



BROWARD COUNTY BOARD OF RULES AND APPEALS


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broward.org/CodeAppeals

FBC 6th Edition (2017)

FORMAL INTERPRETATION (#5)

DATE: October 12th, 2017
TO: All Building Officials
FROM: James DiPietro, Administrative Director 
SUBJECT: Retrofit of Windows, Doors, Garage Doors, Shutters and Skylights
FBC Existing Building, Alteration Level I

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Board Attorney

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Board Administrative Director

James DiPietro

—ESTABLISHED 1971—

At its meeting of October 12th, 2017, the Board approved an interpretation of Retrofit of Windows, Doors, Garage Doors, Shutters and Skylights, for detached one and two family dwellings, and multiple single family dwellings, (townhouses) with common roof height < 30 feet.

1. A Florida Professional Engineer or Architect may modify the buck or fasteners as specified in a Notice of Acceptance. Such modification must be documented with a signed and sealed letter or drawing.
2. To obtain the required design pressure for a specific opening at a specific site, an individual must utilize one of the following and submit documentation as indicated.
 - a) A site-specific plan (signed and sealed) by a Florida Professional Engineer or Architect, indicating the location of all retro openings and the required design pressures.
 - b) A site-specific plan (not sealed) indicating the location of all retro openings accompanied by a worst-case design pressure chart (signed and sealed) prepared by a Florida P.E. or Architect.
 - c) A site-specific plan (not sealed) indicating the location of all openings and indicating the required design pressures based on the Broward County Fenestration Voluntary Wind Load Chart. (see attached chart).

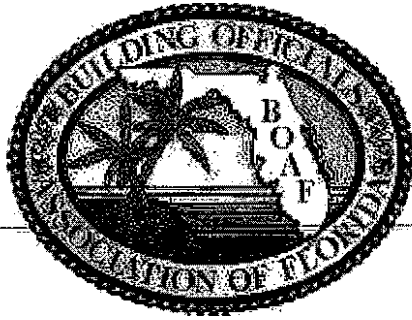
3. Buildings with a (height) > 30 feet or more shall have a site-specific design (signed and sealed) by a Florida Professional Engineer or Architect, indicating the location of all retro openings and the required design pressures for each opening.

NOTE: Generic charts, graphs alone, etc. are not acceptable for buildings above 30 feet.

ORIGINAL DATE: September 12, 2012
RE-ISSUED: October 12, 2017
EFFECTIVE DATE: January 1, 2018

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

Page 1 of 5 F.I. #5



Informal Interpretation Report Number 6501



Date: Sat Apr 17 2010

Report: 6501

Code: Plumbing Code Year: 2007

Section: 406.3

Question:

Is it the intent of Florida Building Code • Plumbing Section 406.3 that all residential washing machines are to drain into a 2" stand pipe and then into a 3" x 2" sanitary tee on a 3" waste stack?

Comment:

None.

Answer:

No. Florida Building Code • Plumbing Section 406.3 does not apply to residential occupancies. Part VII, Plumbing of the FBC • Residential Code is applicable to residential occupancies.

Commentary:

Florida Building Code-Plumbing Section 406.3 only applies to washing machine drains in occupancies regulated by the Florida Building Code • Plumbing code and are required to drain into a 3" stack. Occupancies regulated by the FBC • Residential code are not required to drain into a 3" stack.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Community Affairs, ICC, and Industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.



Florida Building Code Informal Interpretation



Date: Mon Feb 12 2007

Report#: 4939

Code: RESIDENT

Section: 3004,3005

Question:

Is it the intent of 2004 Residential Code to require the use of a 3" fixture stack for the clothes washing machine?

Answer:

No. 2" is acceptable by the Florida Building Code Residential.

Commentary:

For rules not covered by the Residential Code, refer to the Florida Building Code Plumbing. While the subject of clothes washers is contained in both codes (406 in Plbg., P2718 in Res.) the requirements happen to be different. The reason the two codes are different is due to an IPC change to 3-inch which was originally approved just prior to the development of the IRC, and a companion change to the IRC was not proposed.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Community Affairs, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.

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Broward County Fenestration Voluntary Wind Load Chart*

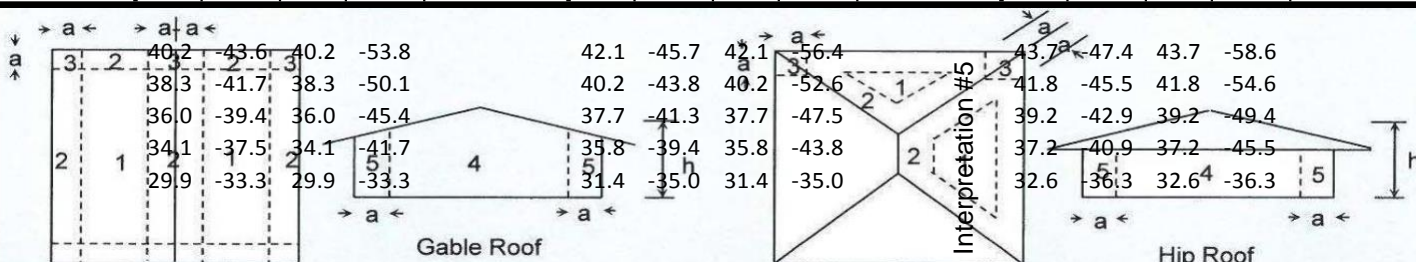
Per ASCE 7-10 Method 1, Part 1 and FBC (2017) for Retrofitting in Accordance with Formal Interpretation #5

For Detached One-and Two family dwellings and Multiple Single-Family Dwellings (Townhouses) with Mean Roof Height ≤ 30 feet

