



**Nassau County Building/Code  
Enforcement Department**  
96161 Nassau Place  
Yulee, Florida 32097

Bulletin G-08-15

**MEMORANDUM**

Date: June 3, 2015

TO: All Property Owners and Contractors

FROM: Michael Griffin, CBO, CFM, Building Official

SUBJECT: Notable Changes to 5<sup>th</sup> Edition Florida Building Code (2014) Residential

Notable changes to the 5<sup>th</sup> Edition of the Florida Building Code (2014) Residential which will be in effect June 30, 2015. Applications received on or before June 29, 2015 will be reviewed by the 2010 Florida Building Code, those received on June 30, 2015, or later will be reviewed using the Florida Building Code 5<sup>th</sup> Edition (2014). For a complete review of the codes please visit:

<http://codes.iccsafe.org/Florida.html#2014>

A listing of notable changes to the Florida Building Code 5<sup>th</sup> Edition (2014) can be found at:

[http://www.floridabuilding.org/fbc/thecode/20145edition/Code\\_Comparisons/Building.pdf](http://www.floridabuilding.org/fbc/thecode/20145edition/Code_Comparisons/Building.pdf)

**Below is not a complete listing of all code changes only those that appear significant at this time.**

R302.5.1 Requires doors connecting a garage to a dwelling to be solid core and self closing.

R302.1 Structures set back 5' or less from the property line may be required to have fire rated overhangs. And no projections closer than two feet from the property line. Please review complete code section.

R314.3.1 Requires smoke alarms when permits are issued for interior renovations and additions on existing buildings. Allows approved ten year nonremovable battery instead of hardwired smoke alarm.

R402.4.1.2 Florida Building Code – Energy Conservation Requires blower door testing to confirm air leakage not greater than 5 air changes per hour. Testing must be done by an approved third party, and report provided to the building official. In a subsequent Bulletin information will be provided on what third parties are approved, the form to be used, and when/where to be provided to the County.

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R303.4 Requires a whole house ventilation system meeting M1507.3 when the air infiltration rate is less than 5 air changes per hour. (Which is what R402.4.1.2 above requires, therefore all houses must have a whole house ventilation system).

R312 Changes requirements for guards and window fall protection. Heights of interior and exterior distances have been increased.

R806 Changes roof ventilation requirements.

R905 Changes installation and type of roofing underlayment for new construction (similar to present re-roofing requirements)