



BROWARD COUNTY BOARD OF RULES AND APPEALS

Florida Building Code, 8th Edition Formal Interpretations (2023)

Florida Fire Prevention Code, 8th Edition Formal Interpretations (2023)

Effective Date: December 31, 2023

FI-1	Mechanical Code 602.2.1 Materials Exposed within Plenums
FI-2	Attachments of Ductwork to Air Handling Equipment
FI-3	Insulation Requirements for Condensate Drains
FI-4	Solar Assisted Air Conditioning Systems
FI-5	Installation of 100% Wireless Network Low Voltage Alarm Systems
FI-6	Retrofits required pursuant to Florida Building Code Existing Building Section 706.8 (Rescinded)
FI-7	Residential Clothes Washing Machines Drains
FI-8	Recessed Low-Height Air Handlers
FI-9	Windows Replacement
FI-10	Ceiling Grid Support for Light Fixtures
FI-11	Interpretation of 7th Edition (2020) Florida Building Code Mechanical: 301.15; Building: 453.25.4.3.1, 453.25.4.3.2, 1609.1.1 Ex. 8; Fuel Gas: 301.10. Mechanical Equipment Wind Resistance
FI-12	Permit requirements for Florida Building Code, Plumbing Appendix F
FI-13	Smoke Control System testing in existing buildings undergoing Level 2 Alterations
FI-14	Acceptable Testing Methods for Smoke Control Systems
FI-15	Duct sizing calculations
FI-16	Acceptable documents for the attachment of mechanical equipment during replacement
FI-17	Alteration of existing smoke evacuation or smoke control systems
FI-18	Direct venting of solid-fuel pizza ovens (Rescinded)
FI-19	Replacement of air conditioning (A/C) systems in flood hazard areas
FI-20	Storm Drainage Sizing Conversion Charts
FI-21	Required Signatures on the Broward County Uniform Building Permit Application
FI-22	Swimming Pool Safety Inspections
FI-23	Building Permit Valuations (Rescinded)
FI-24	Retrofit of Windows, Doors, Garage Doors, Shutters, and Skylights FBC Existing Building, Alteration Level I
FI-25	PVC pipes and fittings within plenums in the residential portion of R-2 and R-3 occupancies.
FI-26	Location of permanently installed residential standby generator exhaust. (Rescinded)
FI-27	Typographical Errors in the FBC 7th Edition (2020) Test Protocols for High-Velocity Hurricane Zone, RAS 127 Tables (Rescinded)
FI-28	Retrofitting Roof-to-Wall Connections
FI-29	Requirement for concrete mix and protection of reinforcement to be used in buildings and structures to be constructed in corrosive environments.
FI-30	Fee-simple townhouses designed and constructed according to the definitions and requirements for townhouses as stated in the FBC Building and FBC Residential Codes exemption from the 40-year Building Safety Inspection Program
FI-31	Rooftop Clearance Requirements – Section 1522.3, 1522.3.1



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FI-32 Section 1512.2.1 (Product Approval)

FI-33 Maximum distance of piping from the source of hot water to the fixture in commercial buildings

FI-34 Painting of Sprinkler and Cover Plates on Concealed Sprinklers

FI-35 Modification of NFPA 70, 2020, Section 555.5 and 555.9, Marina Voltages

FI-36 Emergency Repairs

FI-37 Exhaust Openings

FI-38 Condensate Disposal

FI-39 Formal Interpretation of Multifamily Communities



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#1)

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VACANT,
Roofing Contractor

Board Attorney
Charles M. Kramer, Esq.

Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director
SUBJECT: Materials Exposed within Plenums

This Interpretation concerns the residential portion of R-2 occupancies.

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved the following Formal Interpretation.

Section 602.2.1 of the 8th Edition (2023) Florida Mechanical Code requires materials exposed within plenums to be noncombustible or shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E 84-2018B.

CPVC Flowguard Gold Pipe, SDR11, was tested by Southwest Research Institute using a modified ASTM E-84 test methodology in the following sizes:

0.5-inch (nominal) Water Filled CPVC Pipe:	SwRI Project No. 01.04017.01.301b [1]
2.0-inch (nominal) Water Filled CPVC Pipe:	SwRI Project No. 01.04017.01.301c [1]
0.5-inch (nominal) Empty CPVC Pipe:	SwRI Project No. 01.10083.01.158e
0.75-inch (nominal) Empty CPVC Pipe:	SwRI Project No. 01.10083.01.158f [1]

All four Modified ASTM E-84 Tests showed flame spread indices of not more than 25 and smoke-developed indices of not more than 50.

Formal Interpretation:

By accepting these four Modified ASTM-E 84 Tests, the Broward County Board of Rules and Appeals approved the use of CPVC Flowguard Gold Pipe, SDR11 installed in Mechanical Closets and Mechanical Equipment/Appliance Rooms used as plenums in the residential portion of R-2 Occupancies. Approval is limited to 0.5-inch (nominal) through 2-inch (nominal) water-filled CPVC and 0.5-inch (nominal) and 0.75-inch (nominal) empty CPVC pipe.

At its meeting on September 11, 2008, the above Interpretation was expanded to include the following language, which applies to both commercial and residential occupancies:

CPVC piping may be accepted for use in plenums in instances where the manufacturers have tested their product with an approved testing agency to an acceptable alternative method to ASTM E-84 – “Standard Test Method for Surface Burning Characteristics of Building Materials.” Evidence must be submitted to the Authority Having Jurisdiction (AHJ) that the piping has a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in general accordance with ASTM E-84. The pipe can be tested empty, or water-filled and in various pipe diameters.

EFFECTIVE DATE: October 20, 2005
EFFECTIVE DATE: December 31, 2023

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BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#2)

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— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Attachments of Ductwork to Air Handling Equipment

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation of Section 603.9, Florida Mechanical Code, 8th edition (2023) and section 1601.4.1, FBC, Residential, 8th Edition (2023).

These sections state that attachment of rigid fibrous glass duct work to air-handling equipment shall be by mechanical attachment, and attachment shall be by mechanical fasteners. These sections further define mechanical attachments for air distribution systems as screws, rivets, welds, interlocking joints crimped and rolled, staples, twist-in (screw attachment, and compression systems created by bend tabs or screw tabs and flanges or by clinching straps.

Broward County has a long successful history of using UL181 A/P listed pressure-sensitive aluminum foil tape and UL 181 A/M glass fabric (mesh) and mastic for attaching rigid fibrous glass duct board to cleaned sheet metal equipment flanges in residential applications. North American Insulation Manufacturers Association (NAIMA) is listed in the FMC and FRC "Reference Standards and Organizations" sections. NAIMA's Fibrous Glass Residential Duct Construction Standard states, "Connections of fibrous glass duct board to carefully cleaned sheet metal equipment flanges may be made with UL A/P listed pressure-sensitive aluminum foil tape."

Formal Interpretation:

The use of UL 181 A/P listed pressure sensitive aluminum tape or UL 181 A/M glass fabric and mastic are acceptable methods of attaching rigid fibrous glass duct work to cleaned sheet metal equipment flanges in residential applications.

EFFECTIVE DATE: October 20, 2005
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #2



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FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#3)

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— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Insulation Requirements for Condensate Drains

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following Sections of the 8th Edition (2023), Florida Building Code, Mechanical 307.2.1 and 1206.11; Residential M1411; Energy Conservation C403.2.10, and R403.4. See attached code sections.

Questions have been raised about the code requirement to insulate condensate drains that were installed vertically or at an angle (pitched).

All condensate drain lines are required to have a slope to ensure proper drainage and, therefore, are not perfectly horizontal. The code does not address the insulation of condensate drain lines that are installed vertically or at an angle (pitched). It appears the intent of the code was to apply to condensate piping, which is installed in a relatively horizontal manner.

Formal Interpretation:

All primarily horizontal condensate drainpipes within unconditioned areas shall be insulated to prevent condensation from forming on the exterior of the drainpipe. Only primary condensate drain lines within unconditioned areas installed in a relatively horizontal manner are required to be insulated.

EFFECTIVE DATE: October 20, 2005
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #3



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#4)

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Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director
SUBJECT: Solar-Assisted Air Conditioning Systems

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following 8th Edition (2023) Florida Building Codes:

1. FBC, Mechanical Section 301.7 - Listed and Labeled,
2. FBC, Residential Section M1302.1 - Listed and Labeled,
3. FBC, Energy Conservation, Sections C403.2.3 and R303.1.2 HVAC equipment performance requirements.
4. FBC, 8th Edition (2023) FBC Broward County Administrative Provisions, Section 104.32. Alternative materials, design, and methods of construction and equipment.

