shall be installed ahead of all controls.

909.6 Access. Vented wall furnaces shall be provided with access for cleaning of heating surfaces, removal of burners, replacement of sections, motors, controls, filters and other working parts, and for adjustments and lubrication of parts requiring such attention. Panels, grilles and access doors that must be removed for normal servicing operations shall not be attached to the building construction.

SECTION 910 FLOOR FURNACES

910.1 General. Floor furnaces shall be installed in accordance with their listing and the manufacturer's installation instructions. Oil-fired furnaces shall be tested in accordance with UL 729.

910.2 Placement. Floor furnaces shall not be installed in the floor of any aisle or passageway of any auditorium, public hall, place of assembly, or in any egress element from any such room or space.

With the exception of wall register models, a floor furnace shall not be placed closer than 6 inches (152 mm) to the nearest wall, and wall register models shall not be placed closer than 6 inches (152 mm) to a corner.

The furnace shall be placed such that a drapery or similar combustible object will not be nearer than 12 inches (305 mm) to any portion of the register of the furnace. Floor furnaces shall not be installed in concrete floor construction built on grade. The controlling thermostat for a floor furnace shall be located within the same room or space as the floor furnace or shall be located in an adjacent room or space that is permanently open to the room or space containing the floor furnace.

910.3 Bracing. The floor around the furnace shall be braced and headed with a support framework design in accordance with the *Florida Building Code, Building*.

910.4 Clearance. The lowest portion of the floor furnace shall have not less than a 6-inch (152 mm) clearance from the grade level; except where the lower 6-inch (152 mm) portion of the floor furnace is sealed by the manufacturer to prevent entrance of water, the minimum clearance shall be reduced to not less than 2 inches (51 mm). Where these clearances are not present, the ground below and to the sides shall be excavated to form a pit under the furnace so that the required clearance is provided beneath the lowest portion of the furnace. A 12-inch (305 mm) minimum clearance shall be provided on all sides except the control side, which shall have an 18-inch (457 mm) minimum clearance.

SECTION 911 DUCT FURNACES

911.1 General. Duct furnaces shall be installed in accordance with the manufacturer's installation instructions. Electric furnaces shall be tested in accordance with UL 1995.

SECTION 912 INFRARED RADIANT HEATERS

912.1 Support. Infrared radiant heaters shall be fixed in a position independent of fuel and electric supply lines. Hangers and brackets shall be noncombustible material.

912.2 Clearances. Heaters shall be installed with clearances from combustible material in accordance with the manufacturer's installation instructions.

SECTION 913 CLOTHES DRYERS

913.1 General. Clothes dryers shall be installed in accordance with the manufacturer's installation instructions. Electric residential clothes dryers shall be tested in accordance with UL 2158. Electric coin-operated clothes dryers shall be tested in accordance with UL 2158. Electric commercial clothes dryers shall be tested in accordance with UL 1240.



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Broward County Local Amendments
Proposed Modification to the Florida Building Code

Per Section 553.73. Fla Stat

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Code: 2010 Florida Building Code – Mechanical
Section #: 908

Text of Modification (additions underlined; deletion ~~stricken~~):
Please see attachment.

Respond to the following questions:

1. How is the local amendment more stringent than the minimum standards described in the FBC?
THIS MODIFICATION REQUIRES USING LESS WATER IN COOLING TOWERS THAN WHAT IS PRESENTLY ALLOWED BY THE FLORIDA BUILDING CODE.
2. Demonstrate or provide evidence or data that the geographical jurisdiction governed by the local governing body exhibits a local need to strengthen the FBC beyond the needs or regional variation addressed by the FBC.

BY FAR, THE MOST IMPORTANT DEMOGRAPHIC TREND AFFECTING WATER RESOURCES IS POPULATION GROWTH. SIGNIFICANT POPULATION GROWTH IS ANTICIPATED. ACCORDING TO THE MOST RECENT POPULATION PROJECTIONS, THE COUNTY IS PROJECTING A 13% INCREASE IN POPULATION TO NEARLY 2 MILLION RESIDENTS BY 2040. THIS ASSUMES POPULATION GROWTH RATES REMAIN MODERATED BY THE ECONOMIC DOWN TURN. HOWEVER, IN A COUNTY WITH THE 12TH LARGEST POPULATION IN THE UNITED STATES, EVEN A MODERATE GROWTH RATE TRANSLATES INTO A SUBSTANTIAL INCREASE IN WATER DEMAND. IN 2010, BROWARD COUNTY PUMPED APPROXIMATELY 233 MILLION GALLONS PER DAY (MGD) FROM THE BISCAYNE AQUIFER. HOWEVER, IN ACCORDANCE WITH THE REGIONAL WATER AVAILABILITY RULE, INCREASES IN WATER DEMAND MUST BE MET THROUGH ALTERNATIVE WATER SUPPLIES. BROWARD COUNTY HAS TO MAKEUP THE DIFFERENCE INCLUDING A PROJECTED INCREASE OF 22 MGD BY 2040 FROM THE FLORIDIAN AQUIFER OR OTHER WATER SUPPLIES (SUCH AS RECLAIMED WATER) WHICH REQUIRE MUCH HIGHER LEVELS OF TREATMENT BY REVERSE OSMOSIS AND/OR MEMBRANE FILTRATION, BOTH OF WHICH WILL REQUIRED NEW CAPITAL INVESTMENTS AND ENERGY INTENSIVE PROCESSES. IT HAS BEEN REPEATEDLY RECOGNIZED BY BROWARD WATER PROVIDERS AND ELECTED LEADERS THAT WATER CONSERVATION OFFER THE MOST COST EFFECTIVE AND IMMEDIATE MEANS TO MEET NEW WATER DEMANDS. WITHOUT EFFECTIVE WATER CONSERVATION BROWARD COUNTY'S CONTINUED GROWTH WILL BE DEPENDENT ON OUR ABILITY TO DEVELOP MORE COSTLY ALTERNATIVE WATER SUPPLIES.