Wind 170 mph (3-second gust) / Exposure C** / Kd = 0.85 / Kzt = 1.0 / Pressures are in PSF / Not for use in Coastal (Exposure 'D' areas)

* Using Allowable Stress Design methodology (P = 0.6w) / ** Exposure shall be determined according to ASCE 7-10 Section 26.7.3 (Exposure Categories)

Effective Wind Area (ft ²)	Location: Gable or Hip	Mean Roof Height of 15 feet					Mean Roof Height of 20 feet					Mean Roof Height of 25 feet					Mean Roof Height of 30 feet								
		Zone					Zone					Zone					Zone								
		1	2	3	1	2	3	1	2	3	1	2	3	1	2	3									
		+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-
10	Gable/Hip Roof	16.0	-37.8	16.0	-63.4	16.0	-95.4	16.3	-40.2	16.3	-67.4	16.3	-101.4	17.1	-42.1	17.1	-70.6	17.1	-106.3	17.8	-43.7	17.8	-73.4	17.8	-110.4
20	Gable/Hip Roof	16.0	-36.8	16.0	-56.7	16.0	-79.1	16.0	-39.1	16.0	-60.2	16.0	-84.0	16.0	-41.0	16.0	-63.1	16.0	-88.0	16.7	-42.6	16.7	-65.6	16.7	-91.5
50	θ ≤ 7°	16.0	-35.6	16.0	-47.7	16.0	-57.4	16.0	-37.8	16.0	-50.7	16.0	-61.0	16.0	-39.6	16.0	-53.2	16.0	-63.9	16.0	-41.1	16.0	-55.2	16.0	-66.4
100	(0 to 1.5:12)	16.0	-34.6	16.0	-41.0	16.0	-41.0	16.0	-36.8	16.0	-43.6	16.0	-43.6	16.0	-38.5	16.0	-45.7	16.0	-45.7	16.0	-40.0	16.0	-47.4	16.0	-47.4
10	Gable/Hip Roof***	21.8	-34.6	21.8	-60.2	21.8	-89.0	23.1	-36.8	23.1	-64.0	23.1	-94.6	24.3	-38.5	24.3	-67.1	24.3	-99.2	25.2	-40.0	25.2	-69.7	25.2	-103.0
20	Gable/Hip Roof***	19.9	-33.6	19.9	-55.4	19.9	-83.3	21.1	-35.7	21.1	-58.9	21.1	-88.5	22.1	-37.4	22.1	-61.7	22.1	-92.7	23.0	-38.9	23.0	-64.1	23.0	-96.3
50	7° < θ ≤ 27°	17.3	-32.4	17.3	-49.0	17.3	-75.6	18.4	-34.4	18.4	-52.1	18.4	-80.3	19.3	-36.0	19.3	-54.6	19.3	-84.2	20.0	-37.4	20.0	-56.7	20.0	-87.5
100	(1.5 to 6:12)	16.0	-31.4	16.0	-44.2	16.0	-69.8	16.3	-33.3	16.3	-47.0	16.3	-74.2	17.1	-35.0	17.1	-49.2	17.1	-77.8	17.8	-36.3	17.8	-51.1	17.8	-80.8
10	Gable Roof	34.6	-37.8	34.6	-44.2	34.6	-44.2	36.8	-40.2	36.8	-47.0	36.8	-47.0	38.5	-42.1	38.5	-49.2	38.5	-49.2	40.0	-43.7	40.0	-51.1	40.0	-51.1
20	Gable Roof	33.6	-35.9	33.6	-42.3	33.6	-42.3	35.7	-38.1	35.7	-44.9	35.7	-44.9	37.4	-39.9	37.4	-47.1	37.4	-47.1	38.9	-41.5	38.9	-48.9	38.9	-48.9
50	(6 to 12:12)	32.4	-33.3	32.4	-39.7	32.4	-39.7	34.4	-35.4	34.4	-42.2	34.4	-42.2	36.0	-37.1	36.0	-44.2	36.0	-44.2	37.4	-38.6	37.4	-46.0	37.4	-46.0
100		31.4	-31.4	31.4	-37.8	31.4	-37.8	33.3	-33.3	33.3	-40.2	33.3	-40.2	35.0	-35.0	35.0	-42.1	35.0	-42.1	36.3	-36.3	36.3	-43.7	36.3	-43.7
*** For Hip Roofs with angle > 7 degrees (1.5:12) and ≤ 25 degrees (3.5:12), Zone 3 shall be treated as Zone 2 (Figure 30.4-2B Note 7, p. 337)																									
Effective Wind Area (ft ²)	Location	Mean Roof Height of 15 feet					Mean Roof Height of 20 feet					Mean Roof Height of 25 feet					Mean Roof Height of 30 feet								
		Zone					Zone					Zone					Zone								
		4		5		4		5		4		5		4		5		4		5		4		5	
		+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-



Width	Height	+	-
8	8	0 - 10	35.2 - 39.8

Edition (2017) Formal Interpretation #5

10	10	degrees	34.1	-38.2	
14	14		32.3	-36.1	For Effective Wind Areas between those given, values may be interpolated. Otherwise use the value associated with the lower Effective Wind Area.
9	7	> 10	38.4	-43.4	End Zone (a) shall be the smaller of 10% of Least Hor. Dist. or 40% of Mean Roof Height ('h'), but not less than 4% of Least Hor. Dist. or 3 ft.
16	7	degrees	36.8	-41.0	Identify the zone per the figure or information by others. Any questionable zone is to be considered the more critical zone.

Design is based on the 3-second gust (wind velocity) for Risk Category II (general residential & commercial construction) per FBC 1620.2 Broward. These tables not for use with essential facilities or assembly occupancies.