The Board concurred with the Building Code Advisory Board of Palm Beach County Technical Advisory (attached), issued on 12/13/11.

Formal Interpretation:

The above sections are applicable to “solar-assisted air conditioning systems” (a conventional air conditioning system with a solar heat collector placed between the compressor and the condensing coils), and such systems must obtain certification or successfully pass testing by the State of Florida or a nationally recognized testing or certification agency prior to permitting.

EFFECTIVE DATE: September 14, 2012

EFFECTIVE DATE: December 31, 2023

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Page 1 of 8 F.I. #4

BCAB

Building Code Advisory Board of Palm Beach County

TECHNICAL ADVISORY

Issued on 12-13-11
by Building Code Advisory Board

Subject: Solar-Assisted Air Conditioning System

This technical advisory is established as a "Public Awareness Notice" concerning a "Solar-Assisted A/C System" that modifies a factory matched air conditioning equipment system and that has been advertised recently in Palm Beach County. The creator of this hybrid system is promoting it, using several unsubstantiated claims regarding AHRI Certification, UL Listing, and dramatically improved SEER efficiency ratings.

This system should not be confused with other tested and certified air conditioning systems that incorporate solar photovoltaic panels into the electrical portion of their system. Unlike those designs, the "Solar-Assisted" portion of this system involves re-routing the refrigerant line up to the roof, and through a solar collector which is intended to "super heat" the gas prior to routing the line back to the condenser coil. There are many technical concerns with this design theory that prompted months of research by BCAB staff, the details of which are beyond the scope of this advisory.

However, there is specific information pertinent to the claims involving AHRI Certification, UL Listing, limitations on the pressures and approvals of solar panels, and dramatic increases in SEER efficiency that are worth noting:

- 1) Air Conditioning, Heating, and Refrigeration Institute communications (attached – BCAB letter available on request)
- 2) Florida Solar Energy Center communications (attached)
- 3) Manufacturers – the original equipment manufacturers of the Air Condensing Units that were contacted by BCAB staff, stated that their warranties and the UL Listing of their equipment would be voided by this type of field alteration.

It is the duty and the responsibility of the building official to ensure that products are properly installed in accordance with the manufacturer's instructions, certifications, and their listings. Installation of a system, that is not in compliance with listing and installation standards can lead to problems and invalidation of the warranty for the customer. When alternate materials, technologies, or designs are being proposed, it is incumbent on the applicant to provide enough information to substantiate the proposed alternative will comply with the code. The building official can request testing or other type of documentation when insufficient evidence is submitted at time of permitting. This firm has not demonstrated their claims with thorough and reliable science, engineering, testing, or demonstrated field applications. Due to the several above cited issues, and the extraordinary time spent by BCAB staff in the analysis of submitted materials that failed to substantiate the code-compliance of the hybrid system; the recommendation of the Board is that this system must obtain certification or successfully pass testing by a State of Florida or nationally recognized testing or certification agency, prior to permitting.

For Building Code Advisory Board


Jacek Tomasik, Chair

The Building Code Advisory Board of Palm Beach County was created by a Special Act of the Florida Legislature, at the request of the building code enforcement and construction industries. The purpose of the Board is to advise the Board of County Commissioners and local governments concerning the adoption of building codes and their enforcement throughout the County. The Act also granted Palm Beach County special powers concerning building codes, in the interest of the public's health, safety and general welfare.

2300 North Jog Road • West Palm Beach, Florida 33411-2741 • 561-233-5101 • FAX 561-233-5020

From: Nanjundaram, Sunil [mailto:SNanjundaram@ahrinet.org]
Sent: Wednesday, September 28, 2011 1:14 PM
To: Bob Boyer
Cc: Amrane, Karim; Tritsis, Bill
Subject: AHRI Response to BCAB letter

Dear Bob Boyer,

Thank you for calling me in reference to the letter sent by Mr. Jacek Tomasik. I will do my best to respond to your questions via this email.

I must begin by stating that currently it is not within the scope of any AHRI standard to test equipment with solar panels as accessories. Thus, AHRI does not have the ability to test and rate this equipment at this time and any claims of AHRI Certification, of products such as this, are invalid. I have attached the letter sent to Sedna Aire USA from AHRI to further detail to BCAB that AHRI will take action against any manufacturer that makes the same invalid claims.

Concerns 1-5 and 7 cannot be answered by AHRI as we do not design the equipment and therefore cannot provide adequate response to you.

Concern 6. No, as I noted above, AHRI does not have a standard for testing equipment with solar collectors as accessories. This is critical to AHRI's response to the BCAB.

Concern 8. No, as the original product has been modified, the firm adapting the equipment with the solar collector would have to join AHRI and test this equipment as an Original Equipment Manufacturer (OEM), not as a PBM.

Should you have any questions, please do not hesitate to contact me.

Best Regards,

Sunil Nanjundaram
Director, Certification Programs

Air-Conditioning, Heating, and Refrigeration Institute
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Check out our website at: <http://www.ahrinet.org>

AHRI Certified®: Over 50 Years of Leadership in Environmental Stewardship, Energy Efficiency, Performance, and Customer Satisfaction.

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Air-Conditioning, Heating,
and Refrigeration Institute

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www.ahri.net.org

PH 703.521.0800
FX 703.528.3815

September 7, 2011

Mr. Jim Hammond
Sedna Aire USA
440 NW 19th Street
Homestead, FL 33030

Re: Unauthorized Claim of AHRI Certification

Dear Mr. Hammond:

The Air-Conditioning, Heating, and Refrigeration Institute (AHRI) demands that your company immediately cease and desist from making any and all claims that the performance of its solar air conditioning products has been certified by AHRI, as exemplified by the enclosed promotional piece published by your company. In order for your company to claim AHRI certification it must be a participant in an AHRI certification program and have a signed license agreement with AHRI. Your company neither is an AHRI certification program participant nor has it been licensed by AHRI to use the AHRI name or registered AHRI certification mark. It is no defense to say that the "base" product has been certified by AHRI. Your company's claims of AHRI certification are misleading to the public, damaging to AHRI's reputation and must stop immediately. Please reply within 15 days detailing the actions taken by your company to comply fully with this demand.

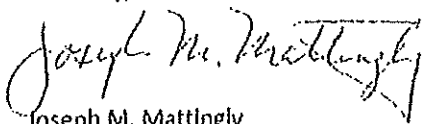
Also please be advised that the performance claims your company has been making to the public regarding its solar air conditioning products are in violation of federal law and subject to very substantial monetary penalties administered by the Federal Trade Commission (FTC). Federal law requires that any representations made to the public about the energy use or energy efficiency of products whose energy use is regulated under the federal Energy Policy and Conservation Act (EPCA) must be based on the use of efficiency test procedures prescribed by the U.S. Department of Energy (DOE) and must fairly disclose the results of such testing. See 42 U.S.C. § 6293(c). Residential central air conditioners and heat pumps are federally regulated products covered by EPCA. The efficiency test procedures prescribed by DOE for residential central air conditioners and heat pumps do not provide or account for the application of solar panels to the refrigeration cycle in residential central air conditioning. Therefore, your company has no legal basis upon which to make the efficiency rating claims it has been making to the public.

The enclosed promotional piece published by your company also claims that your company's solar air conditioning products are Energy Star approved. You should be aware that claims of Energy Star qualification may only be made by companies that have signed a license agreement with the U.S. Environmental Protection Agency (EPA) to use the Energy Star name or logo.

Mr. Jim Hammond
Sedna Aire USA
September 7, 2011
Page 2

AHRI strongly supports federal and local laws and policies aimed to protect the public from unsubstantiated product performance claims and AHRI's certification programs serve that purpose. AHRI therefore plans to notify DOE, the FTC, EPA, and the Florida Attorney General of your company's activities.

Sincerely,

A handwritten signature in cursive script, reading "Joseph M. Mattingly". The signature is written in dark ink and is positioned above the printed name and title.

