

BCAB

Building Code Advisory Board of Palm Beach County


TO: Palm Beach County Building Officials and Construction Industry

FROM: Palm Beach County Building Code Advisory Board (BCAB)
Technical Interpretation

DATE: April 23, 2002

RE: General Questions of Aluminum Association of Florida (AAF)
Answered by BCAB in meeting of 4/17/02

Attached is a list of general questions brought before the Building Code Advisory Board by the Aluminum Association of Florida for Technical Interpretation. BCAB created a Building TAC, invited BOAF to appoint representatives, and met with the Aluminum Industry to fully understand their questions in light of the new Florida Building Code regulations. Results attached were approved by consensus of BCAB in meeting of April 17, 2002.



Gary Kozan
Chairman, BCAB

BCAB / BOAF / AAF

1. When a new glass wall enclosure "Florida Room" is installed under an existing solid roof, how does that affect the emergency escape and rescue openings? If the occupant is now required to travel thru the new Florida Room from an existing bedroom to the exterior of the unit, what regulations apply? What items could be offered to the Building Official as alternates for possible consideration that would provide equivalent safety and effectiveness?

Ref: FBC Section 1005.4 Emergency escape and rescue openings.
FBC Section 103.7 Alternate materials and methods.

ANSWER:

- Add a hinged door with a minimum 32" clear opening, replacing the window, if the bedroom has only an existing window into the new Florida Room. The new door shall be non-lockable.
- Add a hardwired, single station smoke detector inside Florida Room.
- On first floors, the door from the Florida Room to the exterior that is closest to the bedroom emergency escape and rescue opening shall be non-lockable * from the inside and operate with a simple hand motion. The door shall have a permanently affixed label that states "emergency escape and rescue opening", located on the vertical frame of the door, directly above the handle on the interior and exterior. The letters shall be a minimum of ½ inch in height. Travel distance from the bedroom opening to the exterior door in the Florida Room shall not exceed 16 feet. If an existing screen structure is located in front of the required exterior door, a screen door shall be installed and clearly labeled.
- All openings on the second and third floor from the Florida Room to the exterior that are closest to the bedroom emergency escape and rescue opening, shall be non-lockable * from the inside and operate with a simple hand motion. The opening shall have a permanently affixed label that states "emergency escape and rescue opening", located on the vertical frame of the opening directly above the handle on the interior and exterior. The letters shall be a minimum of ½ inch in height. Travel distance from the bedroom opening to the exterior opening in the Florida Room shall not exceed 16 feet. If an existing screen structure is located in front of the required opening it shall be made to be removable, minimum of 5.7 sq. ft. and clearly labeled.

* Note: Sheriffs " Security Ordinance" exempts emergency exit doors

2. What shutter protection regulations are triggered on glazing in an existing dwelling when a new all screen enclosure covers the windows and/or doors? **NONE**
3. What impact protection is required on new glass portions of a new enclosure under an existing roof?

Ref: FBC Section 1606.1.4 Protection of Openings.
PBC Amendments, page 26, Required inspections.
FBC Section 3401.7 Application to existing buildings.

ANSWER: (either one of the three)

1. Hurricane Shutters or Impact Glazing, or
2. Check existing structure to verify if it meets requirements of a Partial Enclosed Structure, or
3. Building Official under alternate material could accept shuttering existing openings.

4. What shutter protection regulations are triggered on existing glazing, when vinyl and/or acrylic insert windows "windbreaker systems" are added to an existing screen enclosure? **NONE. See sample affidavit from Boynton Beach attached.**
5. When must a Florida Rooms slab elevation be raised to B.F.E. (Base Flood Elevation) to match the primary building elevation or higher if municipal ordinance required?

Ref: Chapter 31 of PBC Amendments
Chapter 31, BCAB, November 2001 recommendations

ANSWER: (either one of the three)

1. If in SFHA. (Special Flood Hazard Area)
 2. Local AHJ requirement may require more. (Authority Having Jurisdiction)
 3. If habitable space must raise slab to required B.F.E or Engineered Minimum Finish Floor. (An Engineered Minimum Finish Floor is one that has been determined by a Paving and Drainage Plan and filed with the AHJ.)
6. What grading or yard elevation and slope requirements exist? When do they become applicable as an open patio, progresses to become a "habitable" room?

