

Builder Round Table Meeting Notes January 2018

Builder Questions/Responses:

-Question concerning 6th Edition: 12" Freeboard Requirement ...does it apply to Residential?

As of January 1, 2018, all one- and two- family residential dwellings located in flood hazard areas must be built an additional twelve inches higher than current requirements. The so-called twelve-inch freeboard requirement, adopted in this 6th edition of the Florida Building Code, has been adopted as of January 1, 2018. All building permits applied for, on and after this date must comply with this new requirement.

This mandatory requirement provides that the floor elevation of all one and two-family residential dwellings located in flood hazard areas be built at base flood elevation plus twelve inches. This is an additional twelve inches higher than was required before January 1, 2018 and the 6th edition of the Building Codes. The changes reflect changes to International Codes submitted by FEMA to agree with ASCE 24 as published by the American Society of Civil Engineers (ASCE). ASCE 24 was adopted into the Florida Building Code, as an alternate and in some cases as the mandatory requirement, for the design of structures in flood hazard areas of which Collier County is defined.

These requirements are set out in the Residential Code, Section R322.2.1. As stated in the Florida Building Code Sixth Edition "...buildings and structures constructed in whole or in part in flood hazard areas shall be designed and constructed in accordance with Sections R322.2.1 through R322.2.3."

It is best to get the Freeboard requirement at time of permit application.

-Is it possible for the County-Electronic permit system to have a link to all approved documents and place in order of date approved? The County is working on this and will keep us apprised as to when it is possible.

Can electric be turned on for blower testing prior to C.O. ? yes

County Updates:

- **Window Protection Changes (mostly plywood shutters)** Should not have great affect for our builders. Multi-Family not excluded. The change –out must match or exceed window opening
- **Energy Code Requirements and Probable Level of Enforcement.** The building Official is required to submit energy code forms to the State of Florida. As a result, all project energy forms must be submitted before C.O. If a change is made, submit as a built revision form before C.O. A mechanical contractor or the architect generally sign these forms. It is important to remember the Blower Door Test and energy calculation must match.
- **Generator permitting requirements (a lot of requests since Irma)** As a result of Irma will have stricter requirements. There will be an inspection and must match the spec criteria. The county is attempting to be more pro-active and evaluating specs with zoning (103.B Electric Code). They will also be evaluating clearance around generators and location of openings. An elevation picture for where generator will be placed will be helpful.

COUNTY LINK FOR FLOOD RESITENCE CHANGES IN 6TH EDITION OF FLORIDA BUILDING CODES:

<https://www.colliergov.net/home/showdocument?id=76523>

ANALYSIS of 2014 NEC CHANGES: See attached provided by Rich Long.

NEXT CBIA-COUNTY BUILDER ROUND TABLE IS SCHEDULED FOR 3:30-4:30 P.M., WEDNESDAY, FEBRUARY 14, 2018 AT CBIA