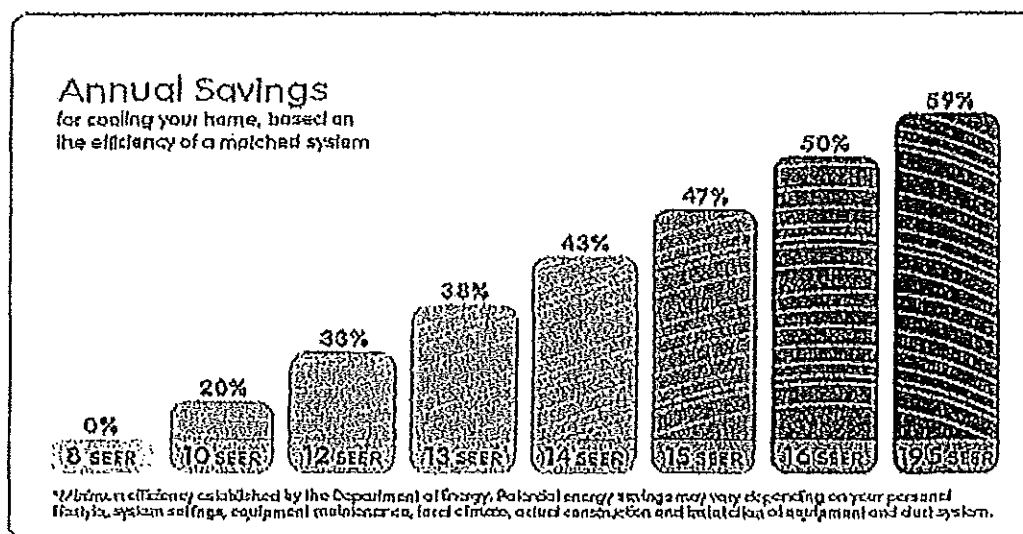
Joseph M. Mattingly
Secretary and General Counsel

Enclosure

Solar Air Conditioning *by Sedna Aire USA*

Solar Air Conditioning can save you lots of MONEY!

All Sedna Aire USA products start out with a 16 SEER rating before applying solar technology and grow to as much as 32 SEER...the amount of growth is dependent upon the energy supplied by your locations environment... In a sunny climate with temperatures of 85°F and above you should be well above 24 SEER!



Air conditioning using solar energy...cutting edge technology for the 21st Century!

How does a *Sedna Aire* solar air conditioner work?

The solar collector super heats the refrigerant changing the thermodynamic process of the refrigerant and reduces the required work of the compression operation of the compressor. This then lowers the required electrical consumption, reduces the running time of the entire system and maintains a more comfortable conditioned space.

By "Super Heating" the refrigerant with the aid of the Solar Collector, we are able to increase the temperature difference between the condenser coil and the ambient temperature. By creating this difference, *Sedna Aire* is able to utilize the entire coil face at the condenser which allows for a better heat exchange throughout the entire system.

With a greater heat exchange, *Sedna Aire* is able to not only reduce the temperature in the conditioned space but also maintain better humidity control which makes the space more

comfortable at a higher temperature...In addition your air conditioning unit doesn't run as long and cycles less.

Tested and certified...Energy Star, EcoLogic approved, AHRI & UL certified!

A S.E.E.R. (Seasonal Energy Efficiency Rating) is the rating and performance standards that have been developed by the U.S. government and equipment manufacturer's to produce an energy consumption rating that is easy to understand by consumers. It has a universal formula and conditioning that can be applied to all units and compensates for varying weather conditions.

ENERGY STAR is a government-backed program helping businesses and individuals protect the environment through *superior* energy efficiency.

AHRI administers the heating, ventilation, air conditioning and commercial refrigeration (HVACR) industry's performance certification programs for heating and cooling equipment and components. Manufacturers who have had their product performance claims tested and certified by AHRI can apply one of the association's families of certification marks.

Sedna Aire USA products are environment friendly, ecologic and made in the USA!

Solar energy is not only clean energy but it is free energy!

ecoLogic™ is your sign of an environmentally friendly, high-efficiency heating and cooling product.

Only the most energy-efficient, most environmentally responsible units receive the ecoLogic seal of quality.

How does a heating or cooling product earn the ecoLogic name? To qualify, products must meet the following criteria:

Rated as an Energy Star® product for efficiency.

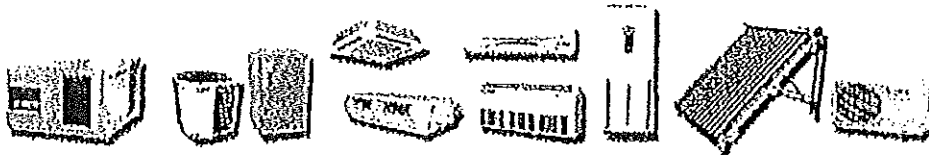
Use non-ozone-depleting refrigerant, such as R-410A, in cooling products.

Include multi-stage, variable-speed compressors for optimal indoor comfort and efficiency.

Feature "smart" control boards or diagnostic controls for total indoor air quality.

Incorporate noise-reducing features.

Green-Energy-Products.com 305.251.9630 - 800.639.8796 info@green-energy-products.com



From: Ann.Stanton@dca.state.fl.us [mailto:Ann.Stanton@dca.state.fl.us]
Sent: Friday, September 16, 2011 11:34 AM
To: Bob Boyer
Subject: FW: Solar Cool Permit Issues

----- Forwarded by Ann Stanton/DCA/FLEOC on 09/16/2011 11:33 AM -----

Phillip Falrey <pfalrey@fsec.ucf.edu>

To Ann.Stanton@dca.state.fl.us

cc Robin Vielra <robin@fsec.ucf.edu>

09/16/2011 10:49 AM

Subject Re: Fw: Solar Cool Permit Issues

Ann,

We have seen this proposed system before; it is described here:
<http://www.sednaaireusa.com/How%20it%20works.htm>. It does not work. In fact, it will decrease the efficiency of the air conditioner on which it is installed. In fact, one could make a cogent argument that if this concept were incorporated into a minimum efficiency air conditioner it would no longer meet the minimum federal standard for the manufacture and sale of air conditioner systems. The issue is that we want to extract heat from the loop between the compressor and condenser, not add heat to it- they have it exactly backward!

Philip

On 9/16/2011 10:29 AM, Ann.Stanton@dca.state.fl.us wrote:

Phillip: Does one of your people want to respond on this issue? I'd appreciate it.

Ann

----- Forwarded by Ann Stanton/DCA/FLEOC on 09/16/2011 10:28 AM -----

Bob Boyer
<BBOYER@pbccgov.org>

To "Ann.Stanton@dca.state.fl.us" <Ann.Stanton@dca.state.fl.us>

cc Rebecca Caldwell <rcaldwel@pbccgov.org>, Richard Gathright
<rgathrig@pbccgov.org>, Michael Fox <Mfox@pbccgov.org>

09/16/2011 10:16 AM

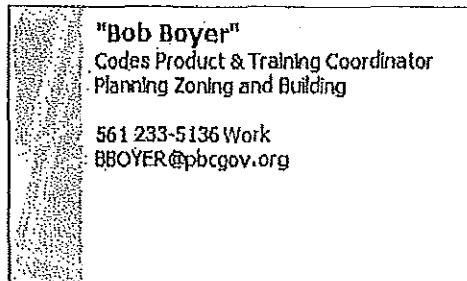
Subject FW: Solar Cool Permit Issues

Good Morning Ann,

I am forwarding ongoing correspondence that we are having with a solar contractor on the proposed field modification of a AC system. The contractor is proposing to install a thermal solar collector in the hot gas loop between the compressor and the condenser. We would be very interested in hearing your opinion and thoughts on this proposed installation. We have sent a letter to AHRI which I have attached also requesting input on the proposed installation. Thank you for your time in considering and responding to our questions.

Regards,

Bob





BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#5)

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Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Installation of 100% Wireless Network Low Voltage Alarm Systems

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation regarding 100% Wireless Network Low Voltage Alarm Systems, as follows:

Formal Interpretation:

Installation of 100% wireless network low voltage alarm systems and ancillary components or equipment attached to such a system, including, but not limited to, home-automation equipment, thermostats, and video cameras, does not require a permit. This interpretation does not apply to the installation or replacement of a fire alarm if a plan review is required.

EFFECTIVE DATE: January 14, 2014
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #5



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Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Retrofits required pursuant to Florida Building Code Existing Building Section 706.8

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved that anchors no less than 1/8" by 1" steel strap nailed with 3- 16D nails installed in accordance with previous additions of the South Florida Building Code shall be deemed to comply with the minimum uplift capacity of 500 pounds as specified in the Florida Building Code Existing Building Manual Section 706.8 for roof to wall connections for site-built single-family residential structures.

EFFECTIVE DATE: May 9, 2014
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #6



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#7)

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Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Residential Clothes Washing Machines Drains

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the Florida Building Code 8th Edition (2023), Residential Section P2718.1.

The interpretation is to clarify the use of a minimum of 2-inch sanitary piping to drain clothes washing machines. The FBC, Residential Section P2718.1, is silent on the issue. The Board agrees with the Building Officials Association of Florida Informal Interpretations 4939 and 6501.

Formal Interpretation:

FBC Residential Section P2718.1: The automatic clothes washing machine fixture drain shall connect to a branch drain or drainage stack a minimum of 2 inches in diameter.