Ref: FBC Chapter 2 Definition of "Habitable Space"
FBC Section 1804.1.6 FOOTING AND FOUNDATIONS, General.
FBC Section 1804.1.7 FOOTING AND FOUNDATIONS, General.
FBC Section 1403.1.6 EXTERIOR WALL COVERING, General
PBC Amendments, page 36, 1804.1.7

ANSWER:

- See the three FBC Sections referenced above.
 - Local AHJ provisions for drainage must be met; for instance PBC requires yard to be 4" below new slab.
7. How far can wall and/or roof improvements go to an open patio before NEC regulations are triggered for additional receptacle requirements?

Ref: NEC Article 210-52(a) "In every...family room,...sunroom,...recreation room, or similar room or area of dwelling units, receptacles outlets shall be installed in accordance with the general provisions specified in (1) through (3)."

ANSWER:

- NEC is triggered under a hard roof when a glass wall enclosure "Florida Room" is installed since the space is then a "Habitable Space".
- Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 ft, measured horizontally, from an outlet in that space. A wall space shall include any space 2 ft or more in width (including around corners) and unbroken along the floor line by doorways. A wall space shall also include any space occupied by fixed panels in exterior walls, excluding sliding panels.
- Floor receptacles in floors shall not be counted as part of the required number of receptacle outlets unless located within 18 in. of the wall.
- When enclosing an existing patio and converting it to a habitable space, the existing exterior rear GFCI outlet now is in the newly converted space. The dwelling now does not meet the NEC requirement for one exterior GFCI outlet in the back of the dwelling. Add new rear exterior GFCI outlet if applicable.
- When enclosing an existing patio and converting it to a habitable space at least one wall switch-controlled interior lighting outlet shall be installed.
- Provide at least one wall switch-controlled exterior light on outdoor entrance or exit to the newly enclosed habitable space.

8. What fire separation minimums exist between touching adjacent spaces when:

Ref: FBC Section 704.4.2 (Townhouse)
FBC Chapter 6, Table 600 (Condo)

ANSWER:

	<u>Townhouses</u>	<u>Condo</u>
Non-combustible, Roof & wall Screened only,	0	0
Solid roof with, Screen	2hr	1hr for common wall
Vinyl	2hr	1hr for common wall
Glass Walls	2hr	1hr for common wall

9. What distance separation minimums exist when openings in an exterior wall are above and within 5ft laterally of an opening?

Ref: FBC Section 705.1.1.3

ANSWER:

- “ Where openings in an exterior wall are above and within 5ft (1524 mm) laterally of an opening of the story below, such openings shall be separated by an approved noncombustible flame barrier extending 30 inches (762 mm) beyond the exterior wall in the plane of the floor or by approved vertical flame barriers not less than 3ft (914 mm) high measured vertically above the top of the lower opening. Such flame barriers are not required when a complete approved automatic sprinkler system is installed.”

Y C N M G R E M E
Q Z - Z M P O M C O S M R & M T A C S M

Y C N M G R E M E
Q Z - Z M P O M C O S M R & M T A C S M

Y C N M G R E M E
Q Z - Z M P O M C O S M R & M T A C S M



**CITY OF BOYNTON BEACH
BUILDING DIVISION**

**NON-HABITABLE
SCREEN ENCLOSURE
WITH VINYL OR ACRYLIC PANELS**

I hereby acknowledge that I am the homeowner of _____
(Insert Street Address)

Boynton Beach. I understand that the 2001 Florida Building Code defines "Habitable Space" as "a space in a structure for living, sleeping, eating, or cooking."

I am applying for a permit to enclose a structure with vinyl and acrylic panels used as windows. The purpose of installing these windows is to prevent the outside weather from entering my patio structure. I further agree that I will not be adding any additional unpermitted plumbing, air conditioning, gas, or electric that would make this space become a "Habitable Space". I understand that adding any of the above items could cause me to secure additional permits and possibly raise my patio floor, install permanent windows, and hurricane protection. The existing home's opening protective devices shall remain in place. During times of high winds and hurricanes I will remove my vinyl or acrylic panels to allow the wind to blow through my structure as per manufacturer's requirements.

Home Owner's Signature

Telephone Number

State of Florida

County of

The foregoing instrument was acknowledged before me this ____ day of _____, 20____
by _____, who is personally known ____ OR produced _____
_____ as identification.

Signature of Notary

Name of Notary, printed, typed or stamped

My Commission Expires:

(Seal of Notary)