



BROWARD COUNTY BOARD OF RULES AND APPEALS

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FBC 6th Edition (2017) Energy Conservation Code FORMAL INTERPRETATION (#11)

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James DiPietro

—ESTABLISHED 1971—

DATE: October 12, 2017
TO: All Building Officials
FROM: James DiPiet 
Administrative Director
SUBJECT: Windows Replacement

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, 6th Edition (2017)*.

In the *Florida Building Code-Energy Conservation, 6th Edition (2017)*, C101.4.2 and R101.4.8 state: "Buildings exempt from the provisions of 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, 6th 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
RE-ISSUED: October 12, 2017
EFFECTIVE DATE: January 1, 2018

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