EFFECTIVE DATE: January 10, 2014
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #7



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#8)

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Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Recessed Low Height Air Handlers"

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals revised an interpretation of the following 8th Edition (2023) Florida Building Codes:

FBC, ENERGY CONSERVATION CODE

Sections C501.6 and R501.7 Building systems and components.

Thermal efficiency standards are set for the following building systems and components where new products are installed or replaced in existing buildings, and for which a permit must be obtained. New products shall meet the minimum efficiencies allowed by this code for the following systems and components:

- Heating, ventilating, or air-conditioning systems;
- Service water or pool heating systems;
- Lighting systems; and
- Replacement fenestration.

Exceptions:

2. If the unit being replaced is itself a functional unit, such as a condenser, it does not constitute a repair. Outdoor and indoor units that are not designed to be operated together must meet the US Department of Energy certification requirements contained in Section R303.1.2. Matched systems are required; this match may be verified by any one of the following means:

- a. AHRI data
- b. Accredited laboratory
- c. Manufacturer's letter
- d. Letter from registered P.E. State of Florida

4. Replacement equipment that would require extensive revisions to other systems, equipment, or elements of a building where such replacement is a like-for-like replacement, such as through-the-wall condensing units and PTACs, chillers, and cooling towers in confined spaces.

Formal Interpretation:

The replacement of existing "Recessed Low Height Air Handlers" that will require the alteration of building walls; as determined by the Building Official or his or her representative, qualifies under Exception #4 to the FBC, 2023 Energy Conservation Code 8th Edition section C501.6 and R501.7.

Such systems will not be required to meet the current US Department of Energy certification requirements only if a replacement system that meets the standard is not readily available and will not fit in the available space. Outdoor and indoor units shall be designed to be operated together and shall be verified by one of the four methods in Exception #2, regardless of space constraints.

EFFECTIVE DATE: June 30, 2015
EFFECTIVE DATE: December 31, 2023

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FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#9)

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Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Windows Replacement

At its regularly scheduled meeting on October 12, 2023, 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, 8th Edition (2023).

In the Florida Building Code-Energy Conservation, 8th Edition (2023), C101.4.2 and R101.4.2 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, 8th Edition (2023) 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."

Formal Interpretation:

Considering these sections, the 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.

EFFECTIVE DATE: July 9, 2015
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #9



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#10)

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Charles M. Kramer, Esq.

Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director
SUBJECT: Ceiling Grid Support for Light Fixtures

Per NEC 410.36, when lighting fixtures are installed in acoustical ceiling grids, they must be securely fastened to the grid. The FBC 5th Edition Section 808.1 requires ceiling grids to be installed as per ASTM C635 and ASTM C636. ASTM C635 is the standard for the manufacturer's grid design. ASTM C635 Section 4 explains grid strength types such as light, medium, and heavy-duty, and it also describes the allowable load to be applied to each grid type. ASTM C635 4.3 states the manufacturer is responsible for the design of the specified system. ASTM C636 explains the standard installation requirements. ASTM C636 Section 2.7 specifies the installation of lay-in light fixtures in a grid ceiling. Depending on the load and the type of grid ceiling that is being used, there are three ways to support a lay-in light fixture:

1. By fastening it to the grid per fixture manufacturer's instruction, NEC 410.36(B) and ASTM C636 2.7.1, where installing a light fixture does not compromise the design or strength of the ceiling.
2. By adding additional hanger wires on the grid at the four corners of the grid within 6" of the fixtures where it is determined that more support is needed to support additional loads per ASTM C636 2.7.2.
3. Per ASTM C2636 2.7.2, by independently supporting the fixtures from the grid where the weight of the fixture is determined to be too great for the selected grid to meet the deflection requirement.

Formal Interpretation:

A supporting detail shall be provided on the Ceiling Grid Plan Pages indicating the method of support of lay-in light fixtures, ceiling fans, ventilator fans, and other ceiling-mounted equipment or fixtures based on the lay-in ceiling system manufacturer's load capabilities for the selected grid used. The detail shall be provided by the design Professional or the manufacturer.

EFFECTIVE DATE: March 10, 2016
EFFECTIVE DATE: December 31, 2023

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FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#11)

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Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Interpretation of 8th Edition (2023) Florida Building Code Mechanical:
301.15; Building 453.25.4.3.1, 453.25.4.3.2, 1609.1.1 Ex. 8; Fuel Gas: 301.10.
Mechanical equipment wind resistance.

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following Exception to the above sections.

Wind resistance. Mechanical equipment, appliances, and supports that are exposed to wind shall be designed and installed to resist the wind pressures determined in accordance with the Florida Building Code, Building.

Exception: Exposed mechanical equipment or appliances fastened to a roof or installed in the ground in compliance with the code using rated stands, platforms, curbs, slabs, walls, or other means are deemed to comply with the wind's resistance requirements of the 2007 Florida Building Code, as amended. Further support or enclosure of mechanical equipment or appliances is not required by a state or local official having authority to enforce the Florida Building Code.

Formal Interpretation:

1. Mechanical equipment or appliances themselves are not required to demonstrate compliance with the wind load requirements of the Florida Building Code and no other shielding, sheltering, or reinforcement of the equipment of appliance is required.
2. Notwithstanding Item 1 above, the mechanical equipment or appliances shall be adequately anchored to the rated stands, platforms, curbs, slabs, walls, or other means of support to resist the wind loads of the 2007 Florida Building Code.

EFFECTIVE DATE: September 9, 2016
EFFECTIVE DATE: December 31, 2023

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Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Permit requirements for Florida Building Code, Plumbing Appendix F

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the Florida Building Code 8th Edition (2023), Plumbing Appendix F Part 1 B.1 Permits required, and B.2 Exceptions.

The interpretation is to clarify that a permit is not required for the installation of irrigation for golf courses.

Formal Interpretation:

FBC, Plumbing Appendix F Part 1: A permit is not required for the installation of irrigation systems for golf courses Per Part 1 A.3 Scope.

EFFECTIVE DATE: May 12, 2017
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #12



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#13)

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Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Smoke Control System testing in existing buildings undergoing Level 2 alterations

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following FBC 8th Edition (2023) sections:

- FBC Existing Buildings SECTION 503 ALTERATIONS, 503.1 General
- FBC Existing Buildings 801.2 Alteration Level 1 Compliance
- FBC Existing Buildings 701.2 Conformance
- FMC 513.3 Special inspection and test requirements
- FMC 513.18 Acceptance testing
- FMC 513.19 System Acceptance
- FBC 909.3 Special inspection and test requirements

Formal Interpretation:

In existing buildings undergoing Level 2 alterations, including tenant improvements, the Engineer of Record shall state if testing of the existing Smoke Control System is required and the type of test to be performed.

EFFECTIVE DATE: May 12, 2017
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #13



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#14)

1 N. University Drive, Suite 3500B
Plantation, Florida 33324

Phone: 954-765-4500
Email: rulesboard@broward.org
www.broward.org/CodeAppeals

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VACANT,
Roofing Contractor

Board Attorney
Charles M. Kramer, Esq.

Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Acceptable testing methods for Smoke Control Systems

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following Florida Building Code, 8th Edition (2023) sections:

- FMC 513.3 Special inspection and test requirements
- FMC 513.18 Acceptance testing
- FMC 513.19 System Acceptance
- FBC 909.3 Special inspection and test requirements

Formal Interpretation:

As part of the procedures and methods to be used in testing a Smoke Control System, the Engineer of Record shall be able to use any measurable and certifiable method of generating smoke, including smoke-generating machines.

EFFECTIVE DATE: May 12, 2017
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #14



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#15)

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Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director
SUBJECT: Duct Sizing Calculations

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following Florida Building Code, 8th Edition (2023) sections:

- FMC 603.2 Duct sizing.
- FBC Residential M1601.1 Duct design.

Formal Interpretation:

Duct sizing calculations are not necessary to be submitted to the Authority Having Jurisdiction as part of the permitting process if the design document showing duct sizes is signed and sealed by the Engineer of Record or signed by the Mechanical or Air Condition Contractor, as allowed by Florida Statutes 471 and 489.

EFFECTIVE DATE: May 12, 2017
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #15



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#16)

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Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Acceptable documents for the attachment of mechanical equipment during replacement

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following Florida Building Code, 8th Edition (2023) sections:

- 105.3.1.5-3 of Broward County Administrative Provisions.

