


# BROWARD COUNTY BOARD OF RULES AND APPEALS

One North University Drive  
Suite 3500-B  
Plantation, Florida 33324

Phone: 954-765-4500  
Fax: 954-765-4504

www.broward.org/codeappeals

## **2010 FBC FORMAL INTERPRETATION**

DATE: September 14, 2012  
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**

### **2012 Voting Members**

Mr. Abbas H. Zackria, CSI  
Chair  
Mr. Ron Burr  
Vice-Chair  
Mr. John Famularo,  
Roofing Contractor  
Mrs. Shalanda Giles Nelson,  
General Contractor  
Mr. Gary Elzweig, P.E.  
Structural Engineer  
Mr. Richard Smith,  
Master Plumber  
Mr. Jeffrey Lucas  
Fire Service Professional  
Mr. Allan Kozich, P.E.  
Electrical Engineer  
Mr. Gregg D'Attile,  
Mechanical Contractor  
Kenneth B. Wynn,  
Representative Disabled Community  
Mr. John Sims,  
Master Electrician  
Mr. Jay Shechter,  
Consumer Advocate  
Mr. Henry Zibman, P.E.  
Mechanical Engineer

### **2012 Alternate Board Members**

Mr. Steven Feller, P.E.  
Mechanical Engineer  
Mr. Alberto Fernandez,  
General Contractor  
Mr. Daniel Lavrich, P.E.  
Structural Engineer  
Assistant Chief Jeff Moral, CFO  
Fire Service  
Mr. David Rice, P.E.  
Electrical Engineer  
TBA  
Master Plumber  
Mr. David Tringo,  
Master Electrician  
Mr. William Flett,  
Roofing Contractor  
Mr. Donald Zimmer, AIA  
Architect

**Board Attorney**  
Russell White, Esq.

**Board Administrative Director**  
James DiPietro

—ESTABLISHED 1971—

At its meeting of September 13, 2012 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  $\leq$  30 feet.

1. Window or door buck inspections are not required. The buck shall comply with Section 1714.5.4.2 specifically, unless otherwise tested; buck shall extend beyond the interior face of the window or door frame such that full support of the frame is provided.
2. 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.
3. 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).
4. Buildings with a h (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.

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

**Effective Date: September 14, 2012**

## Broward County Fenestration Voluntary Wind Load Chart\*

Per ASCE 7-10 Method 1, Part 1 and FBC 2010 for Retrofitting in Accordance with Formal Interpretation #6

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

\* 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 <sup>2</sup> )	Location: Gable or Hip Roof	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	
		+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-
10	Gable/Hip Roof θ ≤ 7° (0 to 1.5:12)	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		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		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		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*** 7° < θ ≤ 27° (1.5 to 6:12)	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		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		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		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 27° < θ ≤ 45° (6 to 12:12)	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		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		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 (5.5:12), Zone 3 shall be treated as Zone 2 (Figure 30.4-2B, Note 7, p. 337)

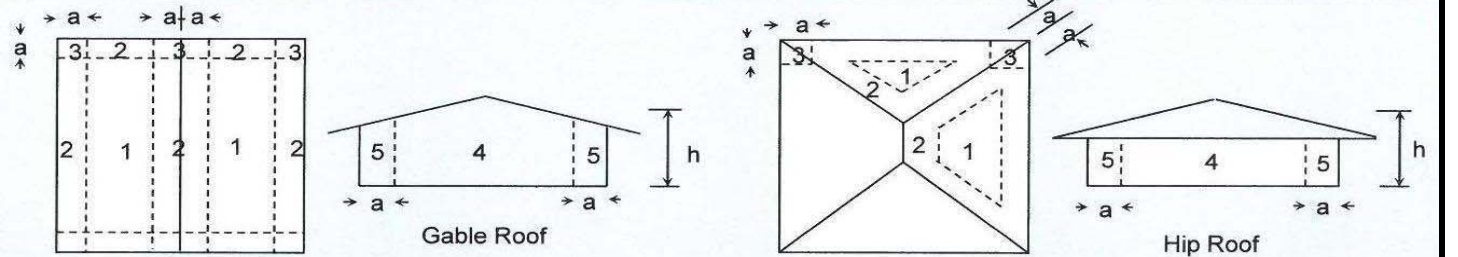
Effective Wind Area (ft <sup>2</sup> )	Location	Mean Roof Height of 15 feet				Mean Roof Height of 20 feet				Mean Roof Height of 25 feet				Mean Roof Height of 30 feet			
		Zone				Zone				Zone				Zone			
		4		5		4		5		4		5		4		5	
		+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-
10	Wall	37.8	-41.0	37.8	-50.6	40.2	-43.6	40.2	-53.8	42.1	-45.7	42.1	-56.4	43.7	-47.4	43.7	-58.6
20		36.1	-39.3	36.1	-47.2	38.3	-41.7	38.3	-50.1	40.2	-43.8	40.2	-52.6	41.8	-45.5	41.8	-54.6
50		33.8	-37.0	33.8	-42.7	36.0	-39.4	36.0	-45.4	37.7	-41.3	37.7	-47.5	39.2	-42.9	39.2	-49.4
100		32.1	-35.3	32.1	-39.3	34.1	-37.5	34.1	-41.7	35.8	-39.4	35.8	-43.8	37.2	-40.9	37.2	-45.5
500		28.2	-31.4	28.2	-31.4	29.9	-33.3	29.9	-33.3	31.4	-35.0	31.4	-35.0	32.6	-36.3	32.6	-36.3

### Garage Door Wind Loads

for a Building with 30-foot Mean Roof Height

Exposure C

Tables 1609.7(1) & (2), and Section 1609.3.1



For Effective Wind Areas between those given, values may be interpolated. Otherwise use the value associated with the lower Effective Wind Area.

End Zone (a) shall be the smaller of 10% of Least Hor. Dist. or 40% of Mean Roof Height, but not less than 4% of Least Hor. Dist. or 3 ft.

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.