FLORIDA STATE STATUTES, SECTION 373.016(S), RECOGNIZES THAT THE WATER RESOURCE PROBLEMS OF THE STATE VARY FROM REGION TO REGION, BOTH IN MAGNITUDE AND COMPLEXITY. SPECIFICALLY, IN BROWARD COUNTY, THE LIMITATIONS OF OUR AQUIFER, THE AMOUNT OF WATER THE STATE ALLOWS US TO WITHDRAW, THE INTRUSION OF SALT



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WATER INTO THE AQUIFER, AND THE INCREASED FUTURE DEMANDS THAT ARE PROJECTED ESTABLISH AND REINFORCE THE ISSUE OF REGIONAL VARIATION.

THE CONTINUED DISPOSAL OF CONDENSATE INTO THE STORM WATER DRAINAGE SYSTEMS OR PERVIOUS GRADE IS IRRECONCILABLE WITH THE VITAL ROLE CONDENSATE COLLECTION AND USE CAN PLAY IN EASING THE DEMANDS ON OUR INCREASINGLY BURDENED POTABLE WATER RESOURCES. MOREOVER, IT IS INCONSISTENT WITH FLORIDA STATUTE 373.227 WHICH CAUTIONS, "THE LEGISLATURE RECOGNIZES THAT THE PROPER CONSERVATION OF WATER IS AN IMPORTANT MEANS OF ACHIEVING THE ECONOMICAL AND EFFICIENT UTILIZATION OF WATER NECESSARY, IN PART, TO CONSTITUTE A REASONABLE—BENEFICIAL USE. THE OVERALL WATER CONSERVATION GOAL OF THE STATE IS TO PREVENT AND REDUCE WASTEFUL, UNECONOMICAL, IMPRACTICAL, OR UNREASONABLE USE OF WATER RESOURCES."

3. Explain how the local need is addressed by the proposed local amendment.

THIS MODIFICATION WILL REQUIRE LESS WATER USAGE FROM THE AQUIFERS AND REDUCE THE DISCHARGE TO THE SANITARY SEWER SYSTEM.

4. Explain how the local amendment is no more stringent than necessary to address the local need.

THE LOCAL NEED FOR WATER CONSERVATION IS VERY SERIOUS AND IS MANDATED BY THE BROWARD COUNTY COMMISSION. THIS AMENDMENT WILL HELP ACHIEVE WATER CONSERVATION BUT CANNOT SOLVE THE PROJECTED WATER SHORTAGE PROBLEM WITHOUT OTHER LOCAL WATER CONSERVATION EFFORTS.

5. Are the additional requirements discriminatory against materials, products, or construction techniques of demonstrated capabilities?

PUBLIC MEETINGS AND A HEARING WERE HELD WITH TESTIMONY FROM BOTH WATER TREATMENT COMPANIES AND CONDENSER WATER USING EQUIPMENT MANUFACTURERS AND IT WAS DETERMINED THAT THIS MODIFICATION WOULD NOT BE DISCRIMINATORY.

6. Indicate whether or not additional requirements introduce a new subject not already addressed in the FBC.

THIS MODIFICATION REVISES AN EXISTING SECTION OF THE FLORIDA BUILDING CODE.

7. Include a fiscal impact statement which documents the costs and benefits of the proposed amendment. Criteria for the fiscal impact statement shall include a, b, and c:

- a) Impact to local government, relative to enforcement.
- b) Impact to property and building owners relative to cost of compliance.
- c) Impact to industry relative to the cost of compliance

- a) THERE IS NO FISCAL IMPACT TO BROWARD COUNTY OR THE MUNICIPALITIES.
- b) THIS MODIFICATION WILL REDUCE THE IMPACT FEE CHARGED BY BROWARD COUNTY BY MORE THAN WHAT IT WILL COST TO COMPLY WITH THE NEW LAW.
- c) NO FISCAL IMPACT TO INDUSTRY.

BROWARD BORA PUBLIC HEARING AND VOTE MARCH 15, 2012.

AMENDMENT EFFECTIVE DATE JUNE 1, 2012.