Formal Interpretation:

For the replacement of an existing mechanical system, where the work does not require altering a structural part of the building, or for work on a residential one-family, two-family, three-family, or four-family structure, the Authority Having Jurisdiction shall accept documents from the following sources:

1. Original signed and sealed engineered drawings.
2. Miami Dade Notice of Acceptance, complete sets of copies.
3. Florida Product Approval, complete sets of copies.
4. Equipment manufacturer's anchoring details, showing compliance with the wind speeds as provided by FBC 1620 for Broward County.

For commercial replacements where the work does not require altering a structural part of the building, the Authority Having Jurisdiction shall accept documents from the following sources:

1. Original signed and sealed engineered drawings.
2. Miami-Dade Notice of Acceptance, complete sets of copies.
3. Florida Product Approval, complete sets of copies.

EFFECTIVE DATE: May 12, 2017
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #16



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#17)

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Charles M. Kramer, Esq.

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Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Alteration of existing smoke evacuation or smoke control systems

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following Florida Building Code, 8th Edition (2023) sections:

- FBC Existing Building, Chapter 14 Performance Compliance Methods
- FBC Building Chapter 4, Special detailed requirements based on use and occupancy.
- FBC Building, Section 909 Smoke Control Systems

Formal Interpretation:

The alteration of an existing smoke evacuation or smoke control system, including elimination, is possible if all the following is provided and demonstrated to the Authority Having Jurisdiction for review, rejection for just cause, or acceptance:

1. A comprehensive evaluation of the building's life safety, fire safety, means of egress, general safety, etc., is performed by a registered architect and/or engineer in accordance with Chapter 14 Performance Compliance Methods of the Florida Building Code – Existing Building, 8th Edition (2023).
2. The result of the alteration or elimination is to maintain or increase the degree of public safety, health, and general welfare in existing buildings or structures. The alteration can include the upgrade of existing safety systems and or building safety fixtures; and or the installation of additional safety systems and or building safety fixtures in the building or structure.
3. Any proposed work is permitted and inspected in accordance with Florida Building Code 8th Edition (2023), Chapter 1, Administration – Broward County.
4. Smoke control systems currently required by the current FBC or FFPC shall remain.

EFFECTIVE DATE: June 15, 2018
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #17



BROWARD COUNTY BOARD OF RULES AND APPEALS

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Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Direct venting of solid-fuel pizza ovens

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals rescinded this interpretation.

- See Florida Mechanical Code, Section 507, "Commercial Kitchen Hoods"

EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. 18



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#19)

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Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Replacement of air conditioning (A/C) systems in flood hazard areas

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following Florida Building Code, 8th Edition (2023) sections:

- Florida Building Code, 8th Edition (2023) - Existing Building 503.1, 503.2, 701.3 and Chapter 2.
- Florida Building Code, 8th Edition (2023) - Building 1612.
- Florida Building Code, 8th Edition (2023) - Residential 322.

Formal Interpretation:

An air conditioning (A/C) replacement by itself does not constitute a substantial improvement as defined by the 2020 Florida Building Code - Existing Building, Seventh Edition, Chapter 2 - Definitions unless performed in conjunction with another alteration, addition, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or repair is started. Replacement of equipment damaged by a flood shall meet the requirement of sections FBC Residential - 322 or FBC Building 1612.

EFFECTIVE DATE: September 13, 2019

EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #19



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#20)

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Charles M. Kramer, Esq.

Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Storm Drainage Sizing Conversion Charts

At its regularly scheduled meeting on September 14, 2023, the Broward County Board of Rules and Appeals approved an advisory opinion as to approving storm drainage sizing conversion charts from gallons per minute to square footage from FBC, Plumbing Tables 1106.2, 1106.3 and 1106.6.

Formal Interpretation:

Storm drainage conversion charts provided by the Broward County Board of Rules and Appeals, Tables 1106.2, 1106.3, and 1106.6, shall be approved as an alternate design for professional designers.

EFFECTIVE DATE: December 31, 2020
EFFECTIVE DATE: December 31, 2023

ATTACHMENTS:

- Table 1106.2
- Table 1106.3
- Table 1106.6

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Page 1 of 1 F.I. #20



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— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Required Signatures on the Broward County Uniform Building Permit Application

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved the Board approved an interpretation based on an advisory opinion as to the requirements for owner signature on the permit application.

The opinion from Charles Kramer, General Counsel to the Board of Rules and Appeals, was dated August 7, 2019.

Formal Interpretation:

An Owner's signature is not required on a Broward County Building Permit Application as further established and determined under the Florida Building Code and the Florida Statutes.

The fact that the actual permit application form provides signature space for both a Contractor and an Owner or Owner's Agent does not determine that multiple signatures are required. An Owner may sign when acting in the capacity of an Owner as Contractor, or the Owner's duly appointed Agent may sign on behalf of an Owner who has given that Agent proper authority.

Alternatively, a Contractor may sign solely and independently from either an Owner or Owner's Agent for the purpose of applying for a building permit.

EFFECTIVE DATE: November 15, 2019

EFFECTIVE DATE: December 31, 2023

ATTACHMENTS:

- Broward County Uniform Building Permit Application
- Advisory Opinion from Charles Kramer, Esq.

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FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#22)

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Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director
SUBJECT: Swimming Pool Safety Inspections

The Residential Swimming Pool Safety Act, Chapter 515 of the Florida Statutes, requires minimum safety requirements for all newly constructed swimming pools. Florida Statute 515.27 for residential swimming pools has a list of required safety options from which one is to be chosen. Section 515.29 (1)(a) through (e) requires a selection of safety options to safely protect someone from drowning when an unauthorized person enters the pool. The statute does not state who would enforce this law, only that it must be done. Chapter One of the Broward County Florida Building Code Section 110.3, A (Building) #26 states that the child barrier be inspected prior to the pool being filled with water. It is clear that section 110.3, A #26, (3) states that the child barrier inspection is to be carried out by the Structural Inspector. The section then states that the pool is to be filled with water after the Final Electrical Inspection. The final pool inspection is to be carried out only by the Structural Inspector.

A Joint Electrical/Structural Committee Meeting was conducted on September 9, 2019, to discuss the above issue. Both Electrical and Structural Committee members voted in favor of the Florida building code as it is written.

Formal Interpretation:

All Swimming Pool Safety Act Inspections shall be performed by BORA Certified Structural Inspectors per section FBC Section 110.3, A, #26.

EFFECTIVE DATE: November 14, 2019

EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #22



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Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director
SUBJECT: Building Permit Valuations

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following sections of Chapter 1, "Broward County Amendments" to the 8th Edition (2023) Florida Building Code.

109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the Building Official. The final building permit valuation shall be set by the Building Official.

109.3.1 The Building Official may require an estimate of the cost utilizing RS Means, copies of signed contract, and/or other descriptive data as a basis for determining the permit fee.

Formal Interpretation:

The Broward County Board of Rules and Appeals interprets Sections 109.3 and 109.3.1 to state that the Building Official must first determine that a permit application is underestimated before the applicant can be required to provide a detailed validation of the valuation of the work to meet the approval of the Building Official. Therefore, the Building Official must have a reasonable basis for his or her determination that the valuation is underestimated and may not require a detailed estimate or contract attached to the permit application at the time of submittal.

EFFECTIVE DATE: December 31, 2020
EFFECTIVE DATE: December 31, 2023

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BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#24)

1 N. University Drive, Suite 3500B
Plantation, Florida 33324

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Structural Engineer

Eduard C. Badiu, PhD, P.E.
Roofing Contractor

Board Attorney
Charles M. Kramer, Esq.

Administrative Director
Dr. Ana Barbosa

DATE: January 9, 2025
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Retrofit of Windows, Doors, Garage Doors,
and Shutters FBC Existing Building, Alteration Level

At its meeting on October 12, 2023, the Board approved an interpretation of Retrofit of Windows, Doors, Garage Doors, and Shutters for detached one- and two-family dwellings and multiple single-family dwellings (townhouses) with common roof height < 30 feet.

Formal Interpretation:

1. 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.
2. 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).
3. Buildings with a (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.

