

# FLORIDA BUILDING CODE



# Changes to the Florida Building Code Take Effect by Year's End - How Will They Affect You?

The Florida Building Code (FBC) has been updated. Ryan Soames Engineering wants professionals to be fully aware of these modifications and how they affect design, engineering, and construction processes in the state. You can read the full Eighth Edition of the Florida Building Code online at <https://codes.iccsafe.org/codes/florida>

According to the International Code Council, this version integrates and updates the *7th Edition 2020 Florida Building Code*: Building using the latest changes to the 2021 International Building Code® with customized amendments adopted statewide. It takes effect December 31, 2023.

As stated in the document, the provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

## Some of the updates to FBC:

- The scope of a change in occupancy has been revised to address conditions where no occupancy classification changes occur.
- A new occupancy type is added to Risk Category III - buildings and other structures containing one or more public assembly spaces each having an occupant load greater than 300 and a cumulative occupant load of these public assembly spaces of greater than 2,500. Buildings and structures containing a Group I-4 occupancy with an occupant load greater than 250 have been added as Risk Category III.
- A new section is added requiring a manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 be installed in Group S public and self-storage occupancies three stories or greater in height for interior corridors and interior common areas.

### Exceptions to FBC provisions are:

- Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress - and their accessory structures not more than three stories above grade plane in height - shall comply with the [Florida Building Code, Residential](#).
- Code requirements which address snow loads and earthquake protection shall not be utilized or enforced.

### Florida Senate Bill 360

The updated FBC references changes related to *Florida Senate Bill 360 (Causes of Action Based on Improvements to Real Property)*, which took effect on April 13, 2023. It applies to all design and construction defect actions filed on or after this date. The bill (*Chapter 2023-22, L.O.F.*) amends existing law concerning causes of action based on improvements to real property. The bill shortens the timeframes within which a property owner may bring a cause of action against a builder for alleged construction defects. It also narrows the scope of certain statutory civil actions against builders for Florida Building Code violations.

Please note: The [2023 Supplement to the 7th Edition \(2020\) Florida Building Code - \(Supplement 3\)](#) has been effective since June 11, 2023.

## Contact Us

Be mindful of these crucial revisions. Ensure that your project complies with the revised Florida Building Code requirements. If you need a comprehensive breakdown of this update and how it potentially affects you, please do not hesitate to reach out to our office.

## Ryan Soames Engineering Can Help

Ryan Soames Engineering is a full-service MEP design and consulting firm with offices in New York, New Jersey, and Miami. Our engineers are consistently up-to-date with the latest codes, articles, provisions, and amendments and can help you navigate the complexity of these changes.

Contact us today: <https://www.ryansoames.com/#section-contact>

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Changes to the Florida Building Code take effect on December 31, 2023. Know more about these sweeping changes and how they will impact construction and engineering professionals.

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