

Florida Building Code 5th Edition (2014) – Energy Conservation Code Formal Interpretation

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To: All Staff

From: Jonathan Walsh

Chief Building Official

Subject: Application of Energy Code

In the *Florida Building Code-Energy Conservation, 5th Edition (2014)*, Sections C101.4.8 and R101.4.8 state: “Buildings exempt from 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, 5th Edition (2014)* 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 thirty percent (30%) of the assessed value of the structure.”

Considering the above the following shall be applied:

- Replacement of fenestration – like for like shall be exempt from FBC-EC
- New fenestration – shall conform to the FBC - EC
- Renovations 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*.
- *Changes in Occupancy* – if new elements are required per the FBC-E then those new items shall conform to the FBC-EC. If the change in occupancy does not require any alterations to the space in question no additional requirements shall be imposed.
- Permit by affidavits – Newly conditioned areas including lanai enclosures, additions and garage conversions shall conform to the FBC-EC.
- The plans shall indicate what method is being utilized, i.e. perspective or performance.
- Permits shall have a new Certificate of Completion/Occupancy condition for the required EPL card.
- Mechanical change outs – less than 30% are exempt.