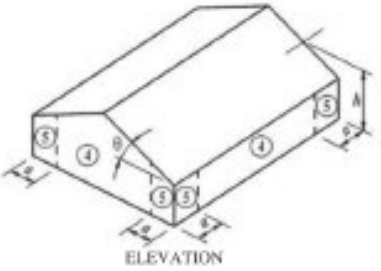
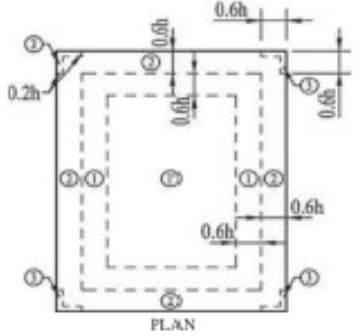
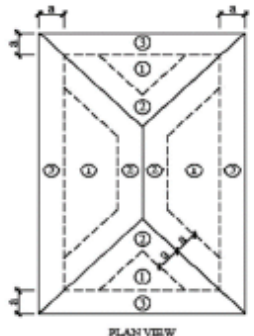
EFFECTIVE DATE: December 31, 2023

EFFECTIVE DATE: January 9, 2025

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ASCE 7-22

Roof and Wall Zone Chart Diagrams

Wall Pressure Chart	Flat Roof Uplift Chart	Gable Roof Uplift Chart	Hip Roof Uplift Chart
			

Instructions on how to use these Charts: Determine the Mean Roof Height, h , which is the top of the roof for flat roofs or the mean roof height for pitched roofs. Find the least horizontal dimension for your building, not including an overhang if it occurs. Calculate the value of, a , = 10% of least horizontal dimension or $0.4 \cdot h$, whichever is smaller, but not less than either 4% of least horizontal dimension or 3 feet. If your roof height is less than 30 feet, but not exactly 15, 20, or 25 feet, you will need to go to the next higher roof height. If your Mean Roof Height is higher than 30 feet, these charts do not apply. Review the diagram that illustrates the wall and roof zones and determine the wind zone in which the component is located. Determine the tributary area of the component. If the tributary area falls in between values, use the value of the smaller tributary area. Select the positive and negative wind pressures corresponding to the wall or roof zone where your component is located. Door pressures shown are for the most common door sizes and are worst case for heights ≤ 30 Feet.

Wall Pressure for All Roof Types													Overhead Garage Door Pressures			
Mean Roof Height	15 ft.						20 ft.						≤ 30 ft.			
Tributary Area	10	20	35	50	100	500	10	20	35	50	100	500	Effective Wind Area		Positive	Negative
Wall Positive Pressure	38.1	36.3	35.0	34.1	32.4	28.4	40.4	38.5	37.1	36.1	34.3	30.1	Width	Height		
Zone 4 Negative Pressure	- 41.4	- 39.6	- 38.2	- 37.3	- 35.6	- 31.6	- 43.8	- 42.0	- 40.5	- 39.6	- 37.7	- 33.5	8	8	38.6	- 48.2
Zone 5 Negative Pressure	- 51.0	- 47.5	- 44.8	- 43.0	- 39.6	- 31.6	- 54.0	- 50.4	- 47.5	- 45.6	- 42.0	- 33.5	10	10	37.4	- 45.7
Mean Roof Height	25 ft.						30 ft.						14	14	35.4	- 41.8
Tributary Area	10	20	35	50	100	500	10	20	35	50	100	500	9	7	38.7	- 48.3
Wall Positive Pressure	42.2	40.3	38.8	37.8	35.9	31.5	43.9	41.9	40.3	39.3	37.3	32.8	16	7	37	- 45.0
Zone 4 Negative Pressure	- 45.8	- 43.9	- 42.4	- 41.4	- 39.5	- 35.1	- 47.6	- 45.7	- 44.1	- 43.1	- 41.1	- 36.5				
Zone 5 Negative Pressure	- 56.6	- 52.8	- 49.7	- 47.8	- 43.9	- 35.1	- 58.8	- 54.7	- 51.7	- 49.6	- 45.7	- 36.5				



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FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#25)

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Charles M. Kramer, Esq.

Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: PVC pipes and fittings within plenums in the residential portion of R-2 and R-3 occupancies.

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following sections of Chapter 1, Broward County Amendments to the 8th Edition (2023) Florida Mechanical Code (FMC):

- FMC 602.2.1, Materials within plenums, Exception 5.3
- FMC 602.2.1.5 Discrete plumbing and mechanical products in plenums.
- FMC 602.2.1.7 Plastic plumbing pipe and tube.

Formal Interpretation:

The use of PVC pipes and fittings for the removal of condensate in air handler closets used as plenums in the residential portion of R-2 and R-3 occupancies is acceptable when complying with all the following conditions:

1. Acceptance is limited to schedule 40 PVC pipe and fittings of 3/4" or 1" nominal diameter.
2. Acceptance is limited to a total pipe length of 48" or less.
3. PVC pipes and fittings shall comply with ASTM standards referred to in FMC 1202.4 and 1202.5.

EFFECTIVE DATE: December 31, 2020

EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #25



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Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Location of permanently installed residential standby generator exhaust.

Rescinded. See 8th Edition (2023) Florida Building Code, Residential Section 1905 Residential permanently installed standby generator.

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Page 1 of 1 F.I. 26

RESCINDED



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Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Interpretation of Typographical Errors in FBC Test Protocols for High Velocity Hurricane Zone, RAS 127 Tables

At its regularly scheduled meeting on October 12, 2023, the Board discussed a request for interpretation on whether corrections to typographical errors in the Florida Building Code Test Protocols or High Velocity Hurricane Zone, Roofing Application Standard 127 (RAS 127) meet the minimum requirements of the Code and can be used throughout Broward County.

During transmission of referenced data to the Florida Building Commission, a glitch occurred causing the final values which are published in the current Code to include typographical errors in four of the published RAS 127 tables.

Upon discussion, the Board agreed and interpreted that: "The corrected Tables meet the minimum requirements of the Code and can be used throughout Broward County."

Attached are the corrected tables. Tables 3, 6 and 12 now reflect the correct roof wind zones. Table 8 now reflects the correctly calculated values.

Building Officials are requested to post and distribute this information widely, as appropriate, to ensure that the construction industry and design professionals are aware of the interpretation of the referenced RAS 127 Tables.

ISSUED DATE: February 11, 2021
EFFECTIVE DATE: December 31, 2023

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Page 1 of 3 F.I. #27

TABLE 3 — GABLE ROOFS MINIMUM ASD DESIGN WIND UPLIFT PRESSURES IN PSF FOR ROOF SLOPE – >6:12 to ≤12:12 RISK CATEGORY II EXPOSURE CATEGORY “C”			
Roof Mean Height	Roof Pressure Zones		
	1, 2e and 2r	2n and 2r3r	3e
≤15'	-67	-74	-115
>15 to ≤20'	-71	-78	-122
>20' to ≤25'	-74	-82	-127
>25' to ≤30'	-78	-85	-132
>30 to ≤35'	-80	-88	-137
>35 to ≤40'	-82	-91	-141
>40' to ≤45'	-85	-93	-146
>45' to ≤50'	-86	-95	-147
>50' to ≤55'	-88	-97	-151
>55' to ≤60'	-89	-98	-153

TABLE 6 — GABLE ROOFS MINIMUM ASD DESIGN WIND UPLIFT PRESSURES IN PSF FOR ROOF SLOPE - >6:12 to ≤12:12 RISK CATEGORY II EXPOSURE CATEGORY “D”			
Roof Mean Height	Roof Pressure Zones		
	1, 2e and 2r	2n and 2r3r	3e
≤15'	-82	-90	-140
>15 to ≤20'	-86	-94	-146
>20' to ≤25'	-87	-98	-151
>25' to ≤30'	-92	-101	-157
>30 to ≤35'	-94	-103	-161
>35 to ≤40'	-97	-106	-165
>40' to ≤45'	-99	-109	-168
>45' to ≤50'	-101	-111	-172
>50' to ≤55'	-102	-112	-174
>55' to ≤60'	-104	-114	-177

TABLE 8 — HIP ROOFS MINIMUM ASD DESIGN WIND UPLIFT PRESSURES IN PSF FOR ROOF SLOPE – >4:12 to ≤6:12 RISK CATEGORY II EXPOSURE CATEGORY “C”			
Roof Mean Height	Roof Pressure Zones		
	1	2e, 2r and	
≤15'	-71-54	-91-74	-111
>15 to ≤20'	-75-57	-97-78	-118
>20' to ≤25'	-79-59	-101-82	-124
>25' to ≤30'	-82-62	-105-85	-129
>30 to ≤35'	-84-64	-109-88	-133
>35 to ≤40'	-87-66	-112-90	-137
>40' to ≤45'	-89-67	-114-92	-140
>45' to ≤50'	-91-69	-117-95	-143
>50' to ≤55'	-93-70	-120-97	-146
>55' to ≤60'	-94-72	-122-99	-149

TABLE 12 — HIP ROOFS MINIMUM ASD DESIGN WIND UPLIFT PRESSURES IN PSF FOR ROOF SLOPE - >6:12 to ≤12:12 RISK CATEGORY II EXPOSURE CATEGORY “D”				
Roof Mean Height	Roof Pressure Zones			
	1	2r2e	2e2r	3
≤15'	-69	-119	-123	-156
>15 to ≤20'	-73	-124	-129	-163
>20' to ≤25'	-75	-129	-133	-169
>25' to ≤30'	-78	-134	-138	-175
>30 to ≤35'	-80	-137	-142	-180
>35 to ≤40'	-82	-141	-145	-184
>40' to ≤45'	-84	-143	-148	-188
>45' to ≤50'	-85	-146	-151	-192
>50' to ≤55'	-87	-149	-154	-195
>55' to ≤60'	-88	-151	-156	-198



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#28)

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Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director
SUBJECT: Retrofitting Roof-to-Wall Connections

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation of Section 603.9, Florida Building Code, Existing Building 2023 8th Edition (2023) Sections 706.8 through 706.8.1.7

The interpretation is to clarify the provisions of The Florida Building Code Existing Building 2023 8th Edition Sections 706.8 through 706.8.1.7. for retrofitting roof-to-wall connections when reroofing existing buildings.

Formal Interpretation:

1. If the cost of retrofitting all prioritized and non-prioritized elements is 15% or less, then both elements are to be retrofitted.
2. If the cost of retrofitting prioritized elements is less than 15%, but with the addition of non-prioritized elements, the sum is greater than 15%, then only the prioritized elements are to be retrofitted.
3. If the cost of retrofitting prioritized elements is greater than 15%, then neither prioritized nor non-prioritized elements are to be retrofitted.
4. It is not the intent of the Florida Building Code to improve only a portion of the "prioritized elements" up to 15 percent of the cost of the reroofing. Prioritized elements must be capable of complete retrofit at a cost no greater than 15% of the cost of the reroofing, or there is no requirement for improvement.

EFFECTIVE DATE: August 12, 2021
EFFECTIVE DATE: December 31, 2023

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BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#29)

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Charles M. Kramer, Esq.

Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Requirement for concrete mix and protection of reinforcement to be used in buildings and structures to be constructed in corrosive environments

At its regularly scheduled meeting on October 12, 2023, the Board approved an interpretation of the following sections of the 8th Edition (2023) Florida Building Code, Building and ACI 318.19

FBC Section 1904 – Durability Requirements

Section 1904.1 – Structural concrete. Structural concrete shall conform to the durability requirements of ACI 318.

ACI 318-19 – Chapter 4 – Materials

Section 4.2.1 Design properties of concrete shall be selected to be in accordance with Chapter 20.

ACI 318-19 Table 19.3.1.1 – Exposure categories and classes

Concrete that will be subject to the exposures given in Table 19.3.1.1 of ACI 318 shall conform to the corresponding maximum water-cementitious materials ratios and minimums specified concrete compressive strength requirements of that table.

ACI 318-19 – Chapter 4 – Materials

Section 4.2.2 Design properties of reinforcement shall be selected to be in accordance with Chapter 20.

ACI 318-19 Section 20.6.1.4.1 In corrosive environments or other severe exposure conditions, the specified concrete cover shall be increased as deemed necessary. The applicable requirements for concrete based on exposure categories in 19.3 shall be satisfied, or other protection shall be provided.

ACI 318-19 Section 19.3 – Concrete durability requirements **Section 19.3.1 - Exposure categories and classes**

Section 19.3.1.1 The licensed design professional shall assign exposure classes in accordance with the severity of the anticipated exposure of members for each exposure category in Table 19.3.1.1.

ACI 318-19 Section 19.3.2 Requirements for concrete mixtures

Section 19.3.2.1 Based on the exposure classes assigned from Table 19.3.1.1, concrete mixtures shall conform to the most restrictive requirements in Table 19.3.2.1.

For corrosion protection of steel reinforcement in concrete exposed to chlorides from de-icing chemicals, salt, saltwater, brackish water, seawater, or spray from these sources, the maximum water-cementitious materials ratio by weight for normal aggregate concrete shall be 0.40 with a minimum f'c of 5000 psi.

ACI 318-19 Section 20.6 – Provisions for durability of steel reinforcement **Section 20.6.1 Specified concrete cover**

Section 20.6.1.1 Unless the general building code requires a greater concrete cover for fire protection, the minimum specified concrete cover shall be in accordance with 20.6.1.2 through 20.6.6.1.

Formal Interpretation:

To provide better durability for concrete and protection of reinforcement from corrosion, concrete mix used in buildings and structures to be constructed in corrosive environments, specifically those that will be subject to exposure to or the spray from seawater or other salt-laden sources shall comply with the above sections of Florida Building Code and ACI 318-19. Compliance with these provisions shall be clearly shown on the construction documents.

EFFECTIVE DATE: October 14, 2021
EFFECTIVE DATE: December 31, 2023



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#30)

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Roofing Contractor

Board Attorney
Charles M. Kramer, Esq.

Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Fee-simple townhouses designed and constructed according to the definitions and requirements for townhouses as stated in the FBC Building and FBC Residential Codes exemption from the Building Safety Inspection Program

At its regularly scheduled meeting on October 12, 2023, the Board approved an interpretation clarifying whether fee-simple townhouses designed and constructed according to the definitions and requirements for townhouses as stated in the FBC Building and FBC Residential Codes are exempt from the Building Safety Inspection Program.

Formal Interpretation:

The Board reviewed documentation and discussed whether fee-simple townhouses designed and constructed according to the definitions and requirements for townhouses as stated in the FBC Building and FBC Residential Codes are exempt from the Building Safety Inspection Program.

The Board determined that fee-simple townhouses are considered separate single-family units and, therefore, are exempt from the building safety inspection program only if they meet the definition and requirements for townhouses as stated in the FBC Building and FBC Residential Codes.

NOTE: However, townhouse-like structures that are designated “condominiums” by the Broward County Property Appraiser’s website are not exempt and, therefore, are required to comply with the Building Safety Inspection Program.

EFFECTIVE DATE: April 15, 2022
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #30



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#31)

1 N. University Drive, Suite 3500B
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Phone: 954-765-4500
Email: rulesboard@broward.org
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S.T.S.2., Structural Engineer

VACANT,
Roofing Contractor

Board Attorney
Charles M. Kramer, Esq.

Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Rooftop Clearance Requirements – Section 1522.3, 1522.3.1

At its meeting on October 12, 2023, the Board approved an interpretation of the FBC Building 8th Edition (2023) Sections 1522.3, 1522.3.1.

Formal Interpretation:

The Rooftop Clearance Requirements for Permanently Mounted Equipment, as specified in FBC Section 1522.3, 1522.3.1, are not intended to be applied to rooftop-mounted photovoltaic panels and solar thermal installations.

EFFECTIVE DATE: October 24, 2022
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #31



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#32)

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S.T.S.2., Structural Engineer

VACANT,
Roofing Contractor

Board Attorney
Charles M. Kramer, Esq.

Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director
SUBJECT: Section 1512.2.1 (Product Approval)

At its meeting on September 14, 2023, the Board approved an interpretation of Section 1512.2.1 of the FBC Building, 8th Edition (2023).

Formal Interpretation:

The intent of FBC 1512.2.1 is that when a proposed permitted roofing system utilizes a current and valid product approval, these product approvals may contain multiple pages describing a multitude of various roof systems. The Board has determined that it is not necessary to submit the entire product approval package with the roofing application submittal.

In an effort to reduce paperwork, it has been deemed only the necessary pages are required for permit submittal. Please select the system that matches your installation criteria and include only those pages that apply. (i.e., Cover Pages, Product Data Sheets, Specific Installation Pages, General Limitations, etc.)

EFFECTIVE DATE: October 24, 2022
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #32



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#33)

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VACANT,
Roofing Contractor

Board Attorney
Charles M. Kramer, Esq.

Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Maximum distance of piping from the source of hot water to the fixture in commercial buildings.

At its regularly scheduled meeting on September 14, 2023, the Board of Rules and Appeals approved an interpretation of Section P607.2 of the FBC Plumbing, 8th Edition (2023) and Section C404.5 of the FBC Energy Conservation, 8th Edition.

The intent of the FBC Energy Conservation, Section C404.5, is to limit the amount of hot water and energy wasted between the source of hot water and the fixture while the user waits for hot water to come out of the fixture. The FBC Plumbing, Section P607.2 limits the length of piping to 50 feet, and Section C404.5 of the FBC Energy Conservation is more specific and restrictive to the length of piping or the amount of water wasted.

Formal Interpretation:

Section C404.5 shall be applicable per Chapter 1, Section 102.1 because when there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.

EFFECTIVE DATE: November 18, 2022
EFFECTIVE DATE: December 31, 2023

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Page 1 of 1 F.I. #33



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#34)

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Roofing Contractor

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Master Electrician

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S.T.S.2., Structural Engineer

VACANT,
Roofing Contractor

Board Attorney
Charles M. Kramer, Esq.

Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: December 14, 2023
TO: All Fire Code Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Painting of Sprinkler and Cover Plates on Concealed Sprinklers

At its regularly scheduled meeting on December 14, 2023, the Board of Rules and Appeals approved the 8th Edition of the Florida Fire Prevention Code. The Formal Interpretation relates to the painting of sprinkler heads and cover plates on concealed sprinklers.

The Florida Fire Prevention Code, NFPA 1, Section 13.3.3.5.1.6 states: *Sprinklers shall not be altered in any respect or have any type of ornamentation, paint, or coating applied after shipment from the place of manufacture [25:5.4.1.7].*

6.2.6.2* Painting.

6.2.6.2.1 Sprinklers shall only be painted by the sprinkler manufacturer.

6.2.6.2.2 Where sprinklers have had paint applied by other than the sprinkler manufacturer, they shall be replaced with new listed sprinklers of the same characteristics, including K-factor, thermal response, and water distribution.

6.2.6.2.3 Where cover plates on concealed sprinklers have been painted by other than the sprinkler manufacturer, the cover plate shall be replaced.

Formal Interpretation:

Sprinkler and sprinkler cover plates shall not be altered by painting as supported by the provisions found in NFPA 1 and NFPA 13.

EFFECTIVE DATE: December 15, 2023

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BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#35)

1 N. University Drive, Suite 3500B
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Phone: 954-765-4500

Email: rulesboard@broward.org
www.broward.org/CodeAppeals

DATE: January 9, 2025
TO: All Building Officials and Chief Electrical Inspectors
FROM: Dr. Ana Barbosa, Administrative Director
SUBJECT: Modification of NFPA 70, 2020, Section 555.5 and 555.9, Marina Voltages

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Structural Engineer

Eduard C. Badiu, PhD, P.E.
Roofing Contractor

Board Attorney
Charles M. Kramer, Esq.

Administrative Director
Dr. Ana Barbosa

At its regularly scheduled meeting on January 9, 2025, the Broward County Board of Rules and Appeals approved Formal Interpretation #35 regarding the allowable supply voltage at docks.

The 2017 National Electrical Code (NEC) permitted pier (dock) power voltages up to 1000. This section was changed and became unintendedly more restrictive in the 2020 edition of the NEC. The 2020 NEC specifies that the voltage for dock power is up to 250 volts with no restrictions and that the voltage provided for dock power from 250 to 600 be installed under the supervision of an engineer.

Formal Interpretation:

- **NFPA 70, 2026, Section 555.5. Maximum Voltage-Alternating Current Only.** Pier power distribution systems shall not exceed 600 Volts phase to phase.
- **NFPA 70, 2026, Section 555.9.** Documentation of the design of the pier distribution system shall be provided upon request of the Authority Having Jurisdiction.

Please replace the above sections 555.5 and 555.9 in the 2020 and 2023 NEC.

EFFECTIVE DATE: January 9, 2025

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BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION #36

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Master Plumber

Mr. Scott Taggart,
Swimming Pool Contractor

Mr. Dennis A. Ulmer,
Consumer Advocate

**Mr. Derek A. Wassink, P.E., R.A., S.I.,
S.T.S.2.,**
Structural Engineer

Ms. Lynn E. Wolfson,
Disabled Community Representative

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Mr. David Tringo,
Master Electrician

VACANT
Architect

VACANT
Electrical Engineer

VACANT
Roofing Contractor

VACANT
Structural Engineer

Board Attorney
Charles M. Kramer, Esq.

Administrative Director
Dr. Ana Barbosa

DATE: September 12, 2025
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director
SUBJECT: Emergency Repairs

A handwritten signature in black ink, appearing to be "A. Barbosa".

At its meeting of September 11, 2025, the Board approved an interpretation of FBC Broward County Amendments, 8th Edition, Chapter 1, Section 105.2.1 Emergency repairs.

105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency, the permit application shall be submitted within the next working business day to the Building Official.

Formal Interpretation:

Any interruption in the work of the heating, ventilation, and air conditioning system shall be considered an emergency.

EFFECTIVE DATE: September 12, 2025

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Page 1 of 1 F.I. #36



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION #37

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Mechanical Contractor

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Master Electrician

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Architect

VACANT
Electrical Engineer

VACANT
Roofing Contractor

VACANT
Structural Engineer

Board Attorney
Charles M. Kramer, Esq.

Administrative Director
Dr. Ana Barbosa

DATE: September 12, 2025
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director
SUBJECT: Exhaust Openings

A handwritten signature in black ink, appearing to be "A. Barbosa", is written over the "FROM:" line.

At its meeting of September 11, 2025, the Board approved an interpretation of FBC Residential, 8th Edition, Section M1506.3 Exhaust openings.

M1506.3 Exhaust openings.

Air exhaust openings shall terminate not less than 3 feet (914 mm) from property lines; 3 feet (914 mm) from operable and nonoperable openings into the building and 10 feet (3048 mm) from mechanical air intakes except where the opening is located 3 feet (914 mm) above the air intake. Openings shall comply with Sections R303.5.2 and R303.6.

Formal Interpretation:

A picture window cannot be opened to the exterior; therefore, it is not a building opening from the standpoint of air movement. Exhaust discharges near a picture window shall not be required to comply with FBC Residential Section M1506.3.

EFFECTIVE DATE: September 12, 2025

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BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION #38

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Electrical Engineer

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Architect

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Fire Service Professional

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General Contractor

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Master Plumber

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Consumer Advocate

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S.T.S.2.,
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VACANT
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VACANT
Electrical Engineer

VACANT
Roofing Contractor

VACANT
Structural Engineer

Board Attorney
Charles M. Kramer, Esq.

Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: September 12, 2025
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director
SUBJECT: Condensate Disposal

At its meeting on September 11, 2025, the Board approved an interpretation of Broward County Amendments to Chapter 3, Subsection 307.2.1 of the 2023 Florida Building Code – Mechanical, 8th Edition.

307.2.1 Condensate disposal.

Condensate from all cooling coils and evaporators of equipment served by an onsite cooling tower in a building or structure wherein the aggregate cooling capacity of the equipment exceeds 65,000 Btu/hr shall be collected and conveyed from the drain pan outlet and discharged to the cooling tower. Where an on-site cooling tower is not installed, the condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal (1-percent slope). Condensate shall not discharge into a street, alley, or other areas so as to cause a nuisance.

Exceptions:

1. Condensate from cooling coils and evaporators is not required to be collected and conveyed to an on-site cooling tower, provided 1.1 through 1.3 are met:

1.1 The equipment comprises 10% or less of the total capacity of the cooling tower system.

1.2 The equipment is located in an isolated or remote area.

1.3 The size of the equipment is 65,000 Btu/hr or less.

2. In existing buildings, condensate may be collected and conveyed to a cooling tower or discharged to an approved place of disposal.

Formal Interpretation:

To qualify for the exception, all the conditions from 1.1 to 1.3 must be met. The Designer of Record shall determine what equipment is considered isolated or remote.

EFFECTIVE DATE: September 12, 2025

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BROWARD COUNTY BOARD OF RULES AND APPEALS

FFPC 8TH EDITION (2023) FORMAL INTERPRETATION (#39)

1 N. University Drive, Suite 3500B
Plantation, Florida 33324

Phone: 954-765-4500

Email: rulesboard@broward.org
www.broward.org/CodeAppeals

DATE: June 12, 2026
TO: Fire Code Officials
FROM: Dr. Ana Barbosa, Administrative Director
SUBJECT: Formal Interpretation of Multifamily Communities

2026 Voting Members

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Master Electrician

Vice-Chair Eduard C. Badiu,
PhD, P.E., Roofing Contractor

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VACANT
Electrical Engineer

VACANT
Structural Engineer

Board Attorney
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Administrative Director
Dr. Ana Barbosa

— Established 1971 —

At its regularly scheduled meeting of June 11, 2026, the Board approved an interpretation of Multifamily Communities as found in the 8th Edition of the Broward Local Amendments to the Florida Fire Prevention Code, Section F-109.9.3:

F-109.9.3 All new and existing automatic entry gates installed in either commercial or multifamily communities shall be provided with a universal access system, approved by the Fire Prevention subcommittee of the Fire Chiefs Association of Broward County, to allow rapid entry. Existing applications may be provided up to one (1) year to complete, as approved by the AHJ.

Formal Interpretation:

Multifamily Communities

Residential structures containing two or more housing units within one building or a complex, such as apartment buildings, condominiums, duplexes, single-family homes, or townhomes.

EFFECTIVE DATE: June 12, 2026

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